

**Minutes**  
**VILLAGE BOARD MEETING**  
**March 24, 2014**

The regular meeting of the Lemont Village Board was held on Monday, March 24, 2014, at 7:00 p.m., presided by Mayor Brian Reaves.

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL**

Roll call: Miklos, Sniegowski, Stapleton, Virgilio; present. Blatzer and Chialdikas absent

**III. CONSENT AGENDA**

Motion by Miklos, seconded by Virgilio, to approve the following items on the consent agenda by omnibus vote:

A. Approval of Minutes

1. March 10, 2014 Village Board Meeting Minutes
2. March 10, 2014 Committee of the Whole Meeting Minutes
3. March 17, 2014 Committee of the Whole Meeting Minutes

B. Approval of Disbursements

C. Ordinance O-17-14 Amending Title V of the Lemont, Illinois Municipal Code Relating to Business Licenses and Regulations.

D. Ordinance O-18-14 Supplementing the Gateway Tax Increment Redevelopment Project and Plan and the 2013 Redevelopment Plan and Project for the 2013 Amended Gateway Redevelopment Project Area of the Village of Lemont, Illinois.

E. Ordinance O-19-14 Granting a Variation to Allow a Residential Unit on the First Floor of a Property Located on the Main St. Street Type of the Downtown District at 410 Main St. in Lemont, IL (410 Main St.).

F. Ordinance O-20-14 Authorizing Sale and Disposal of Surplus Village Property.

G. Resolution R-12-14 Approving an Intergovernmental Agreement Between the Village of Lemont and City of Lockport for the Exchange of Municipal Police Vehicles.

H. Resolution R-13-14 Approving the Capital Improvement Program for the Village of Lemont for Fiscal Year 2015.

I. Resolution R-14-14 for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code.

J. Resolution R-15-14 Approving an Agreement with Quicket Solutions for the Research and Development of Electronic Citation and Ticketing.

- K. Resolution R-16-14 Approving a Downtown Façade, Sign, and Site Improvement Grant for 117 Stephen Street in Lemont, IL.
- L. Resolution R-17-14 Approving a Downtown Façade, Sign and Site Improvement Grant for 212 Stephen Street in Lemont, IL.

Roll Call: Miklos, Sniegowski, Stapleton, Virgilio; 4 ayes. Motion Passed. Blatzer and Chialdikas absent.

**IV. MAYOR'S REPORT**

- A. Public Hearing Annual Budget 2014-2015 Fiscal Year. Motion by Sniegowski to open Public Hearing at 7:03 p.m., seconded by Stapleton. VV 4 ayes. Motion passed. Blatzer and Chialdikas absent.

- 1. Public Hearing Comments

- Jim Ladas asked why revenues are higher than expenses. (Finance Director Chris Smith responded it was due to pension fund.)
    - Rick Lighthart spoke of a man he knows that is being hurt by municipality pensions.
    - Janet Hughes asked about the parking lot and parking garage. The Mayor explained them.
    - Kevin Cliff mentioned the median pay scale as a possible guide for Village salaries.

There being no further public comment, Motion to close Public Hearing at 7:14 p.m. made by Virgilio, seconded by Sniegowski. VV 4 ayes. Motion passed. Blatzer and Chialdikas absent.

- B. Audience Participation

- 1. Kevin Cliff asked what the benefit to the Village by groups with a private bonding agency.
  - 2. A rep for the Canal Corridor Commission spoke of a meeting in Channahon that includes a lunch at the Four Rivers Park District in Channahon.
  - 3. Janet Hughes again spoke, reading a letter concerning the purposed sports complex giving a history of the project. She asked four questions about the lack of referendum on the ballot 3/18/14 (attached).

**V. CLERK'S REPORT**

- A. CORRESPONDENCE

- 1. Voter registration for the November election is now open. Residents may also register at the Library or Township office.

**VI. VILLAGE ATTORNEY REPORT**

**VII. VILLAGE ADMINISTRATOR REPORT**

- A. Residents having a hardship paying their ComEd bill can check out a couple programs to help. Information is located on the Village website.

**VIII. BOARD REPORTS**

**IX. STAFF REPORTS**

- A. IDOT will start a project on New Avenue to install guard rails and rumble strips. They will be working there for three months.

