

**VILLAGE OF JOHNSBURG
OCTOBER 6, 2026 REGULAR MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES**

President Hettermann called the meeting to order at 7:00 p.m. in the Village Hall. Roll call was conducted. The Pledge of Allegiance was recited.

Attendees

Trustee Mike Fouke
Trustee Josh Hagen
Trustee Scott Letzter
Trustee Jamie Morris
Trustee James Sylvanus
Trustee Keith Von Allmen
Village Administrator Vinny Lamontagna
Assistant Village Administrator Ethan Hoffman
Chief of Police Jason Greenwald
Village Attorney Michael Smoron (*absent*)
Village Attorney Nathaniel Holm - *Alt*
Village Engineer Tim Hartnett (*absent*)
Village Special Projects Coordinator Rick Quinn

3. FROM THE FLOOR; AUDIENCE PARTICIPATION

Resident, Mary Keil, 4211, publicly thanked Josh and Sarah for their efforts in organizing the Johnsburg Farmers Market (Remington Farms) during the past several years and expressed appreciation for the vendors and community participation..

Resident, Cheryl Markunas, 1310 Hayden Dr, addressed signage at the Alfred May Park & Boat Launch. She expressed concern that the existing black-and-white signage may be confusing to motorists and requested consideration of a more distinguishable sign for the designated vehicle-only parking area. The Board discussed the concern and requested that the Police Department provide information regarding the number of parking citations issued at the location. Staff will review the matter and report back to the Board.

4. OMNIBUS AGENDA

The Board considered the Omnibus Agenda, motion was made by Trustee Fouke, seconded by Trustee Sylvanus, to approve the minutes of the September 15, 2026 regular meeting of the President and Board of Trustees; and

• <u>Disbursements</u>	
• General Fund	\$ 233,560.33
• Waterworks & Sewage Fund	\$ 5,948.53
• Golf Course Fund	\$ 0.00
• Debt Service SSA Fund	\$ <u>0.00</u>
• Total All Funds	\$ 239,508.86

There being no further discussion, the motion was approved by roll call vote.

5. PRESIDENT'S REPORT - President Hettermann formally appointed Heidi Peterson to serve on the Village's Economic Development Committee (EDC). Village President reminded the Board and community of the Walk, Bike and Roll to School event scheduled for tomorrow, October 7, 2026, and

provided information regarding participation and staging locations. The Village President also reminded the Board of the Johnsbury Business Achievement Award event scheduled for tomorrow evening, October 7, 2026. The Board was advised that a draft review concerning the Hidden Harbor development would be circulated for review. Board members were asked to provide questions or comments to the Village's attorneys and staff. The Committee of the Whole meeting scheduled for October 22, 2026 was noted as Cancelled.

6. OLD BUSINESS

A. Water Tower Lease Agreement - Chicago SMSA Limited Partnership d/b/a Verizon Wireless.

The Board discussed the status of negotiations concerning the Village's water tower lease agreement with Chicago SMSA Limited Partnership d/b/a Verizon Wireless. Village President reported that Verizon had agreed to the Village's requested 35-year term and 3% annual escalation and had agreed to remove the automatic extension/renewal provision. The revised agreement had not yet been received for the Board's consideration according to Staff. The matter was therefore deferred / tabled pending receipt and review of the revised agreement.

7. NEW BUSINESS

A. Planning and Zoning Assessment — HDR Engineering, Inc.

The Board discussed the proposed three month planning and zoning assessment intended to evaluate and modernize the Village's development regulations, administrative processes, and comprehensive plan in alignment with the Village Board's Strategic Plan. Discussion included the potential relationship between the proposed assessment and the Village's economic development efforts. Staff indicated that HDR Engineering and/or HR Green has planning and development expertise that could assist the Village in identifying its development opportunities, evaluating existing regulations and processes, and developing a concise roadmap for prospective businesses and developers. The matter was tabled pending additional information and review.

B. Ordinance 26-27-05 - Amendment to Chapter 15, Traffic.

Motion was made by Trustee Von Allmen and seconded by Trustee Hagen to approve Ordinance 26-27-05, Amending Chapter 15, Traffic, of the Johnsbury Municipal Code. The Board discussed revisions previously considered by the Committee of the Whole (C.O.W.) prior from September Meeting. There being no further discussion, the motion was approved by roll call vote. Village Counsel noted that the ordinance provides for a ten-day notice period prior to taking effect following publication.

C. Ordinance 26-27-06 - Sale of Surplus Village Property.

Motion was made by Trustee Von Allmen, seconded by a Trustee Sylvanus, to approve Ordinance 26-27-06, Authorizing the Sale of Surplus Property Owned by the Village of Johnsbury. The Board discussed the surplus equipment, including former police vehicle fleet and other equipment no longer needed by the Village. Staff explained that the ordinance provides several potential methods for disposal, including an online auction, an open auction facility, or a sealed bid process, as applicable. Staff indicated that the Village anticipates utilizing an auction process for certain surplus vehicles and equipment and that the applicable posting and payment requirements would be followed. There being no further discussion, the motion was approved by roll call vote.

8. TRUSTEES' REPORTS

Trustee Fouke provided comments regarding the recent Celebration in the Park event and recognized the contributions of Village organizations, volunteers, sponsors, and Village staff. The Board expressed appreciation for the successful event and the participation of community organizations and sponsors.

The Board was reminded that the Village Christmas Party is scheduled for December 4, 2026, with setup anticipated on December 3, 2026. Holiday Magic is scheduled for December 12, 2026, and will include the Christmas parade and related community activities.

The Board, per Trustee Von Allmen and Trustee Hagen inquiry, discussed the proposed from HDR and/or HR Green planning and development assessment and its potential relevance to the work of the Economic Development Committee. Staff will coordinate additional information for consideration by the Committee.

Hidden Harbor / TIF Discussion. The Board received an update regarding the Hidden Harbor development, including the status of the SB Friedman TIF eligibility study and outstanding submissions and engineering materials. Staff reported that SB Friedman had completed a draft report regarding TIF eligibility and that the findings indicated the project area could qualify for TIF eligibility. No formal TIF submission had yet been filed with the Village. The Board discussed outstanding engineering and planning materials, communications with McHenry County Department of Transportation and other reviewing entities, and the status of items previously identified by the Village's consultants. The Board further discussed the potential TIF eligible increment identified in the updated study and the distinction between TIF eligibility, the previously discussed TIF term sheet, and any future redevelopment agreement. No action was taken on the matter.

9. EXECUTIVE CLOSED SESSION

A motion by Trustee Von Allmen was made and seconded by Trustee Letzter to enter into executive closed session pursuant to 5 ILCS 120/2(c)(2) to discuss and receive updates and comments regarding collective negotiating matters between the Village and the MAP Johnsburg Police Collective Bargaining Chapter #432, including matters concerning the employment and compensation of Village employees represented by the bargaining unit. The motion was approved by roll call vote, and the Board entered executive closed session.

10. RETURN TO OPEN SESSION

The Board returned to open session.

11. ACTION/MOTION FOLLOWING EXECUTIVE CLOSED SESSION

No action following executive closed session was taken.

12. ADJOURNMENT

Trustee Fouke moved to adjourn the meeting. Trustee Von Allmen seconded the motion. All Trustees voted aye on the roll. Motion carried at 7:48p.m.

Respectfully Submitted,

Vinny Lamontagna
Village Administrator