



VILLAGE OF FOX LAKE VILLAGE BOARD MEETING MINUTES

STATE OF ILLINOIS, }
Lake and McHenry Counties, } ss.
Village of Fox Lake

This meeting is held in accordance with State of Illinois Executive Order 2020-07 Section 6, held in said Village and County in the State of Illinois at 6:30 p.m. on August 10, 2021, and held via Zoom conference. The meeting was called to order by Mayor Schmit. The following official business was transacted:

1. Call to Order

Roll Call

Present Mayor Schmit, Village Attorney Howard Teegen, Trustees: Jensen, Stochl, Konwent, Marr and Moore.

Staff also in attendance: Laura Linehan, Donovan Day (Zoom), Kealan Noonan, Ryan Kelly, Wayde Frerichs, and Jimmy Lee Jr.

2. Approval of Minutes

A. Village Board Meeting Minutes for July 27, 2021

Trustee Konwent made a motion to approve the Village Board Meeting Minutes for July 27, 2021 as presented, seconded by Trustee Moore.

New guidelines state that all votes must be taken via roll call vote in order to record all individual responses.

A roll call vote was taken as follows:

Trustee Jensen	Aye
Trustee Stochl	Aye
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Moore	Aye
<i>Motion Carried</i>	

3. Approval of the Warrant

Trustee Marr made a motion to approve the Expenditures/Warrants/Transfers for August 10, 2021 in the amount of \$1,559,464.67, Seconded by Trustee Jensen.

A roll call vote was taken as follows:

Trustee Jensen	Aye
Trustee Stochl	Aye
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Moore	Aye

Motion Carried

4. Special Business (Appointments, Swearing In Ceremonies, Proclamations)

A. Village Administrator Appointment

Trustee Stochl made a motion to appoint Deb Waszak as Fox Lake Village Administrator, Seconded by Trustee Konwent.

A roll call vote was taken as follows:

Trustee Jensen	Aye
Trustee Stochl	Aye
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Moore	Aye

Motion Carried

5. Village President's Report

A. Covid Policies

Mayor Schmit said the Health Department hasn't mandated anything as of today. Insurance states that unless Covid changes are mandated, the Village is still covered. If the Village goes against mandates or executive orders, there will be loss of coverage. If Covid changes, such as masks are mandated, the Village will follow suit to protect employees and the public. Masks are currently required in Village Hall for those who are not vaccinated. The current executive order expires on August 21st.

Mayor Schmit received a resignation from Trustee Koske on August 5th. The Village will do something to honor her for all she has done for the Village.

6. Village Administrator's Report

There is none.

7. Village Attorney Report

There is none.

8. Village Treasurer's Report

There is none.

9. Preliminary Audience Comments (on Agenda Items Only)

There is none.

10. Motion to Recess to Committee of the Whole Meeting

Trustee Jensen made a motion to recess to the Committee of the Whole, seconded by Trustee Konwent.

A roll call vote was taken as follows:

Trustee Jensen	Aye
Trustee Stochl	Aye
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Moore	Aye

Motion Carried

A. Strategic Planning Team Reports

Kealan said the Hickory Cove paving goes out to bid tomorrow. The South Holly pre-construction meeting is tomorrow. Nippersink paving is planned for this week but with rain, it may get pushed to Friday or next week. Mayor Schmit said that Kealan suggested paving up to Oak, so the only part of Nippersink that won't be paved will be by the retaining wall. Kealan mentioned that the heavy equipment will remain staged by Depot Tire.

11. New Business (the information below taken from Agenda)

A. Discussion Regarding Presentation by Gary Wool, Wool Capital Partners for a Proposed Residential Development at Fox Lake Crossing

Gary Wool spoke to the Board about his proposed plans for building apartments on his vacant land at Fox Lake Crossing. He said 60% of the units will be 1 bedroom and 40% 2 bedrooms. Rent will range from \$700-\$950 a month, on average. The goal is to attract individuals with a median income of \$54K. He said there will be long term benefits for village and this will not be low-income housing. With the current vacant land as is, the Village collects \$1,776.00 per year in real estate tax income. Gary foresees income for the Village to increase to approximately \$84K per year after construction.

