

**VILLAGE OF JOHNSBURG  
NOVEMBER 21, 2023 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 Mike Fouke  
Trustee Beth Foreman  
Trustee Jamie Morris  
Trustee Josh Hagen  
Trustee Greg Klemstein  
Trustee Scott Letzter  
Village Administrator Claudett Sofiakis  
Assistant Village Administrator Vinny Lamontagna  
Attorney Michael Smoron  
Chief Jason Greenwald  
Special Projects Coordinator Rick Quinn  
Village Engineer Tim Hartnett

**AUDIENCE PARTICIPATION** - Tom Curry of 2017 Camden Court stated that he did not feel the minutes of the November 7, 2023 meeting captured the full context of his statements. He also questioned changes to salary grades done in May which he believed were not acted on by the full board.

**OMNIBUS AGENDA** – Trustee Fouke moved to approve the Omnibus Agenda. Trustee Klemstein seconded the motion. Trustee Hagen requested the removal of Ordinance 23-24-13. All Trustee voted aye on the roll. Motion carried.

- Move to approve the minutes of November 7, 2023 Regular Meeting of the President and Board of Trustees.
- Move to approve Ordinance 23-24-12 amending Chapter 3, Administration of the Johnsburg Municipal Code adding Chapter 3.07, Non Public Forums
- Move to approve Ordinance 23-24-13 Amending Certain Sections of Chapter 1, General Provisions and Chapter 12 Nuisances of the Johnsburg Municipal Code.
- Move to provide a Class A Liquor License for a wine bar establishment on the property at 4218 N. Johnsburg Road contingent upon successful completion of the liquor license application process.

- **Disbursements**

• General Fund	\$ 149,749.74
• MFT	\$
• Waterworks & Sewage Fund	\$ 5,722.36
• Land and Building	\$
• Debt Service/SSA Fund	\$
• Total All Funds	\$ 155,472.10

**ORDINANCE 23-24-13** - The Board discussed proposed amendments to Chapters 1, General Provisions and Chapter 12, Nuisances of the Johnsburg Municipal Code. Trustee Hagen questioned language in the proposed ordinance requiring the Village attorney to bring action against violators of the code. Attorney Smoron explained that the intent is to create the ability for the Village to bring action if needed. He added that it has not been an issue in the past but the language is needed to facilitate current practice. Trustee Hagen questioned the reduction in the timeframe to remedy a violation. Attorney Smoron explained that there may be instances where a remedy is needed swiftly as the nuisance creates a public safety concern. He encouraged the Village to exercise good judgment and pointed out that the Village has always worked with residents to remedy a situation prior to pursuing a complaint. Trustee Hagen questioned if the amendments to Chapter 12 apply to commercial properties and if so how will it impact businesses such as the Boat House and Ameritemp that store other people's items. Attorney Smoron explained that it applies to both residential and commercial properties however it would not affect businesses that are properly zoned for the activity. Additional language was had regarding the penalty section. Trustee Hagen moved to approve Ordinance 23-24-13 Amending Certain Sections of Chapter 1, General Provisions and Chapter 12 Nuisances of the Johnsburg Municipal Code as discussed. Trustee Klemstein seconded the motion. All trustees voted aye. Motion carried.

**ORDINANCE 23-24-14** - Trustee Fouke moved to approve Ordinance 23-24-14 Authorizing the Village of Johnsburg, McHenry County Illinois, to issue Water and Sewer Bonds or in lieu thereof, General Obligation Bonds (Alternate Revenue Source) (said bonds to be general obligation bonds to be issued in one or more series, on a taxable or tax exempt basis, for which property taxes, unlimited as to rate or amount, may be levied, but which are expected to be paid from net revenues of the waterworks and sewage systems of the Village) in an aggregate principal amount not to exceed \$5,500,000 for the purpose of paying the cost of financing various capital improvements to the waterworks and sewerage systems of the Village. Trustee Letzter seconded the motion. Bob Vail attended from Bernardi Security to discuss the proposed bond issue. He explained that action on the proposed ordinance marks the first step to set the limit on the proposed bond amount. He discussed the yield curve and inflationary impacts experienced over the past couple of years and explained that the bonds are callable after 10 years and can be refinanced.

Mr. Vail reviewed board actions that would need to occur prior to issuing the bonds and explained that the Village is not obligated until they authorize the issuance of the bonds. Once bonds are sold, the rates are locked in. Trustee Foreman questioned the source of the trend predictions. Mr. Vail explained that Bloomberg compares all bond trading that occurs and regularly updates market conditions.

Trustee Hagen questioned the timeline, total project costs, and service area. Ms. Sofiakis discussed the construction costs estimated at \$4.5 million and how the timing of the debt coincides with the retirement of existing debt. She explained that the water and sewer fund is now supporting some of the debt service and future users fees will also contribute. Mr. Hartnett discussed the size and shape of the proposed tower, the service area and location of a future tower across the river. President Hettermann stated that the Village has been planning for water system improvements in the downtown area for many years and the proposed project is consistent with those plans. Trustee Klemstein remarked that during COVID, bond rates were unusually low and the rates currently being projected are consistent with what is typically seen. All trustees voted aye on the roll. Motion carried.

**TOWER DESIGN CONTRACT** - Trustee Letzer moved to approve a proposal from HR Green in the amount of \$109,620 for the downtown water tower design. Trustee Fouke seconded the motion. Trustee Foreman questioned the color of the tower and length of construction. Mr. Hartnett stated that the color will be consistent with the tower on Route 31 and the tower is expected to be done by the summer of 2025. He further discussed the stages of construction and timing of the painting. Trustee Foreman

questioned if new wells will be needed. Mr. Hartnett stated that no additional wells will be needed at this time as the Village now has two wells at Shiloh Ridge since General Capital drilled a second well when the Berkshire development was built. Trustee Hagen remarked that the improvement will greatly benefit the downtown. All Trustees voted aye on the roll. Motion carried.

**SEWER RIVER CROSSING** - Trustee Letzter reported that the bids for the river sewer extension project are due before the next meeting. Mr. Hartnett discussed the project and properties that could immediately be served.

**ADJOURNMENT** – Trustee Foreman moved to adjourn the meeting. Trustee Fouke seconded the motion. All Trustees voted aye. Motion to adjourn was carried at 8:00 p.m.

Respectfully Submitted

*Claudett Sofiakis*  
*Village Administrator*