

Village Board Meeting Minutes
VILLAGE OF ISLAND LAKE
3720 Greenleaf Avenue, Island Lake, IL 60042*
***Audio/Video Zoom Meeting**
February 25, 2021, 7:00 p.m.



Mayor Amrich has made a public determination that an in-person meeting of the Village Board members and staff will take place. However, due to COVID-19 health restrictions, it is practical and prudent that audio/video Zoom participation only by the public also be permitted. See below for instructions for electronic participation.

1. **Call to Order** at 7:00 p.m. by Mayor Amrich
2. **Roll Call** Present: Trustees Chuck Cermak, Harold England, Richard McLaughlin and Dan Powell. Absent: Trustees Chris Carlsen and Will Ziegler. Also present: Mayor Charles R. Amrich, Clerk Georgine Cooper, Attorney David McArdle, Treasurer Ed McGinty, Police Sergeant James Gainer, Director of Public Works Brian Bartnick, Building Commissioner Russell Kraly (remote), Technology and Innovation Director George Muligano, Planning and Zoning Chair Joe Zeinz (remote), Water Superintendent Patrick Stewart, Wauconda Fire District Deputy Chief Patrick Kane.

Trustees Carlsen and Ziegler joined the meeting remotely at 7:07 p.m.

3. **Pledge of Allegiance** led by Mayor Amrich

4. **Presentation of the Audit, George Roach**

Clean opinion of financial statements. Some adjustments made. General Fund ran at a \$450,000 deficit. Pension obligation is larger this year, resulting in changes. Attorney McArdle asked if notes were in this document. Response: No. Document reflects balance sheet and debt structure.

RE: Borrowing from water fund, usually paid back in a year. Inter-fund borrowing should be short term in nature—especially from water fund. Water fund should be like a business and paying for itself. The General Fund can pay for any activities of the municipality.

Mayor Amrich asked to move Agenda 6, Public Comment to follow the Presentation of the Audit and Agenda 8, Discussion on System Maintenance Demand, etc. to follow the Water Rate Study Presentation.

General Fund owes Water Fund. Typically, it is the other way around. Can pay it back or write it off. Water fund user fees need to fund operation. Water fees need to be increased. Trustee McLaughlin: Our water rates are lower than other municipalities. Auditor: It's more palatable to have smaller annual increases than a large jump less often. It's not just current costs, but repair and replacement of capital items over time. Water towers, for example, are \$500,000, and need replacement every 20 years. Planning needs to be 5 and 10 years down the road.

5. **Water Rate Study Presentation and Q & A, Steve Verseman and Alexis Shotton of Baxter & Woodman Engineering**

Water Superintendent Patrick Stewart: It's been far too long since we've done a rate increase. The point of increase is not for a nest egg. Showed a rate comparison with neighboring communities. Our rates don't give us enough to fund projects we need over time

Steve Verseman of Baxter and Woodman and Alexis Shotton (who does rate studies). Steve: Island Lake needs a water rate study. Crystal Lake did one and raises rates annually. Alexis: We look at historical expenditures and revenues and anticipate 5 years. Goal is to be fair and equitable to residents. Powell: What is the average rate for study and how long to complete: Will have a meeting with staff to go over study. Response: Proposal given of \$24,000; depends on Village needs. England: Does the study included viable options for funding. Response: Will present what's available. Powell: Is a timeline and maintenance schedule part of study? Response: Can set up capital plan; recommend smaller rate study every 5 years. Trustee McLaughlin asked if Superintendent has a priority list. Response: Yes. McLaughlin: Do you have studies (water rates) from towns our size? Response: We

will provide that in the study. Mayor Amrich: Many municipalities bill monthly. We can consider this. Supt. Patrick: It is possible. Trustee Powell: It makes sense. Steve: Risk and Resiliency Report and emergency response plan. First part due in June, second part in January. Alexis: We have a proposal on that; it is mandatory. [Possible for March 11 Agenda?] Trustee McLaughlin: RE: Water study, do we need the study to raise the rates? Attorney McArdle: Need it to figure out how to pay for improvements. Bond company has requirements. Talk to a bond consultant and get information. Supt. Patrick: If we do the study, we know exactly where we need to go. Trustee Powell: My goal is to do one rate increase to cover rate study and bond consulting. England: We know the work that we need to do. Steve: We have worked with bond consultants in the past.

Treasurer McGinty: There are other avenues with grants and low interest lows. Address it in a budget meeting and determine avenues to chase. Verseman: Discussion of loans and bonds will be part of rate study. Supt. Stewart: Were there be a savings if Baxter & Woodman did both studies. Response: Not much wiggle room.

