

**Village Board Meeting Minutes**  
**VILLAGE OF ISLAND LAKE**  
**3720 Greenleaf Avenue, Island Lake, IL 60042**  
**June 22, 2017, 7:30 p.m.**



1. **Call to Order** by Mayor Amrich at 7:32 p.m.
2. **Roll Call Roll Call** Present: Trustees John Burke, Chuck Cermak, Sandy Doehler, Harold England, Debra Jenkins and Jennifer Villarreal  
Also present: Mayor Charles R. Amrich, Clerk Georgine Cooper, Treasurer Ed McGinty, Lake Management Chair Ken Wick, Attorney David McArdle, and Building Commissioner Wayne Schnell.
3. **Pledge of Allegiance** led by Mayor Amrich
4. **Public Comments** included: Sam Cicero: Can we get a portable toilet and Dorothy Beach? Mayor Amrich asked Georgine to call Prairie Land.
5. **Presentation on Commercial Solar Development, Continental Electric Company, Oakbrook, IL**  
Tim Montague  
There is a 30% increase in photovoltaic solar energy. Continental Electric proposes a Solar PV system with block panels. Rate payers in Illinois pay into the fund; monies are given out for systems that contribute to the grid. State and federal programs help fund up to 50%. 12,000-15,000 acres of rooftop and ground mount solar are to come in Illinois. Continental Electric proposes to build solar array and sell power to the community.  
  
Trustee Burke: How big is the site? Montague response: about 16 acres; 3-4 megawatts on the site. Requires flat ground with lots of sunlight. Peter Nelson: What's the cost over time for maintenance? Response: Very low: annual washing and every 10 years a mechanical maintenance of 1% of project cost. There are solar developers who would finance and own the array, rent the land and pay. It will be easy to pull out array if the system is discontinued. Trustee Cermak: Can we sell power to our residents? Response: Possibly. ComEd is required by law to participate and cooperate. Virtual net metering allows power to be sent to "out takers" who are purchasing it. Illinois legislation models the Colorado plan. Trustee Doehler: If we have a number of rainy days, what happens to the power? Response: You are still grid tied so there will be less power from the array and more from ComEd. "For the most part, this is all grid tied." Trustee Doehler: How resilient are panels to hail storms? Response: Very. They are hail safe—but not golf ball and softball safe. Audience question: Is it still true that if you purchase your own solar array that you can sell power to ComEd? Response: Yes. We size arrays to produce 80% of your energy. In the summer, it overproduces. You get credit back in the fall and winter through credits. You'll never get 100% of energy from it.  
  
Mayor: Are you looking to install the panels in the Village of Island Lake or are you looking to sell them to us. Response: We are just spreading information. We talking about a land lease.
6. **Presentation on Towering Oaks Development by True Home, Inc. Ela LLC.**  
Brian Harris represented the project. Chris Shaxted is the principle for True Homes. The State didn't approve funding last year. In review, Towering Oaks is an age-targeted, 70 unit development; funding from the Illinois Housing Development Authority is sought. Proposed development includes 2 parcels; one is the 5 acre site of the former Sheltering Oak facility. The additional parcel to the north increases project to 11.5 acres. Preliminary plat is what was submitted in the past and presented at the August 2016 board meeting. A 3,000 square foot club house is the center; it will serve residents of the development.

Other features include: 138 onsite parking spaces; private roads and public utilities; internal sidewalks and an external sidewalk leading to the Island Lake business area. There will also be a private courtyard per cluster; a private entrance to each home and independent water and utilities to each unit. Rent subsidies will be available for incomes from \$12,000 to \$30,000 (\$400 - \$900 rents). The plan did not make the short list with the State of Illinois last year. True Homes is resubmitting on 6/23/17. If they make the short list this time, they'll have to put up \$150,000.

