

**VILLAGE OF JOHNSBURG
FEBRUARY 4, 2020 REGULAR MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES**

President Edwin Hettermann called the meeting to order at 7:04 p.m. in the Village Hall.

Attendees

Trustee Greg Klemstein
Trustee McEvoy
Trustee Josh Hagen
Trustee Tom Curry
Trustee Frost
Trustee Beth Foreman
Village Attorney Michael Smoron
Village Engineer Tim Hartnett
Assistant Administrator Vinny LaMontagna
Chief Keith VonAllmen

AUDIENCE PARTICIPATION

Cheryl Markunas expressed that the Village was doing a great job.

OMNIBUS AGENDA – Trustee Curry moved to approve Omnibus Agenda. Trustee Klemstein seconded the motion. All Trustees present voted aye on the roll. Motion carried.

- Move to approve the minutes of the January 21, 2020 Regular Meeting of the President and Board of Trustees
- Move to approve Ordinance 19-20-44 Amending Chapter 9 of the Johnsburg Municipal Code.

Disbursements

• General Fund	\$290,938.79
• MFT	\$ 30,339.12
• Waterworks & Sewage Fund	\$ 4,438.11
• Golf Course	\$
• Debt Service/SSA Fund	\$ 727.75
Total All Funds	\$245,443.77

PRESIDENT'S REPORT – President Hettermann reminded all that the Strategic Plan meeting is scheduled for February 22, 2020 and stressed the importance that everyone attends. Ms. Sofiakis circulated documents from the last session and requested SWOT analysis from the Board and support staff to prepare for the meeting.

DISCOUNT TIRE – President Hettermann pointed out that the board received the minutes and other supportive information from the Planning and Zoning Commission hearing. The Board noted that the adjacent property owner expressed concern that the sign at 16 feet would obstruct the visibility of their tenants building signs. President Hettermann pointed out that the sign at 12 feet was agreeable to the adjacent property owner and would appear more like an at grade monument sign when viewed from Route 31. Mr. Hartnett agreed and added that the brick support structure would provide an attractive appearance from the parking lot. Mr. Holley of Bright Lights Signs attended and acknowledged that the sign was visible from the road at 12 feet, but stated that in his opinion it would look like a sign face sitting at grade level from the road. He suggested that keeping the sign at 14 feet would enable a couple

of feet of brick to be visible from the road. President Hettermann asked the board to look at the site and come back to next meeting prepared to make a decision.

NEW BUSINESS

DAVID G. DOMINGUEZ MUNICIPAL CENTER— President Hettermann reviewed the timeline of events related to the development of the David G. Dominguez Municipal Center. Chris Hansen and Mike Elliot from Kluber attended to present the proposed plan to the Board. Mr. Elliot pointed out that the design anticipates pulling the parking lot back to create some additional green space in front of the building and identified the new front entrance. He discussed the location for future parking as well as the secure parking lot accessed from Bayview Lane. Mr. Elliot reviewed the floor plan and remarked that not much is changing on the Administration end of the building. He explained that the boardroom's design is multi-functional, eliminating unnecessary spaces and thereby reducing costs. Trustee Curry questioned the location of the bond out area in proximity to the park. President Hettermann explained that some of the park equipment and volleyball courts will be relocated and proper screening and landscaping will create a separation between the municipal center and park activities.

The Board noted the residential nature of the exterior design so that it blends in with the neighborhood. Mr. Elliot stated that the windows in the entry area will bring in light while visibly tying together the existing building with the new structure. Fire suppression areas were discussed and a review of the estimated costs was performed. Mr. Elliot pointed out that the block construction in portions of the police department drive a higher cost while administrative areas are less expensive with the use of metal studs and drywall. He stated that administrative operations will continue in the facility during construction eliminating the need to spend funds on temporary facilities.

