

**VILLAGE OF JOHNSBURG
FEBRUARY 1, 2022, 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.

Attendees

Trustee Tom Curry
Trustee Beth Foreman
Trustee Kyle Frost
Trustee Josh Hagen
Trustee Greg Klemstein
Trustee Scott Letzter
Village Administrator Claudett Sofiakis
Assistant Administrator Vinny Lamontagna
Police Chief Keith VonAllmen
Village Attorney Michael Smoron
Village Engineer Tim Hartnett
Special Projects Coordinator Rick Quinn (attended later in the meeting)

AUDIENCE PARTICIPATION - Len Keil questioned the future use of the Marathon property and its impact on the proposed workforce housing development should it proceed.

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

OMNIBUS AGENDA

- Move to approve the minutes of the January 18, 2022 meeting of the President and Board of Trustees
- Move to approve Pay Request #10 to Manusos General Contracting Inc.in the amount of \$336,927.04 for the David G. Dominguez Municipal Center Improvements

- **Disbursements**

• General Fund	\$150,775.63
• Golf Course Fund	
• Waterworks & Sewage Fund	14,525.63
• Land and Building	339,964.39
• Debt Service/SSA Fund	6,279.00
• Total All Funds	\$511,544.65

PAMELA ALTHOFF - McHenry County Board Member Pamela Althoff attended the meeting to discuss the Johnsburg Road bridge. She explained that the County's plans to replace the bridge but the project still has to go through IDOT process which takes some time. She suggested that District 4 representatives and the Village send a letter to Senator Wilcox to request a meeting with IDOT to discuss the project and review all of the temporary remedies implemented to date in an effort to move the project forward. She explained that there are funds available for major projects that can be used for the repair adding that ARPA funds are to be used for infrastructure and this project would be worthwhile project for that funding. She stated that she and the other District 4 representatives also receive many calls of concern regarding the bridge.

Tim Hartnett updated the board on plans the County has to replace deteriorated beams this summer in an effort to extend the life of the bridge until the replacement can be done.

SIG STRAUTMANIS - Sig Strautmanis attended on behalf of the General Capital Development, LLC regarding a new project they are considering on Route 31 adjacent to the Marathon Gas Station. Mr. Strautmanis provided some background information on General Capital and discussed the status of the recently completed Bush School renovation. He explained that their current proposal is for a workforce housing development which would provide affordable housing for working individuals and young families.

Mr. Strautmanis reviewed similar projects they have pursued in Delavan and other communities in Wisconsin and discussed the difference between use of Section 42 Housing Tax Credits and Section 8 Housing. He explained that by using an income averaging approach to the affordability limitations they are able to offer some units to tenants with incomes up to 80% of the metro income, which is higher than the 60% maximum typically allowed by the program. He stated that there is a real demand in this area for middle market housing, which the proposed development would serve. Mr. Strautmanis discussed access from Route 31 and Johnsbury Road, explaining that they will likely be limited to a right in right out on Route 31 but will seek a $\frac{3}{4}$ access on Johnsbury Road. The development will consist of 49 units in 7-unit townhome style buildings, constructed of high quality materials, and implementing Enterprise Green Community approaches to make the units "Net Zero Ready".

Mr. Strautmanis added that they are proposing 25 – three bedroom units, 13- one bedroom units and 11 - two bedroom units and have included 131 parking spaces as required. He reviewed initial sketches of the elevations and discussed the use of different exterior materials to create a unique design. He discussed the varying income limits which will enable them to accept tenants with incomes at up to 80% of the median income, while other units will be rented to individuals with incomes at 30% and 60% of the median income. Mr. Strautmanis reviewed proposed monthly rents and discussed the anticipated timeline. He explained that they will submit to IHDA by February 14th and will continue through the Village's approval process until Summer. He added that they plan to close on property at end of year and open the new facility by Spring 2024.

Mr. Strautmanis confirmed that the development will be served by the Village's water and sewer system. Village Engineer Tim Hartnett explained that the watermain is already located on the east side of Route 31 adjacent to the development and the sanitary sewer will be extended from Alexander Blvd, north to the subject property, which will be beneficial in helping the Village meet its goal to serve the northern properties along the Route 31 corridor.

Trustee Frost questioned if the buildings will be equipped with solar power. Mr. Strautmanis explained that they will pipe for it and utilize the appropriate appliances to accommodate the use of solar power so that if in the future funding is secured, it could be implemented.

The Board questioned how long General Capital Group will retain the property. Mr. Strautmanis stated that they must own it for 17 years, however they have never sold any of their properties. He explained that with some of their properties they have even refinanced and pursued renovations after the 17 years period. He added that if the property is sold after 17 years, it must remain in the program for 30 years and a deed restriction is placed on the property which prevents it from being used in another manner.

Trustee Hagen questions other restrictions associated with the development. Mr. Strautmanis explained the requirements for renting, which includes credit and background checks, and previous rental history. He added that persons with a history of certain criminal offenses are not permitted as tenants.