Trustee Doehler: The TIF was off the plate. Brian Harris response: It's off the plate now. Trustee Burke: Is it age restricted? Response: No, it's age targeted. Trustee Burke: What were some of the deficiencies? Response: Example: There are points for revitalization plan; look for a walking center—especially to schools. We got 6 points (instead of full 10) because it's not near a school. Commissioner Schnell: Is there a reason there isn't a second exit on the 2-bedroom units? Response: There is; it's a patio door that looks different on the graphic. Trustee England: Is this for low income seniors? Response: Not for seniors only. Scott Hoffman: Is this similar to low income housing in Cary, for example, where proof of income has to be submitted periodically? Response: Onsite management company is there to see that people comply with lease provisions. Trustee Cermak: Will manager live onsite? Response: No, but there will be 24 hour emergency service. Trustee Villarreal: Will there be a full time property maintenance. Trustee Doehler: Can property change hands and have new management? Response: Yes.

Mayor: Are you looking for more input at this time? Response: We asked you as mayor to send the letter of support. Trustee Cermak: Will roads be up to specifications for fire and services? Response: Yes, but they will be private. Will parking be stickered? Response: It should be; he will check on it.

**7. Motion to authorize Mayor Amrich to sign the Field Use Agreement with Lakes Youth Athletic Association (LYAA)**

Motion to authorize Mayor Amrich to sign the Field Use Agreement with Lakes Youth Athletic Association by Trustee Burke, Second by Trustee Doehler

Ayes: Trustee Burke, Cermak, Doehler, England, Jenkins and Villarreal; Nays: none

Motion carried.

**8. Motion to grant Special Event Liquor License #SE 2-2 for Lakefest on July 7-9, 2017 and #SE3-3 for Cornfest on August 20, 2017 and to wave the fees**

Motion to grant Special Event Liquor License #SE 2-2 for Lakefest on July 7-9, 2017 and #SE3-3 for Cornfest on August 20, 2017 and to wave the fees by Trustee Jenkins, Second by Trustee Doehler

Ayes: Trustee Burke, Cermak, Doehler, England, Jenkins and Villarreal; Nays: none

Motion carried.

**9. Motion to approve Lakefest payment to Variety Entertainment in the amount of \$3,200.00, per approved contract**

Motion to approve Lakefest payment to Variety Entertainment in the amount of \$3,200.00, per approved contract by Trustee Jenkins, Second by Trustee Burke

Ayes: Trustee Burke, Cermak, Doehler, England, Jenkins and Villarreal; Nays: none

Motion carried.

**10. Motion to authorize Mayor Amrich to sign the Computer Help Key, Inc. contract as backup for the IT Department for an hourly rate of \$145.00 per hour billed in quarter hour increments**

Discussion: Does this have a limit on it? Response: This is just in case anything happens. Trustee Doehler: What is the project scope? It needs more detail. If it's dated March, why are we seeing it now? What happened to researching other companies? Shouldn't we have three quotes? I believe it should be tabled until we have more information. We need to be transparent to this community. Trustee Villarreal: Would other companies who quoted services be included as quotes? Trustee Burke: Their services were all inclusive. Trustee Doehler: Would this be brought before the board if we hadn't asked? Treasurer McGinty: I was the backup before; we're getting too complicated for me.

Motion to table action on the Computer Help Key IT backup contract by Trustee Doehler, Second by

Trustee Burke

Ayes: Trustee Burke, Cermak, Doehler, England, Jenkins and Villarreal; Nays: none

Motion carried.

**11. Motion to renew the Beazley Insurance Services policy for Cyber insurance effective 7/1/2017 to 7/1/2018 in the amount of \$3538.00**

Discussion: This is to protect residents.

Motion to renew the Beazley Insurance Services policy for Cyber insurance effective 7/1/2017 to 7/1/2018 by Trustee Cermak, Second by Trustee Doehler

Ayes: Trustee Burke, Cermak, Doehler, England, Jenkins and Villarreal; Nays: none

Motion carried

**12. Mayor Comments** included: Pulled out the study of the Master Water Plan; will route it to the trustees. Shows where we are and what the engineer recommended. There are 35 sites left for buildout of Walnut Glen. KLM Builders will meet with him next week. They have purchased remaining lots.