Mr. Hansen review the construction timeline proposing a construction start date in August, which will enable the shell of the building to be completed by mid-December, targeting a move in date for the Summer of 2021. President Hettermann pointed out the use of existing furniture wherever possible, minimizing furnishing costs. Trustee Klemstein questioned if LEEDs certification will be sought. Mr. Hansen stated that it is not being pursued; however, the new Energy Code requirements will bring the building up to meet green standards. He added that the plan accommodates future expansion. Mr. Elliot remarked that much effort was made to make the facility look like a municipal facility while keeping it toned down to blend into the residential neighborhood. Discussion occurred regarding the continued use of the existing septic system. Mr. Hartnett explained that a new septic is planned for the facility as the existing septic is located in the area planned for the future secure parking. Trustee Foreman remarked positively on the years of planning that took place regarding the project as well as the proposed design. The Board concurred and expressed pleasure with the building design and good use of shared spaces. Trustee Curry remarked that the design was well done, but expressed some concern with the cost of the project.

Ms. Sofiakis discussed the improvement costs as they relate to the Village's budget. She pointed out that the debt service can be incorporated into the budget while maintaining financial obligations including the Village's commitment to build reserves and subsidize the police pension as required. Ms. Sofiakis explained that the completion of the Walmart Economic Incentive obligation is anticipated in FY 2022 and elimination of the current debt service will occur in FY 2027 freeing up additional funds. The Board discussed term options. Trustee Klemstein and Mr. Quinn concurred that given current low interest rates, the Village can consider a longer term for the bond issue. With no further questions or comments from the Board, President Hettermann proposed to include the bond ordinance on the next meeting agenda along with Kluber's proposal for the next phase of architectural services.

UNFINISHED BUSINESS

TIF DEVELOPMENT AGREEMENT – Ms. Sofiakis stated that an updated draft of the proposed agreement was provided to the Board. Attorney Smoron reviewed high points of agreement and explained that General Capital is finalizing exhibits for the board's consideration at next meeting. Discussion occurred regarding the interest rate sought by General Capital to recoup their financing costs. Attorney Smoron explained that they are now seeking 1% above the actual rate received and a cap is included in the proposed agreement not to exceed 8%.

COMMITTEE REPORTS – Trustee Foreman reported on a proposal by the School to place a 200 feet home run fence on Mustang Field. She stated that all teams utilizing the field provided input and everyone was agreeable to the fence. Trustee Foreman explained that the School's athletic department would also like to install press boxes with storage and a scoreboard. Athletic Director Ted Juske reported that the School's new scoreboard was paid for by advertisers, therefore the school incurred no costs. He offered to work with the same company to get a new scoreboard at Hiller Park and stated that he plans to utilize parent volunteers to help assist with the press boxes.

President Hettermann expressed support for the proposal but emphasized that any construction improvement such as the press boxes would need to meet code and constructed of brick and mortar material keeping with the improvements already done at the park. He added that an intergovernmental agreement needs to be established and explained that the fields cannot be exclusively used by the High School, as they are community fields. President Hettermann explained that all improvements to the fields become the possession of the Village and the Village will need to approve any advertising on the scoreboard. Mr. Juske expressed his concurrence.

Discussion occurred regarding whether or not the fence will interfere with the berm. Mr. Hartnett agreed to provide plans showing the location of the berm. Mr. Juske stated that he would like to pursue preliminary numbers to keep the project moving forward. The Board had no objection and Mr. Juske was directed to coordinate any improvements with Mr. Parker once the IGA is finalized. President Hettermann stated that the IGA will need to be approved by the both the School Board and Village Board.

Trustee Foreman reported that Family Skate night has been rescheduled to February 23rd from 1:00 to 3:00 p.m.. She reported on the progress of plans for the pond on Hickory Way Drive, explaining that the committee is considering rock outcrops in lieu of piers.

Trustee McEvoy reported that the public works employees have been pursuing some cold patching with the break in the weather and the PASER analysis is being updated.

ADJOURNMENT – Trustee Hagen moved to adjourn the meeting. Trustee McEvoy seconded the motion. All Trustees present voted aye on the roll. Motion carried at 9:11 p.m.

Respectfully Submitted

*Claudett Sofiakis
Village Administrator*