Trustee Foreman questioned why General Capital chose a townhome product for the site versus the type of product used in Michigan. Mr. Strautmanis explained that the product pursued is determined based upon the site and the area market.

The Board questioned other amenities proposed for the development. Mr. Strautmanis stated that a leasing office and community center area are proposed for the site. He added that some carports are proposed which could be rented at an additional cost.

Trustee Hagen questioned if General Capital would be willing to consider a residential/commercial development with commercial on the ground floor and residential upstairs. Mr. Strautmanis explained that in the proposed location he does not believe it will work well as it would be difficult to accommodate the parking and other requirements that would be need for a multi-use development. He added that the residential/commercial concept would likely be more successful in a pedestrian friendly area.

The Board questioned how the development could impact the townhomes located to the south in the Remington development. Trustee Klemstein remarked that the Remington townhomes are not income restricted and they are owner occupied therefore the proposed workforce housing would not affect them. Trustee Curry remarked that the Village is in need of affordable housing. He explained that when his son left home, he could not afford to stay in Johnsbury as there is no affordable housing available. Additionally, his parents are experiencing the same challenge. Trustee Klemstein stated that as a realtor, he concurs that Johnsbury is in need of more diversified housing.

Rick Quinn questioned if a TIF is being contemplated for the development. Mr. Strautmanis stated that there are some offsite costs associated with the sewer extension which will benefit adjacent property owners for which he would like to pursue a recapture or utilize other methods of sharing in the cost. President Hettermann remarked that the property is likely ineligible for a TIF. Mr. Quinn questioned how the monthly sewer and water costs would be handled. Mr. Strautmanis stated that the sewer and water costs would be incorporated into the rent and paid by General Capital. He added that all snow plowing, law mowing and garbage/recycling will be covered in the rent and paid by General Capital.

Trustee Curry express support for the use of the property for a residential purposes noting that it has not been successful developing in a commercial capacity. He added that in response to the question raised by Mr. Keil regarding the future use of the Marathon property, it will likely remain a gas station if Marathon no longer occupies the site.

Trustee Frost questioned if impact fees would apply. President Hettermann stated that there is currently a moratorium on school, library and fire district impact fees, but all others would apply.

Mr. Strautmanis thanked the board for their input and support and stated that he will be proceeding before the Planning and Zoning Commission.

COMMITTEE REPORTS - Trustee Foreman reported that the Community Affairs Committee met to discuss events for the year. During those discussions the committee discussed foregoing the Easter Egg event since St. Johns already does a successful Easter Bunny breakfast. President Hettermann and Trustee Curry remarked that the Village's event was always very well attended. Discussion continued regarding the preparation and volunteers needed to carry out the event. Mr. Hartnett and Trustee Hagen offered to donate for the purchase of prefilled eggs to reduce some of the work load. Discussion also took place regarding additional assistance from other committee members and community organizations. Trustee Foreman added that a bunny costume will need to be purchased. The Board agreed to proceed with the event and directed staff to reach out to organizations for assistance.

Trustee Foreman reported that the Committee recommended signage at the fishing pond instructing that the pond is catch and release only. The Board discussed the need to keep the signage small in size and situated closer to the pond as the adjacent residents have raised concern with signage utilized in the past.

Trustee Foreman recommended the Village participate in the Mayor's Monarch Pledge and suggested that the Village create community service projects to help carry out the initiatives.

Trustee Curry reported that the Jr. Skyhawks would like to incorporate lightning warning audible signals at Hiller Park and are willing to contribute half of the cost.

Trustee Frost reported that the Ordinance Committee has been discussing regulations related to the keeping of chickens on residential parcels and has submitted some language for the Board's consideration. He asked that the Board review the language so that it can be forwarded to the Planning and Zoning Commission for their consideration at a public hearing.

Assistant Village Administrator Vinny Lamontagna submitted the final score board proof for the ball fields at Hiller Park. All Trustees expressed support through a roll call vote to proceed with the scoreboard

Mr. LaMontagna reported that the ribbon cutting ceremony for the Remington Grove townhomes will be held on Saturday, February 26th at noon

RECESS FOR CLOSED SESSION – Trustee Curry moved to recess to go into closed session to discuss setting the price for the sale of property owned by the Village. Trustee Letzter seconded the motion. All Trustees vote aye on the roll. Motion carried at 8:29 p.m.

RETURN TO REGULAR SESSION – Trustee Foreman moved to return to regular session. Trustee Letzter seconded the motion. All Trustees voted aye on the roll. Motion carried at 8:48 p.m.

ORDINANCE 21-22-30 - Trustee Curry moved to approve Ordinance 21-22-30 Authorizing the Sale of Surplus Property and establishing a minimum recommended bid of \$375,000. Trustee Frost seconded the motion. All Trustees voted aye on the roll. Motion carried

ADJOURNMENT - Trustee Foreman moved to adjourn the meeting. Trustee Letzter seconded the motion. All Trustees voted aye. Motion to adjourn was carried at 8:50p.m.

Respectfully Submitted

Claudett Sofiakis
Village Administrator