**13. Trustee Comments** included: Trustee Cermak: He and Trustee England met with representatives of the property at 176 and River Road (currently unincorporated); they would like to come to the next meeting to present. Met with representative about the 176 and Darrell property (former Filipo) for commercial development on 4 acres. Trustee Burke: The IT issue is bad for the Village; we are spending \$40,000 to \$50,000 more a year. If George gets sick for a week, we don't have a backup. Question for Ed: We used the company for backup last year but didn't have a contract. Trustee Villarreal: What is going on with the budget? I was absent for the last meeting and thought we were finished. Mayor: We need to move ahead; a budget is just a guideline. I'd like to put it on the Agenda to approve it. Trustee Burke: Doesn't the committee have to approve it and bring it to the board? Trustee Jenkins: What about aerators? Lake Management Chair Ken Wick: I am asking to have it put in—at least for Circle Lagoon—to do the work in April if the money is there. Trustee Villarreal: If that was pulled out, where did the money go? Trustee Jenkins: To the Police Department budget; we are down five officers and it cost money to send them to academy and train them. Mayor: The budget will be on the Agenda next meeting. Trustee Burke: We had a \$3,700 cushion in it. Trustee England: We talked about putting a couple air conditioning units in the gym. We have lost at least one day of classes for the heat and can't afford to lose more. The cost is minimal cost: about \$700 each; Brian will take care of electric (we have sufficient). We can possibly put in a couple more if needed. Trustee Villarreal: Was it discussed with George to take on more responsibility for other tasks like the website to reduce costs? Treasurer McGinty: Yes. Trustee Jenkins: I sent samples to Ed and George.

Trustee Jenkins submitted her resignation and thanked the mayor and staff. Trustee Doehler: Reminder of the 4<sup>th</sup> of July parade and picnic. Parade at 10:00 and picnic at 11:00; Lakefest July 7-9 and Concert in the Park on the following Friday.

Staff Comments: Ken Wick: I know the lake has a lot of algae. We got the permit for the Hyde's Lakeview Park seawall. We still have an open permit for a seawall. Trustee Doehler: Ken has done a lot of volunteer work with the Army Corps. Building Commissioner Schnell: The Building Department has been busy with permits. Chief Sciarrone: There were 28 candidates for oral interviews this evening. Next academy is in September 2017. Polygraphs and background checks for candidates are next. Treasurer McGinty: Working on the Appropriation Ordinance for next month; will talk to George Muligano to get two more quotes. Trustee Burke can get more quotes; suggested putting an end—one year—on contract. Trustee Villarreal: There are basic fees—onsite evaluations that will cost money regularly. We need an out if we're dissatisfied with the service. Trustee Doehler: What is the scope of work in George's absence? Ed: They'll respond if we call. Security patches are updating continually. We need someone who will know our system and can back up if something happens to George. Trustee Doehler: Saw Representative David McSweeney at an event; he assured her that the State would be taking only 5% when the budget is passed. Ed: Will send Sandy the Illinois Municipal League information.

- 14. Public Comments** included: Greg Jenkins: It has been a great run in Island Lake; he's proud of Deb and the positive impact she's made. Liz Nelson: Don't forget the boat tours. ACT: At the last meeting my company submitted a bid for IT services and we read in the paper that George Muligano was hired. Our bid came with backups. Why did we hire someone for more money? Our services would be of higher quality at a lower price. He expressed concern as a resident and taxpayer. Trustee Doehler: He [George] does a lot of stuff that others can do cheaper. Dave Doehler: I don't understand why we didn't consider one of the other plans. Money saved could have been funneled elsewhere.
- 15. Motion to go into Executive Session for the purpose of discussing pending litigation pursuant to 5 ILCS 120/2(c)(11)**  
Not needed.
- 16. Adjournment**  
Motion to adjourn by Trustee Cermak, Second by Trustee Doehler  
All were in favor.  
Motion carried.

Submitted by Georgine Cooper