6. **Public Comment** included: Stacy Pyne: Question about difficulty of getting bonds, RE: auditor comment about moving funds around. Mayor Amrich: We need to show we are increasing rates to show that we can finance bonds. Trustee Powell: It's a different scenario with Water Department; need to finance infrastructure and bonds. Jim Kirby of Golden Oaks Farms will have question after 706 E Burnett Road discussion.

7. Consent Agenda

- a. **Motion to adopt 670-21 A Resolution Establishing a Restaurant Grant Assistance Program for Village of Island Lake Restaurants that were required to close for a portion of 2020 due to Governor Executive Orders and the Restore Illinois Mitigation Plan**
- b. **Motion adopt resolution 669-21 authorizing the sale of 124 Fairfield Dr, to ratify the Mayor's execution of the Real Estate Contract to sell 124 Fairfield Dr. to Timothy Nokes for a gross sum of \$28,300, and authorize the Mayor and Village Attorney to sign all necessary closing documents**
- c. **Removed from Consent Agenda: Motion to authorize Mayor Amrich to sign a mutual general release agreement with Dara Villarreal in the amount of \$11,056.07**

Motion to approve items 7a and 7b of the Consent Agenda by Trustee McLaughlin, Second by Trustee England

Ayes: Trustees Carlsen, Cermak, England, McLaughlin, Powell and Ziegler. Nays: none.

Motion carried.

Attorney McArdle: Would like to give Attorney and Dara to see if everyone is in agreement with the figure. Attorney McArdle will write up release and distribute it to the board and bring it for approval at the March 11, 2021 Meeting.

OLD BUSINESS

8. **Discussion on System Maintenance Demand, Key Projects, Water Rates, and the need for a water rate study for an educated fact based rate increase and possible action to authorize water supervisor to obtain at least 3 quotes for a Village Water study**

Discussion with Baxter & Woodman presentation above.

NEW BUSINESS

9. **Discussion of and direction on proceeding with a Development Agreement for 706 E. Burnett Rd.**

Attorney McArdle: Would like feedback from the board before sending it back to Attorney Clery.

Trustee Cermak: Concerns: Entrance and concrete apron. To Official Kraly: Do we allow asphalt grindings for base? Kraly: No. What he puts behind building isn't as important, but driveway up the hill should be as code. Trustee Cermak: He has 20 trucks; how many trucks will be west of his driveway?

Would not like to see that many trucks coming from west to east. Would want traffic to flow east toward

Darrell. Trustee McLaughlin: That area is the only location we can have industrial areas; concerned about things leaking into the ground and damage to the roads; how will be damage to the roads be paid; don't think residents would be happy with that. Clarification: They would not be able to go west of their driveway. Mayor Amrich: Concern about damage to roads and costly repairs; also noise factor with trucks pulling in and out. Question: Have we had complaints about Hummel and other uses in the area. Damian: If you go northeast there is truck repair. Response: Property does not belong to the Village. Trustee Powell: Question on the map of Phase I and II. How much of the area will be crushed stone? Will it be most of the area? Damian: May need more later; want to meet the need right now. Trustee Carlsen asked about Comprehensive Plan. Trustee McLaughlin: Is the location for industrial use. Jim Kirby, representing Golden Oaks Farm: Hasn't seen the development plan yet. There is an interest in truck parking in our area. Smith properties in the County have non-conforming use. Every use you allow encourages similar uses to come along. What sort of precedent does this set and what character are we setting for the future? When Golden Oaks is developed in the future, it will be commercial and industrial. Would like to learn more about this.

Attorney Clery: Haven't you already set a precedent with the Hummel property and other properties? Do you want the property to continue to be vacant? Potential buyer is established in Elk Grove; you can look at this. Trustee McLaughlin: You have to "say when" on uses; we won't have room for later industrial uses. Trustee England: Current home and structures pay real estate taxes. Is house remaining? Response: Yes. Will leave grass area as is now. Driveway is to the west of the house. Truck parking would be near [cell] tower. Attorney McArdle: We're here to give direction on whether to proceed. A site plan would have to be submitted.

Motion to direct staff and attorney to cease work on the 706 E Burnett development agreement by Trustee McLaughlin, Second by Trustee Cermak

Ayes: Trustee Carlsen, Cermak, McLaughlin and Ziegler. Nays: none. Abstain: Trustees England and Powell. Motion carried.

