

VILLAGE BOARD
Committee of the Whole Meeting
December 17, 2018
Lemont Village Hall – Village Board Room
418 Main St., Lemont, IL 60439

I. Call to Order

Mayor Egofske called the Committee of the Whole Meeting, which followed the Village Board Special Meeting, to order at 7:15 p.m.

II. Roll Call

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

III. Discussion Items

A. Downtown Lemont Collaboration Framework Report

Jason Berry, Community Development Director, presented the Board with the results from the Business Districts Inc. (BDI) study. The study was initially conducted as part of the Village's Strategic Plan to include developing a downtown retail stability strategy and establishing a downtown tourism program. The study reiterated the importance of the public/private partnerships between the Village, Chamber and newly formed Downtown Merchants Alliance (DMA), and an analysis of each one's roles and responsibility. The BMI study, Downtown Lemont: Framework for the Future – Capitalizing on Downtown's Opportunities was included in the agenda packet.

Discussion took place on how to get involvement of the downtown businesses to join the Downtown Business Alliance as members. There are currently just over 30 members and there are over 90 businesses in the downtown. The Village Attorney will let us know what options that are available to us to grow the group.

Glenn Pasiewicz, Lemont Chamber of Commerce Director, informed the Village Board of the upcoming merge with Homer Glen and becoming the Heritage Corridor Chamber Alliance. The Chamber's office is currently housed inside the Village Hall building, and with this merge, they have the need to expand and would like to move into the old police department building. They previously looked at the little red schoolhouse and it needs a lot of repair/remodeling and they also looked at bank areas and other spaces, but felt the old PD space fits their needs.

They have received quotes on new paint and flooring, and are getting quotes for a new HVC unit, as there are heating and cooling issues and the unit is old. Regardless, if the Chamber moves in the front area, the Village will need to address the HVC issued. The Chamber will pay for the cosmetics and the Village could give an in kind amount for the Chamber to be there. Glenn said they picture it to be a combination of a chamber/tourism, community center. The Village would get their conference room back as well since we lost the front one. The Mayor noted that, as long as they know that if we ever need that building area, the Chamber is okay with moving out, and the Chamber understood and is in agreement. The Chamber working for the village will end the fiscal year and they are looking at moving into the space February 1. The details of rent and liability

insurance will need to be worked out.

An update was provided on the wayfinding parking signs. They have been placed in the designated areas.

B. Clear Channel Rt. 83 & Main Street Billboard Utilization

The current billboard lease on Rt. 83 & Main Street that is on Village owned property expires in January 2019. At the July 16, 2018 Committee of the Whole Meeting, the potential to utilize the billboard for Village marketing purposes arose. Thereafter, Village staff discussed marketing options with Clear Channel Billboard.

At tonight's meeting, representatives from Clear Channel Billboard presented options to the Board if the lease were extended on the existing billboard on Rt. 83 & Main Street. Aside from removal of the billboard, the options included leasing and advertising on a different billboard on I-55. The years of the agreement would determine the amount of the lease and the amount of advertisement should the billboard remain on the property. Trustee Stapleton was against keeping the billboard on the property, and the rest of the board was in agreement with moving forward with extending the lease for marketing purposes depending on if an agreement can be met on the terms of the contract.

C. Johnson Controls LED

Erin Arslanagic of Johnson Control presented an analysis of the Village's streetlight utility and maintenance cost and why upgrading street lights to LED makes financial sense. Mr. Arslanagic said that the LED lights improve the overall appearance and environment. Johnson Control was selected by the State of Illinois as their primary vendor, and a bid would not be necessary. If selected, they would identify the types of lights and quantities, metered vs non-metered, county and state road ownerships and pole ownership. Distribution of light is identified.

Recommendation from Johnson Control is if we gave them a letter of intent, they could do engineering working with us of what the cost would be. If we went with them, the engineering cost could be included in the cost. If we did not go with them, we would owe them for the engineering work done. They will go to all 966 light poles to figure out what we would save. If we have good pricing already, it is going to take us more years to get our money back. The Board will need to further discuss the item due to the cost.

D. FY19 and FY20 Finance Presentation

Chris Smith, Finance Director, presented an update on year-to-date revenues and expenditures for all funds, the tax levy, pension fund and revenue/expenditure forecasting. There is a decrease in our two major revenue streams. For FY20, departments have submitted capital equipment requests and capital projects and an updates was presented on the anticipated costs.

E. Referendum Options Discussion

With the failing of the Home Rule referendum and the beginning of the Fiscal Year 2019-20 budget, there is again a financial shortfall and therefore a limit on capital improvements. In order for us to place a question on the April 2, 2019, Consolidated General Election, the Board would have to approve a resolution authorizing any question by January 14, 2019. Options for raising revenue were discussed. The Village is scheduling a special Village Board Meeting on January 8, 2019, for presentation of the resolution that will be up for approval.

- IV. **Unfinished Business** – None
- V. **New Business** – None
- VI. **Audience Participation** – Jerry Johnson commented on some referendum options and asked a question about the billboard.
- VII. The Committee of the Whole Meeting adjourned at 10:11p.m.