

Village Board Meeting Minutes
VILLAGE OF ISLAND LAKE
3720 Greenleaf Avenue, Island Lake, IL 60042*
***Audio/Video Zoom Meeting**
March 11, 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.

Trustee England joined the meeting at 7:26 p.m.

1. **Call to Order** at 7:00 pm by Mayor Amrich
2. **Roll Call** Present: Trustees: Chris Carlsen (remote), Chuck Cermak, Richard McLaughlin, Dan Powell and Will Ziegler. Absent: Trustee Harold England. Trustee England joined the meeting at 7:23 p.m. Also present: Mayor Charles R. Amrich, Clerk Georgine Cooper, Attorney David McArdle, Treasurer Ed McGinty, Police Chief Dan Palmer, Director of Public Works Brian Bartnick, Building Commissioner Russell Kraly, Technology and Innovation Director George Muligano, Planning and Zoning Chair Joe Zeinz (remote), and Fire and Police Commission Members Jim Ott, Peter Nelson and Arnie Epstein.
3. **Pledge of Allegiance** led by Mayor Amrich
4. **Swearing in of new police officer Alexander Allen**
Jim Ott, on behalf of the Fire and Police Commission welcomed Officer Allen aboard. Mayor Amrich swore him in.
5. **Public Comment:** none
6. **Lakeview Bridge Project Engineering Update, Jacob Thede, BLA Engineering**
Jacob Thede of BLA Engineering: Provided funding information to Village; wants to clarify where we are. Are working with State of IL IDOT and Lake County Mayors and Managers before it goes to Springfield. The \$1,000,000 was programmed through IDOT in 2012; looked to increase funding through IDOT for upgraded bridge. The project will be a new one with \$1.6 million. (The 2012 project did not include engineering fees and the new one does. Once it gets programmed and contract approved, 80% of project will be funded through the State. The other 20% (\$300,000 approx.) must be provided by the Village. Can use a 2020 allotment of the Rebuild Illinois Fund, from MFT money. \$532,503.00 was granted to the Village over the next 5 years for infrastructure projects. This can cover the Village portion. Nothing has changed with the job. Grant application is required for the \$532,000; will work with IDOT. Director Bartnick: How much would box culvert be? 40% less than the \$1.6 million. Thede: You wouldn't get pontoons through box culvert; box culverts have more maintenance issues. Director Bartnick: You would [get pontoons under the bridge] if it was raised above level of the current bridge. Thede: It's better to go for the maximum amount with "Cadillac" option; have not done any engineering yet as funding is not approved. Trustee McLaughlin: Asked for clarification on grant funding. Thede: IDOT pays 80%. Remainder is local match; Rebuild Illinois funds can be allotted to local match. Mayor Amrich: RE: 2012 program, cost was quite a bit less. We have received Rebuild Illinois funds in 2012.
7. **Committee and Department Reports**
 - a. Public Works, Trustee England
 - b. Lakes, Parks, Recreation, and Education, Trustee Ziegler
 - c. Economic Development and Grants, Trustee Cermak
 - d. Building and Zoning, Trustee Carlsen (read by Trustee McLaughlin)
 - e. Police, Public Safety, and Ordinances, Trustee McLaughlin
 - f. Finance and Administration, Trustee Powell
8. **Consent Agenda**
 - a. **Approve payment of bills totaling \$ 233,464.89**

- b. **Approve minutes from the 2/11/2021 and 2/25/2021 Village Board Meetings**
- c. **Adoption of Ordinance # 1625-21, An Ordinance Amending Title 1, Chapter 16, Annual Fee Ordinance, of the Island Lake Village Code**
- d. **Pulled: Authorize Mayor Amrich to sign the contract with Valley Commercial Service, Inc. for complete refinish and restriping of the gym floor in the amount of \$6,550.00**

Discussion: Trustee Powell: Is \$70,000 reimbursement to General Fund, is it payroll? Response: Yes, water payroll. Trustee Powell: Expense for washroom repair. Trustee England: Quote for gym floors, is there a warranty? They are using a water based sealer; should we look into it more. Trustee McLaughlin: They do it all the time. Trustee Carlsen: There is an exhaust system. Trustee Ziegler: All Powell

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

Motion carried.

Motion to authorize Trustees Ziegler and England to renegotiate and the Mayor to sign contract with Valley Commercial not to exceed \$7,000 by Trustee Cermak, Second by Trustee Carlsen

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

Motion carried

OLD BUSINESS

9. Discussion of and direction on water rate study

Trustee McLaughlin: Concerned about cost of study. Trustee Ziegler: Need data to justify rate. Trustee Carlsen: Add cost of projects outlined by Water Superintendent and use that to determine; we need costs and an action plan for financing and doing the work. Treasurer McGinty: We have those costs from the budget meeting. Trustee Powell: Quantify on a spreadsheet. Consensus is to do it on our own with Superintendent Stewart's numbers. Suggestion for monthly billing plan.

10. Discussion and Possible approval of draft settlement relating to Dara Villarreal

Discussion: Attorney McArdle asked if board would like to discuss this in closed sessions.

