

Finance Committee
Monday, January 11, 2016
7:00 a.m.
Village Hall Conference Room

The following people were in attendance: Todd Crockett, Diane Dole, Joel Gesky, Jim Hanley, Donna Kiedaisch, Sam Martin, Tim Nugent, Janice Schulteis, and Bernie Thompson. Also attending were Scott, Kim, and Dale Piggush.

TIF Façade Request – 43-45 N. Main Street

Scott and Kim Piggush, new owners of 43 North Main Street, along with Dale Piggush attended the meeting to ask for TIF façade funds for the renovation of the front of their building. Their total repair estimate is \$46,360 for which they could receive half. They plan to replace the front windows with more efficient glass, upgrade the design by replacing doors, installing brick across the bottom and stone along the sides of the window, similar to another building on Main, with siding and crown molding along the top of the windows. They will occupy 43 North Main; they are looking for a long-term tenant to lease the second half of the building and have already been approached by two different individuals. Janice is to verify that there is no precedent set where we have denied a new request because a payment had already been allowed to a previous owner of the same property. This item will be placed on the agenda for approval at the January 19th meeting.

Cell Tower Lease

Bernie explained the idea of selling the ground lease for the cell tower on South Main for which we are currently receiving \$2,000 per month rental. Landmark Dividend has offered \$350,000.00 with a 99 year lease for the property and according to Vince Cankar, there are no guidelines as to what the funds can be spent on. The current owners of the tower have first right of refusal to buy out the property but they must match the offer already received. Also, if we sell the property, and they expand the original footprint, we would get 50% of the rent on the expansion. Bernie is to check into whether we have a say as to what could be put in that footprint if they decide to take the tower down and replace it with something else. This will also be on the January 19th meeting agenda, asking Bernie to work with Vince Cankar to get a deal made for the purchase described above.

Zamboni purchase or lease

Jim Hanley talked with the Zamboni Company representative who gave him the impression that they really didn't want to make any kind of deal for purchase of a used machine that is not even maintained. He also spoke with a company in Minnesota with a 1999 machine, approximately 5,500 hours, completely serviced and sold with new equipment, for \$22,500 plus \$1,500 to transport, for a total cost of \$24,000. Jim has no doubt that Rick will be able to maintain the unit. This machine will be purchased with funds received, per an agreement with Aqua, at \$5,000 per year for five years. It was questioned if it would be more beneficial to buy the unit or lease it; it was thought that we should maybe buy it but the question then was whether we buy it outright with Village funds and then apply the \$5,000 Aqua payments each year as reimbursement, or finance it with annual payments. If the final decision is to lease the unit, the lease contract will need to be approved by the board.

Update on status of Hitchcock Design Group – Second Street Project

Bernie asked Hitchcock for a new design of the trustees' choice made with the turn-around; he had just received that and will distribute. The funds spent so far to Hitchcock are for the work that has already been done concerning drawings to-date, design work, meetings, etc. Any future work on the actual project will need to include Tyson for engineering work; they are now just giving a proposal to get to the next step, and then to get actual construction bids.

2016 Projects

Mayor Nugent is asking for any ideas for new projects or something specific for the 2016/2017 year as he is receiving questions about what our next project will be. A thought was to extend the street sign project throughout the Village instead of just in the TIF district. Jim reported that it would involve approximately 110 more signs being replaced for a total cost of approximately \$30,000 to \$40,000.

Trustee Martin reported that both the North and South side swales need to be reworked, including cleaning out the grates to get better drainage. This would need to be hired out and Tyson Engineering needs to be involved. It was felt that any excess dirt from the project could be moved to Legacy Park for extending the berm area. Jim Hanley also reported that the playground equipment at Wright and Thies parks could be updated and there is the possibility of lighting the walking area in Heritage Park. If that were to happen, however, it would probably be requested that we do the same for the walking area in Legacy Park which would have to be agreed upon with Manteno Township. Trustee Crockett asked about "sporting event" flags for schools to be placed on street light poles in the Village; this was brought up in a previous committee meeting. There are approximately 215 poles in the whole town and costs were estimated to be about \$30 per pole; flags were to be put up at proper times during the school year and sporting events.

TIF Update

A TIF#1 project tracking sheet was handed out listing the different projects proposed over the past year, costs associated with each, and proposed expenses and revenues over the next two years.

Police Department Exercise Room Donation

Officer Tobeck researched what equipment would fit in the room located next to the locker room; it was decided they could use a weight machine and treadmill, along with rubber flooring. The cost of the project would be approximately \$3,644 and Officer Tobeck received word that the Manteno American Legion would donate the full amount.

Police Department – Lexipol

Lexipol is a company who does policy and procedures for various departments and works in the same manner as IMIC which is the insurance co-op the Village deals with. A lot of new laws are being enacted in 2016 and some apply to the Police Department; officers will need to log in each day before their shift, read policy changes, and take an online test. It is estimated that the initial capital outlay would be \$59,135 for all departments in the IMIC group with an annual cost to each department to maintain of about \$7,500. IMIC will pay for most of this. Janice will get more information on this at the IMIC meeting this Wednesday as to what charges we will be responsible for, i.e. training and manual expenses. Mayor Nugent asked if this would take the place of some training that we do now. Trustee Gesky asked what the benefit would be for our Police Department/Village and would all of this possibly make our officers afraid to do their jobs. Also we do not want to be put in a position where IMIC can penalize or use any information received against us. We can see where this reporting would be beneficial to IMIC but Mayor Nugent stated that we want to make sure they are working for us and not against us. Janice reported that some locations in the IMIC group are already using Lexipol and are pleased with the results. She said they will ask at the Wednesday meeting if all want to go along with the proposal and if it is not favorable, they might not approve it.

Month-end Financial Reports

It was reported that General Fund revenues are at 72% and World Fuel has signed another three-year lease with Curwick. Janice is tracking funds line-by-line for the upcoming budget amendment and feels we should see an increase in sales tax due to the new Oak Ridge properties being sold. Bernie explained that the contributions to the Police Pension fund have been paid now for the entire year. Overtime is up to cover shifts and also we are paying 100% salary for the injured officer but are getting back only 66.7% from workers comp. The rest of the expenses are in line.

Miscellaneous

Trustee Sam Martin is the new liaison for the Village and Manteno Golf Course and will be attending their meetings.

The meeting adjourned at 8:25 a.m. The next regularly scheduled meeting will be Thursday, February 11, 2016, at 7:00 a.m. in the Village Hall conference room.

Donna Kiedaisch