Mayor Schmit said that if the TIF goes through, he needs Gary to promise that it won't impact area schools. Gary expects maybe 6 to 8 families in property that attend school district. He doesn't believe there will be enough families to greatly impact school districts. In the event the number of children increases, the schools will be compensated. Marr asked Gary about projected impact fees. Gary said fees will be about \$1.1M total. The portion going to the Village is about \$300K. Gary said that schools, library, public works (connection fees) and parks will all benefit. Trustee Marr said he likes the idea of creating an entry to property. He mentioned that Gary previously downplayed having a clubhouse on the property, and wanted to know what changed. Gary said he didn't want a swimming pool, and he wasn't so much against a clubhouse. When taking a look at all the land available, Gary said the clubhouse can be a nice amenity. Trustee Marr said he is in favor of Gary's plan. The site is a difficult one to sell, and it is something to give serious thought. Trustee Stochl asked how much TIF money Gary is looking for. Gary said the TIF will be a return to him as a share of real estate taxes. This can be upwards of \$350K a year. He estimates he would look for a refund back of \$200K per year for 20 years. He is paying \$9K in taxes on those parcels right now. Trustee Stochl is concerned with providing TIF funds for a residential area because the Village doesn't see the turnaround quick enough. He said there are apartments now being built behind Home Depot. Trustee Moore said residential TIFS are unusual. She is sympathetic to the property being hard to develop but believes TIF's often times aren't effective. They don't receive results that people think it will. Trustee Moore is in favor of the project, but not in favor of using TIF funds. Mayor Schmit asked the Board for their response to Gary's proposal. Trustees Moore, Konwent and Stochl were not in favor. Trustee Marr and the Mayor replied are in favor. Trustee Jensen said he is still on the fence and he is unsure at this time.

Mayor Schmit said he sees benefits in increased population. He doesn't see a retail business going in that location. Mayor said Gary has been great working with the Village by hosting a pop-up food pantry on his property, and he has done everything that has been asked of him. He is someone the Village can work with. The property will be TIF anyway; the question is if it will be a residential TIF. Trustee Marr agrees with Mayor Schmit. He said that Covid has changed commercial brick and mortar businesses. Trustee Marr said there is worry about things going negative. Fox Lake is on the cusp of

having big dollar investors wanting to work in town. The Village has made leaps and bounds but there is still work to be done and amazing people want to invest in the town. The Board needs to want to invest in ourselves as much as outside investors want to. Trustee Marr said the Village has momentum right now and he wants to keep it moving. He believes this is a critical time and the Board needs to spearhead these developments.

Mayor Schmit said this project may be time sensitive. Legislation may put time restriction on TIFs. Trustee Moore believes TIFs can pit communities against one another. There are public services that need to be paid for, such as police that come from low-income families in town.

Gary concluded by saying he is trying to enhance the community and increase its value.

B. Discussion Regarding Dance and Fitness Program Agreements

Laura said there is a dance studio interested in operating out of Lakefront Park. Staff is working on final details. She is looking for Board consensus to proceed, and then she can start working on advertising. The dance studio is also interested in hosting fitness programs. They will provide workers comp insurance. The agreement will be a 1-year time frame, with a \$500/month rental fee. Classes will offer a discount for seniors. Trustee Stochl said \$500 per month is very reasonable, and if that keeps up with the wear and tear on the building. Laura said it was a good opportunity since the previous dance studio left. Howard said this isn't designed to be a money maker; it is a service to be available and bring in people of all age ranges to build the dance program. The Board agrees to the dance and fitness programs.

C. Resolution 2021-R-49: A Resolution Approving the Purchase of Steel and an Installation Proposal for a Seawall at the Fossil Drive Bridge

This will slow down erosion. The cost is \$23,339 to supply steel. Together with the installation, total cost is roughly \$39K. This came in under budget which was over \$50K. Since both portions of the project are under \$50K, the Board is being asked to waive the bid.

D. Resolution 2021-R-54: A Resolution of Authorization for the Illinois Open Space Lands Acquisition and Development (OSLAD) Grant Program

The Village will financially meet obligations for the grant. This will be up to \$750K for land and \$400K for development projects. The deadline to apply is Sept 1st. This is something Mayor wants to take advantage of. This resolution will authorize commitment of funds.

E. Resolution 2021-R-55: A Resolution Approving an Engineering Service Proposal with Trotter and Associates, Inc. for Phase III of the South Holly Avenue Project

Project will take 3-4 months and will include reconstruction of the bridge. An estimate of 311 hours of oversite will cost \$50,715.

F. Resolution 2021-R-56: A Resolution Authorizing the Mayor and Village Clerk of the Village of Fox Lake to Sign and Accept Revised Purchase Costs for the Purchase of Two New Fleet Trucks
Instead of buying F350s, the Village will buy F250s. Cost decreased from \$91K total to \$85K total.

G. Ordinance 2021-17: An Ordinance Amending Section 3-3-6 A 1 b of the Village Code Related to Liquor Licenses of Major Restaurants

This ordinance will be in place for issuance of new licenses. Changes include verbiage stating a bartender is not a cook and 50% of revenue must be derived from food sales.

H. Ordinance 2021-18: An Ordinance Granting a Special Use to Operate a Short Term Rental Business at the Property at 27 N. York Street Fox Lake, Illinois, to William Cooprider
This was discussed at previous board meeting.

I. A Motion to Approve the Façade Improvement Program Application for Hello Folks located at 78 E Grand Avenue

Total improvements will cost \$10,775. The Village will provide reimbursement of \$4K. Improvements include vinyl siding, door & window wrap, and a new garage door.

J. A Motion to Approve the Raffle License Application from the Fox Lake Richmond Spring Grove Chamber of Commerce to Conduct a Duck Derby Raffle and Waive the Bond Requirement
This is for the Cardboard Boat Race on Sunday.

