

## VILLAGE BOARD

### Committee of the Whole Meeting Minutes

July 16, 2018 – 6:30 PM

Lemont Village Hall - 418 Main St. - Lemont, IL 60439

#### I. Call to Order

Mayor Egofske called the COW Meeting to order at 6:30 p.m.

#### II. Roll Call

Present were Trustees, Blatzer, Kwasneski, Maher, McClafferty, Stapleton and Sniegowski. Also present were George Schafer, Jason Berry, Marc Maton, Linda Molitor, Ralph Pukula and Chris Smith and Village Attorney Andrew Paine.

#### III. Discussion Items

##### A. Strategic Plan Update

Craig Rapp from Northern Illinois University Center for Governmental Studies presented the current status and next steps of the Strategic Planning initiatives. The updated vision, mission, values and new set of priorities, outcomes, key performance indicators and strategic initiatives were reviewed. The Village staff has been working on identifying the detailed action planning items which will provide a framework for how the strategic initiatives will be developed and implemented. These will be discussed at the August Committee of the Whole Meeting and presented with the cloud-based plan tracking and reporting system. The full plan will be presented for approval at the August 27 Village Board Meeting. Mayor Egofske encouraged staff to meet and update the initiatives monthly.

##### B. Hartz Homes Final PUD and Plat of Subdivision

Jason Berry, Community and Economic Development Director noted that Hartz Homes preliminary plat/plan for a development located between 127<sup>th</sup> Street and Archer Avenue was approved on September 11, 2017 with conditions.

On June 8, 2018, Hartz Construction Company submitted an application for PUD Final Plat/Plan. The site plan was consistent with the approved preliminary PUD, but included changes that have occurred during the Preliminary PUD review. This included a noted review by the Village Engineer which the provided comments stated that, due to the depth of the sanitary sewer required to access the Keepataw Trails Lift Station, and to the proximity to the existing petroleum pipeline, the current proposed method of sewage disposal is not feasible or practical. The recommendation was to construct a new lift station to service the new subdivision, as well as an additional 330 single-family residences south of 131<sup>st</sup> Street. At the request of the Water Department and Engineering, it is being requested that it be looped from Archer and Chestnut instead of 128<sup>th</sup> Street.

Thomas McSharry of Hartz Construction Company spoke and wants to enter into a recapture agreement with the Village of Lemont for the lift station. Thomas suggestion they would tack on a recapture rate dependent on the lot size due to the expense of

going through the terrain and going underground. Public Works Director, Ralph Pukula, said that there are times when we don't have a loop, but when it is possible, a loop is preferred.

Further discussion took place regarding the details of the recapture; that the difference should be in conventional versus a hardship for creating the loop; identifying these needs upfront; who would maintain the fee; do the details come out with the developer; costs need to be reasonable; should the loop be subject to recapture; who would be responsible for the recapture if the property sells; do we put a cap on the recapture for no more than a certain amount. It was noted that the Village should maintain the recapture fee.

Community and Economic Development Director, Jason Berry, stated that he never thought he would see someone develop this piece of land. Due to the terrain of the available land that is left in Lemont, we are going to be confronted with these moving forward. It is not uncommon to ask for a recapture for a lift station for sanitary sewer and water.

Trustee Blatzer asked about the provided design of the models, and noted that they look very similar. Mr. McSharry said that was for illustrated purposes because they did not have final ones to include at the time.

Hartz Construction will have the parameter of the final PUD and recapture information.

**C. Donegal Excavating PUD Amendment**

An amendment is being made to the office building design by representative Matt Winders, for Donegal Excavating. The initial PUD and Final Plat of Subdivision for Donegal Excavating was approved at the January 22, 2018, Village Board Meeting. The office building design was initially a two story building, and they discovered that a one level building with a basement is preferred. This increases the building size and reduces ten employee/visitor parking stalls, but there are still enough parking spaces. It was voted in favor by the Planning & Zoning Commission at the June 20, 2018 meeting. The Board had no issues with the change in layout of the office building.