10. Discussion of and direction on a resolution authorizing the Sale of the 2010 Weedoo Aquatic Weed Removal Vessel and trailer

Discussion: Trustee McLaughlin: Should we sell it? If we don't have money for chemicals; use it in the channel. Director Bartnick: We haven't used it in quite a while and it is labor intensive; it's like mowing the lawn; it grows back; effects aren't lasting. Trustee England: Keep it around in case we need it; it's better than nothing, especially if we can't afford chemicals. Note: Village paid \$8,500 for it. Trustee England: It depends on how much nutrients are coming from upstream. Trustee Cermak: From Eastway Drive east is the only area that can benefit. If we use Public Works, it will be 2-3 employees every day. Director Bartnick: It won't work with volunteers. Director Bartnick: Will put a better fence and use Vactor. Trustees Carlsen and Ziegler: Keep it.

11. Motion to send proposed ordinance amending the zoning text of Title 9, Chapter 9, of the Village Municipal Code relating to the use of solar panels to the Zoning Enforcement Officer and the Village Planning and Zoning Commission

Discussion: Attorney McArdle: Wrote this proposed amendment as we do not address solar panels in our code. Point is to regulate these in residential districts. Trustee England: Other Villages? Response: They are catching on. Trustee Carlsen: The sooner the better; companies are targeting people. McArdle: May want to include wind turbines in them. Chair Zeinz: Is a zoning or a building ordinance more appropriate? McArdle: May be a little of each. Official Kraly: Came up with a request for raised panels in older residential district; need to consider safety. McArdle: City of McHenry does not allow free standing solar panels in residential areas. Trustee Powell: A high school near Gages Lake has some and they are large and have a 7 foot privacy fence. Official Kraly: Usually see these in industrial areas or larger lots.

Motion to send proposed ordinance amending the zoning text of Title 9, Chapter 9, of the Village Municipal Code relating to the use of solar panels to the Zoning Enforcement Officer and the Village Planning and Zoning Commission by Trustee England, Second by Trustee McLaughlin

Question: Trustee Powell: Do we have an inspection protocol for solar panels? Response: Yes.

Ayes: Trustees Carlsen, Cermak, England, McLaughlin, Powell and Ziegler. Nays: none.

Motion carried.

12. Mayor Comments included: RE: Auditor and Engineer comments on need for another well, tower and treatment facility: we submitted needs to Rep. Underwood's office and spoke with Jessica Beezhold from her office.

13. Trustee and Staff Comments included: Trustee Carlsen: Supports Director Muligano in getting switch fixed. Trustee Cermak: Thanked Treasurer McGinty and Clerk Cooper for assistance on business grants. Trustee England: Praised Public Works for snow removal and ice control work; as a resident, would like to do my part to help preserve the lake; am in location on lake where people take off out of no-wake area and I get a lot of wake that erodes rock wall into lake; difficult to get a steel seawall; bigger boulders will help; asked permission to use Village owned lake lots to stage rocks and transport on sleds off Brier. Trustee Powell: Release of liability and removal plan. McArdle: Should be a permit. Trustee McArdle: Not inappropriate if next requestor may also do it. Do it at direction of Public Works. Consensus: Yes. Trustee McLaughlin: Spoke with Attorney Marvin Keys on land donation and Keys said the donation is still in progress; Chief got another academy date for new officers; department is getting COVID-19 vaccinations; has a plan from Calvin Clay, EMA Coordinator. Trustee Powell: Have a setup plan for budget meetings to work with departments individually; looking forward to getting it going. Trustee Ziegler: Noticed lately that bands have inquired about summer concerts; want to get a pulse; 2 or 3 bands this summer? England: In support of outdoor events; however, need to get through budget season. McLaughlin: For it. Trustee Powell: What about fireworks? Trustee Ziegler: Would be about \$18,000. Treasurer McGinty: Watch cancellation clauses. Consensus: Yes.

McArdle endorses Treasurer McGinty's suggestion of low cost loans from the EPA. Official Kraly: Director Bartnick: Police Department flooring would be \$3,000 for non-commercial or \$4,500 for commercial grade. Response: Non-commercial. Director Muligano: Apologized to online attendees over outages; we have a plan to replace a part on our network that is failing; replacement part is being provided by warranty; HP will replace it; will bring in consultant to help with programming for it; switch is our gateway to the outside. Treasurer McGinty: Will send email with trail of email from BLA; would like to have board's comments individually. Chair Zeinz: RE: 706 E Burnett was to be zoned Industrial in Comprehensive Plan; consider review of plan.

14. Public Comment included: none.

15. Adjournment

Motion to adjourn by Trustee Powell, Second by Trustee Cermak

Ayes: Trustees Carlsen, Cermak, England, McLaughlin, Powell and Ziegler. Nays: none.

Motion carried at 9:25 p.m.

Submitted by Georgine Cooper