

VILLAGE BOARD
Committee of the Whole Meeting
February 18, 2020
Lemont Village Hall – Village Board Room
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, Kittridge, Kwasneski, Maher, McClafferty, Sniegowski and Stapleton. Also present were George Schafer, Jason Berry, Mark Herman, Chris Smith, Marc Maton and Ralph Pukula.

III. Discussion Items

A. Central School Rezoning

Community Development Manager, Mark Herman presented this item. He mentioned the applicant, Lemont Bromberek School District represented by Pat Crean, is requesting to rezone Central School located at 410 McCarthy Road from R-4A, Single-Family Infill and Preservation District to INT, Institutional District. The rezoning request includes approximately 5.3 acres of School District owned land.

The reason for the request is to 'allow the school district to further utilize Central School for various activities should the need arise'. At this time, there has been no additional proposal submitted to the Village for the Central School property to accompany the rezoning request.

The school is primarily surrounded by R-4A zoning with existing single-family homes but condos occupy the former school building to the west along with a baseball field and "The Bowl". Central School closed in June 2011 and the subject property contains the school building, parking lots, open space and a garage accessory building. There is land associated with the school that is not included in the rezoning request as it is owned by the Village of Lemont. The field and land to the west and south of the school, commonly referred to as "The Bowl" was transferred to the Village on December 19, 2005 for the purpose of flood control in the form of an Intergovernmental Agreement (IGA) (R-90-05). The school still retains rights and easements associated with the "Bowl" property as provided within the IGA and associated documents.

Dr. Courtney Orzel, the Superintendent of Schools, spoke in regards to the proposed rezoning stating the district desires to have more flexibility to utilize the building but there is no intent to reopen the school for Kindergarten in the fall. Ms. Orzel stated the district would like the option to reopen the school at the appropriate time, but at this moment there is no time line. The district is currently working with a religious organization called "The Table" to occupy a portion of the school for services.

The Board agreed to the proposed item, staff will prepare an ordinance which will be presented to the Board for approval.

B. Final Plat and PUD for Timber Run

This item tabled until March.

C. Proposed Fiscal Year 2021-2025 Capital Improvement Plan

Finance Director, Chris Smith presented staff began the FY2021-2025 Capital Improvement Plan (CIP) in November 2019. All capital requests were submitted to Finance in December 2019. Many of the projects are funded by prior year bond funds and the new 1% non-home

rule sales tax.

Water/Sewer Projects: The total for FY21 Capital Water and Sewer projects amount to \$5,798,000. A small amount of the projects are developer funded through recapture agreements. The well and water tower account for \$3.7 million dollars. The balance of the projects are water main extensions, sewer lining, and water main replacement projects. The increase in water main projects represent the Village Board's commitment to increased infrastructure expenditures.

Infrastructure: This fund has various infrastructure projects in the amount of \$1,232,000. A majority of this is the road resurfacing program. The 1% non-home rule sale tax is funding a majority of these projects.

TIF: Staff has outlined many projects that are TIF eligible. A previously stated the Capital Improvements Program is a five year plan document that is updated annually. The TIF increment is currently estimated thus the success of the projects will be dependent on the amount of increment the Village receives.

General Fund: The projects listed under general fund will be supported by the general fund revenues.

D. 5 Year Capital Equipment in Operating Budgets

Chris also presented a 5 year capital equipment forecast is created and updated. The capital equipment represents large items that are included in the annual operating budget but not the CIP. Vehicle sticker revenue is the dedicated funding source for these items that are located in the general fund. In other funds, water/sewer, funding are user fees.

E. Facilities Discussion

Consistent with the Strategic Plan and financial planning, staff met to implement a complete facility maintenance plan. The first process was to procurement services from a consultant to review each building making replacement and maintenance recommendations. In October 2019 public works staff met with the engineers from the vendor and reviewed each building. The information was added to an on line database. Public Works staff reviewed the recommendations with George and compiled a five year maintenance plan. In order to ensure proper funding and to eliminate the yearly spikes and valleys of expenditures out of the General Fund, finance is recommending that a new fund entitled "Facility Maintenance Fund" be setup. In reviewing the attached five year analysis, staff is recommending that the General Fund contribute \$200,000 each year for the next five years. Please note that the newly created fund would only support the high cost maintenance, standard maintenance contracts will still reside in the Public Works division of the General Fund.

F. Replacement of Video Management System-Village Owned Properties

Police Chief, Marc Maton presented the core of the surveillance cameras installed on Village owned properties were primarily installed in 2008. The cameras and the system infrastructure have become outdated. Current technology advancements in camera hardware have made obsolete systems such as the one deployed by the Village.

The Police Department is recommending a review of current camera technology and a phased replacement of the current camera system in the Village. The Village should adopt the newer IP mega-Pixel Power over Ethernet (PoE) camera technology.

G. Discussion of Village Commissions, Focus Groups and Partner Organizations

Village Administrator, George Schafer presented the Village has numerous appointed commissions, ad-hoc work groups and partnerships. These groups made up of Village residents and business owners helps increase engagement, brings diverse ideas to the table, and expands the organizational capacity of the Village to accomplish its many goals and objectives. For discussion at the meeting is an overview of the functions of each group, and a discussion on ways in which we can improve and get more output from the various

groups.

- IV. **Unfinished Business-** Board discussed Hamilton's, 1297 McCarthy Mixed Use PUD variations.
- V. **New Business** – None
- VI. **Audience Participation** – None
- VII. The Committee of the Whole Meeting adjourned at 10:30 p.m.