**D. Home Rule Referendum**

The Village is in need of additional revenue streams due to the effects of the financial difficulties of the State of Illinois with reduced state revenue streams and reduction in other revenue streams caused by the general market trends. At the June 18 Committee of the Whole meeting, the Village Board discussed options for raising revenue from non-residents opposed to the local property tax. Since the Village does not have a municipal sales tax as many other communities do, the Village could either do a referendum to raise the local municipal tax as a home rule referendum or as a non-home rule 1% referendum.

Village Administrator, George Schafer, stated that if the Village Board was in approval of placing a referendum on the November ballot, it would have to be approved at the

August 13 Village Board Meeting, and submitted to the counties no later than August 20. Discussion took place as to what election it would be placed on, and the preference is to have it placed on one where you have the highest number of residents coming out. The question was asked if the referendum was placed on the ballot, and it was decided to have it removed, when is that last day we can have it pulled.

**E. Billboard Lease (Rt. 83 and Main Street)**

The Village acquired property at 12775 Main Street, known as the Meineke property which has a billboard on it. At the time of purchase, the lease with the billboard company on the property could not be legally terminated, and an addendum was made for a five-year lease. The lease with the billboard company, Clear Channel, expires in January of 2019. The Village was contacted by Clear Channel to begin negotiations on a new lease for the billboard. The Board will need to determine what to do with the lease prior to that time. There was not an agreement either way on renewing the lease, and further discussion will need to take place at a future Committee of the Whole Meeting.

**F. Standardized Road Weight Limits and Overweight and Over Dimension**

Chief Marc Maton presented the proposal of the recommendations of all Village streets to be designated as 10-ton limits except for roadways enumerated in the ordinance. There are many different signs posting outlining weight restricts, which are also inconsistent with the current ordinance on weight restrictions. Another goal is to keep the trucks from coming into areas where they are not allowed to travel. There are exceptions to this, as for emergency vehicles, snow plows, permitted equipment, etc. In addition, the system for permitting overweight loads does not always direct them to the appropriate routes. Right now, we do not have a fee for them coming through town, and it is recommended that we need to charge for this. The Village Board had no issues with the proposed changes, and they will be up for approval at a future Village Board Meeting.

**G. Small Cell Regulations**

Public Act 100-0585, known as the Small Wireless Facilities Deployment Act, went into effect on June 1, 2018. This act imposes many restrictions for the regulations of small wireless facilities. We are mandated by this act, and have the ability to raise revenue based on terms and conditions of the act, and approval of our own ordinance, to collect standardized rates that we can now charge. An ordinance will be up for approval at a future Village Board Meeting to charge the maximum allowable fees.

**H. Will County Aggregation Program Extension**

The contract with our current energy supplier, Dynegy Energy, expires in October 2018. With the success of the program through the Will County Governmental League, staff recommends that we continue our Intergovernmental Agreement with them. If the Village Board is in agreement, a resolution for the IGA would go up for approval at the next Village Board meeting so we are included in the group bidding process. Upon selection of the supplier and signed contract, notification to our residents can then begin.

IV. **Unfinished Business – None**

V. **New Business**

**A. Montefiori Letter of Credit Update**

Village Administrator has been working with Fifth Avenue and Homeowners Association to establish a value for the remaining improvements, including a proposed walking path on the ComEd ROW and new subdivision signage.

**B. Glens of Connemara Acceptance of Improvements Update**

The item will be on the agenda Monday night for approval for \$44,000.00.

**C. Update on ICSC Trade Show and Retail Recruitment**

Community and Economic Development Direct, Jason Berry, reported that the group met with 21 different vendors and brokers and hotels as well, since we had completed the hotel study. They have been in contact with some of them already, so the trade show was beneficial.

**D. Social Media Program Update**

Community Relations Manager, Linda Molitor, presented an update on the stats from our Facebook posts from January – June of 2018. In addition, an update was provided on the launch of our new survey system, Polco.

**E. Logan Street –** There are renters on Logan Street that have been experiencing problems with parked cars, but we are limited on what we are able to do if they are legally parked.

**F. Safety Village –** There will be a consent to share half of our lease to the Park District and create an IGA. There will be an addition of a bathroom and drinking fountain. There will need to be discussion on cost of future repairs with the shared lease, and a potential projection on repairs needed.

VI. **Audience Participation**

Jerry Johnson asked about what was going into Budnik's. It is for lease, but there is nothing confirmed.

VII. **Adjourned at 9:15 p.m.**