NEW BUSINESS

11. Motion to direct attorney to prepare ordinance amendment to remove of Owner Transfer Inspection requirement

Discussion: Trustee Ziegler: Residents feel the inspection is redundant and an extra cost. Trustee Carlsen: No reason to do redundant inspection except to collect fee. Trustee Cermak: Was on the board when it was instituted; reasoning was that if homeowner did work without a permit, the assessor wouldn't have the information and the Village wouldn't realize the increase taxes. Trustee Ziegler: The ordinance is misleading, as it states it is for safety. Trustee Carlsen: It sounds like a liability. Building Official Kraly: Most financial institutions require it for a loan. I would not necessarily know if additional work was done; in prior employment, resident sued the Village over missing something on inspection. Trustee Powell recalled an instance a year ago where a resident claimed in was Village's responsibility when there was damage not listed on inspection

Motion to direct attorney to prepare ordinance amendment to remove of Owner Transfer Inspection requirement by Trustee England, Second by Trustee Ziegler

Questions: Trustee McLaughlin: We would lose the \$5,000 in revenue but be at risk for lawsuit. Trustee Cermak: Are we still doing rentals? Official Kraly: Yes. We are making sure the landlord is maintaining property. Attorney McArdle: One of the reasons we did inspections because people were illegally chopping up houses to have more than one rental. Official Kraly: Make sure that renting out rooms are not considered rentals. Attorney McArdle: It is hard to separate legal vs. illegal rentals. Trustee Cermak: You would have to prove that people are paying rent for the room.

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

Motion carried.

12. Discussion of and possible action to provide Recreation Director with a credit card for field trip deposits and payments

Discussion: Trustee Ziegler: Spoke with Recreation Coordinator Tanzillo. For summer camp, there are

over 20 field trips. If number of attendees changes, a new check has to be issued. Sometimes deposits are required ahead. It streamlines the process. I trust our directors to use it efficiently. A lot of places do not accept checks. Trustee England: Can we give her access to a credit card requiring authorization for each use? Want to control use; need a policy for use. Trustee Ziegler: Only for summer camp. Trustee McLaughlin asked Director Bartnick if he had one. Response: Yes, for Home Depot. Treasurer McGinty: There is a credit card in the office that she can use; we don't need multiple credit cards out there. Trustee Powell: Is it accessible if Ed wasn't here? Response: Yes. Trustee McLaughlin: Was the group card used for Octoberfest expenses? Trustee Ziegler: Can she take it on a field trip? Response: Yes.

13. Mayor Comments: Received a request from Lucky Slots, an existing business. Building has a new owner. He wants to move his business to another unit of 1,400 sf to move bar and gaming. Trustee Carlsen: In favor of moving it to revitalize. Trustee Cermak: He has a kitchen in current location; will have to have it in new one. Trustee Carlsen: Do we do a commercial inspection? Official Kraly: Yes. Consensus: Yes, but he must put in a kitchen; follow the ordinance. Received letter from Village Engineer of Baxter & Woodman that there is money in new COVID-19 stimulus funds for water system improvements.

14. Trustee and Staff Comments Trustee Carlsen: Kids go back to school April 12; celebrate. Trustee Cermak: Try to keep businesses alive. Trustee Powell: Started budget meetings for wish lists; did Public Works and Water, laying groundwork for future; realistic requests from Public works, including rubber wheels backhoe; week 2 was Police Department that was well prepared; wasn't able to discuss EMA and Police and Fire Commission; praised scheduling by Treasurer McGinty. Trustee Ziegler: Thanks to Public Works for handling the snowfalls. Attorney McArdle: Walnut Glen was annexed in 2005; Village signed an Agreement with the IDNR; agreement stipulates that Village will complete the bike trail without IDNR money; it looks like a liability we have and we don't know how large it is. Leverage with builder would have been at time of annexation. Two years later, we had none. Trustee Carlsen: Can Rebuild Illinois fund the path? Trustee McArdle: Will monitor this and report to board. Treasurer McGinty has a signed copy of the IDNR.

Director Bartnick: As a resident and a supervisor, don't know why we're not saving money on bridge project; money could be used to benefit elsewhere. Trustee McLaughlin: Want to make it better for residents. Trustee Powell: Plan to improve the looks. Trustee Cermak: The engineer will come back with numbers and we'll assess it. Official Kraly: A week ago, we had new developer come in about purchasing Walnut Glen lots; last Friday he called and said that owner was not going through with sale; received a call from another builder/architect inquiring and they are now in the bidding to take it over; bike path issue was raised at that time; might be possible to have new developer help; Dollar General store is in planning stages near Waters Edge. Director Muligano: Mentioned that online attendees need to hear proceedings; get close to microphone; would like to encourage that committees host their own meetings; would like support in asking committees to run their own meetings.

15. Public Comment included: Joe Roth, IL Association of Realtors RE: changes to presale home inspections; estimated 20 home sales in Island Lake in 2020 [not based on Village data]; selling price will drive inspections; seeing more towns move away from inspections. Kris Drexler: Mentioned it is hard to hear some people; RE: OTI, suggested the Village require proof that an inspection was done; wanted update on concerns on Walnut Glen. Trustee Ziegler: Spoke with Attorney McArdle: It is a civil matter; HOA is run by developers; it's typical for a civil lawsuit to be filed by residents. Attorney McArdle: To assert what has to be done, all paperwork needs to be reviewed; a phone call to developers to encourage them to meet with residents is in order. Kris will email contact information

Motion to go into Executive Session to discuss existing personnel performance and employment 5 ILCS 120/2(c)(1)

Discussion:

Motion to go into Executive Session to discuss existing personnel performance and employment 5 ILCS 120/2(c)(1); by Trustee Powell, Second by Trustee England

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

Motion carried.

Roll Call: Present: Trustees: Chris Carlsen (remote), Chuck Cermak, Harold England, Richard McLaughlin, Dan Powell and Will Ziegler.

Motion to authorize the Mayor to sign the proposed release agreement relating to Dara Villarreal in the amount of \$11,056.07 pending Village Attorney approval by Trustee Powell, Second by Trustee McLaughlin
Ayes: :Trustees Carlsen, Cermak, England, McLaughlin, Powell and Ziegler. Nays: none.
Motion carried.

16. Adjournment

Motion to adjourn by Trustee Cermak, Second by Trustee Ziegler

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

Motion carried 10:18 p.m.

Submitted by Georgine Cooper