12. Old Business

Kealan discussed the lighting installation to be done at Washington and Rte. 59 which was brought to the Board last meeting. Trustee Marr had asked for a comparison cost using the same decorative lighting that is Sayton. The lights come direct from the manufacturer, so that will be about 2/3 of the cost of the original proposed decorative lighting. If the Board chooses all cobra style lights, cost will be \$167K. If all Sayton style decorative lights are used, cost will be \$441K. The Board agreed to use decorative lighting on the walking path and Washington. The rest of the lighting will be cobra style.

13. Motion to Adjourn from Committee of the Whole and Reconvene Village Board Meeting

Trustee Jensen made a motion to adjourn from Committee of the Whole and reconvene Village Board Meeting, seconded by Trustee Marr.

A roll call vote was taken as follows:

Trustee Jensen	Aye
Trustee Stochl	Aye
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Moore	Aye

Motion Carried

14. Motion to Waive the Bids for the Steel and Installation of the Seawall at the Fossil Drive Bridge

Trustee Stochl made a motion to Waive the Bids for the Steel and Installation of the Seawall at the Fossil Drive Bridge, seconded by Trustee Konwent.

A roll call vote was taken as follows:

Trustee Jensen	Aye
Trustee Stochl	Aye
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Moore	Aye

Motion Carried

15. Items to be Removed from Consent Agenda

There are none.

16. Consent Agenda

All items listed on the Consent Agenda are considered to be routine by the Village Board and will be enacted by one motion. There will be no separate discussion of these items unless a Trustee so requests, in which event the item will be removed from the general order of business and considered under the Approval of Exceptions.

A. Resolutions

1. Resolution 2021-R-49: A Resolution Approving the Purchase of Steel and an Installation Proposal for a Seawall at the Fossil Drive Bridge
2. Resolution 2021-R-54: A Resolution of Authorization for the Illinois Open Space Lands Acquisition and Development (OSLAD) Grant Program

3. Resolution 2021-R-55: A Resolution Approving an Engineering Service Proposal with Trotter and Associates, Inc. for Phase III of the South Holly Avenue Project
4. Resolution 2021-R-56: A Resolution Authorizing the Mayor and Village Clerk of the Village of Fox Lake to Sign and Accept Revised Purchase Costs for the Purchase of Two New Fleet Trucks

B. Ordinances

1. Ordinance 2021-17: An An Ordinance Amending Section 3-3-6 A 1 b of the Village Code Related to Liquor Licenses of Major Restaurants
2. Ordinance 2021-18: An Ordinance Granting a Special Use to Operate a Short Term Rental Business at the Property at 27 N. York Street Fox Lake, Illinois, to William Cooprider

C. Motions

1. A Motion to Approve the Façade Improvement Program Application for Hello Folks located at 78 E Grand Avenue
2. A Motion to Approve the Raffle License Application from the Fox Lake Richmond Spring Grove Chamber of Commerce to Conduct a Duck Durby Raffle and Waive the Bond Requirement

Trustee Jensen made a motion to move that items, Resolutions A 1-4, Ordinances B 1-2 and Motions C 1-2, be established as the Consent Agenda for this meeting by unanimous vote, seconded by Trustee Konwent.

A roll call vote was taken as follows:

Trustee Jensen	Aye
Trustee Stochl	Aye
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Moore	Aye
<i>Motion Carried</i>	

Trustee Konwent made a motion that the consent agenda as established by the prior motion be passed, seconded by Trustee Jensen.

A roll call vote was taken as follows:

Trustee Jensen	Aye
Trustee Stochl	Aye
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Moore	Aye
<i>Motion Carried</i>	

17. Approval of Exceptions

There are none.

18. For the Good of the Order

Laura thanked the Mayor and the Village Board for their patience over the past few months. She said she has learned a lot. She is in awe of the professionalism and work ethic of her coworkers.

Trustee Jensen thanked Trustee Koske for her 20-plus years of service to the Village.

Trustee Moore encourages the Board to start considering a sustainability plan.
Trustee Marr asked if the dead trees can be cut down on Route 12 across from McDonalds.

19. Audience Comments

There are none.

20. Executive Session

Trustee Konwent made a **motion** to retire into Executive Session at 8:03pm, for discussion on Personnel Matters to include Mayor Schmit, Howard Teegen, Laura Linehan, Ryan Kelly and Wayde Frerichs, seconded by Trustee Marr.

A roll call vote was taken as follows:

Trustee Jensen	Aye
Trustee Stochl	Aye
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Moore	Aye
<i>Motion Carried</i>	

21. Adjournment (Made in Executive Session)

Trustee Stochl made a **motion** to adjourn the meeting at 8:11pm, seconded by Trustee Marr.

A roll call vote was taken as follows:

Trustee Jensen	Aye
Trustee Stochl	Aye
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Moore	Aye
<i>Motion Carried</i>	

Meeting was adjourned at 8:11P.M.



Amy Driscoll, Village Clerk