**X. UNFINISHED BUSINESS**

**XI. NEW BUSINESS**

**XII. MOTION FOR EXECUTIVE SESSION**

Motion by Stapleton, seconded by Miklos, to move into Executive Session(s) for the purpose of discussing Personnel, Collective Bargaining and Setting the Price for Real Estate. Roll Call: Miklos, Sniogowski, Stapleton, Virgilio; 4 ayes. Motion Passed. Blatzer and Chialdikas absent.

**XIII. ACTION ON CLOSED SESSION ITEM**

**XIV. MOTION TO ADJOURN**

There being no further business, a motion was made by Stapleton, seconded by Virgilio, to adjourn the meeting at 8:37 p.m. Voices vote; 4 ayes. Motion passed. Blatzer and Chialdikas absent.



# Village of Lemont

418 Main Street, Lemont, IL 60439-3788

630-257-1550 • Fax 630-257-1598 • [www.lemont.il.us](http://www.lemont.il.us) • [vlemont@lemont.il.us](mailto:vlemont@lemont.il.us)

Ms. Hughes,

At the Village Board meeting dated March 10, 2014, you posed four questions to the Mayor and each Trustee regarding certain aspects of the Sports Complex. Please find each of those questions reproduced below along with Village's response.

**Question 1:** Why did the Board adopt Ordinance O-10-13 for the proposed Sports Complex after the time period closed for potential candidates to appear on the ballot for last year's mayoral election? February 27, 2013, more than double the signatures needed were submitted and accepted in response to Ordinance O-10-13. January 6, 2014, the Board repealed that "Ordinance." However, page 32 of the Village of Lemont Capital Improvement Plan describes the spending of \$150,000.00 since current feasibility studies and engineering for the proposed Sports Complex is several years old.

**Response:** The question appears to be insinuating a nefarious purpose behind the timing of the adoption of Ordinance O-10-13. If that is the case, the insinuation is wholly incorrect. The Village conducts business continually throughout the year and does not alter the normal course of its business around elections or petition filings. Specifically, when considering a commercial development proposal, such as the Sports Complex, there are a great deal of issues to analyze. These issues, including the potential methods of financing such a development, are heard by and acted upon by the Village as they become ripe and are brought to Village for consideration. In the case of Ordinance O-10-13, that ordinance was presented to the Village Board as soon as it was fully investigated and ready to be considered. In addition to financing these types of developments, there are numerous issues that must be addressed. The Sports Complex is no different. This particular ordinance, which addressed one potential financing model for the Complex, was brought to the Village Board when it was proper to do so.

**Question 2:** Do you think it is ethically right to bypass the will of the voters and proceed with the Sports Complex anyways without a referendum?

**Response:** This question is more of a statement than it is a question. Additionally, the question makes an incorrect factual assumption that the Village is bypassing the will of the voters. With that being said, the Village has always and will always conduct its business ethically and legally. The exploration of constructing the Sports Complex is no exception to that rule. The issue that was to be brought to referendum related solely to one potential financing option of the Sports Complex, **not** the actual authority to explore and possibly construct the Sports Complex. The Village has decided not to finance the project using alternative revenue bonds; therefore, a referendum authorizing the issuance of those bonds was no longer needed.

**Question 3:** Do you think you are being fiscally responsible in the pursuit of a government Sports Complex on contaminated land classified as a Brownfield owned by the Metropolitan Water Reclamation District yet paid for by Lemont taxpayers that will incur millions in debt?

**Response:** Again, this is more of a statement than it is a question. The Village is still in the process of determining what the fiscal impact of constructing a Sports Complex would have on the Village and its residents. Initial indications based on third party financial forecasts have shown that building a Sports Complex could be an extremely profitable investment for the Village. The Village Board understands, however, that a certain amount of risk is inherent whenever a municipality attempts to invest in an economic development. The Village is continuing to explore all options that will help secure the financial future of the Village and the wellbeing of its citizens.

**Question 4:** Regarding the proposed Sports Complex financing outline dated December 9, 2013, two debt schedules are shown—one with alternate source revenue bonds (2014 series) and another showing debt certificates. What exactly is the Village Board's plan now?

**Response:** The debt schedules you refer to are not final schedules, rather those are examples of two potential financing options. As the Village is doing for every aspect of the proposed Sports Complex, the Village is performing thorough due diligence and exploring all of its options in relation to financing.

The Village thanks you for your interest in the proposed Sports Complex and hopes that you find the above responses helpful. The Village will continue to provide as much information as possible to its residents regarding this complicated issue.