

**WAUCONDA TOWNSHIP
REGULAR BOARD MEETING
March 16, 2016**

Call to Order: Supervisor Swanson called the meeting to order at 6:32 p.m.

Roll Call: Clerk Rowe proceeded with roll call. Answering present was: Trustee McKernan, Trustee Ringel, Trustee Schorr, Trustee Thompson, and Supervisor Swanson. Also answering present was Assessor Oaks, Hwy. Commissioner Munson, Attorney Ridgway, and Administrator Maioriello.

Pledge of Allegiance: The Pledge was led by Supervisor Swanson.

Executive Session: Clerk Rowe stated that the agenda needed to be amended. Approving the agenda should precede Executive Session.

Approve the Agenda: Supervisor Swanson asked for a motion to approve the agenda with the correction. Trustee McKernan motioned to approve the agenda, Trustee Thompson seconded the motion. A voice roll call was taken. All were in favor. This motion carried.

Executive Session: Pending Litigation: Supervisor Swanson motioned to move into executive session. Trustee Ringel seconded the motion. A voice roll call was taken. All were in favor. This motion carried. Meeting was adjourned into executive session.

At 7:31 p.m. the regular board meeting was reconvened.

Approve the Minutes February 17, 2016 Regular Board Meeting: Trustee Thompson motioned and Trustee Ringel seconded to approve the minutes of the February 17th regular board meeting. Having no discussion, a voice roll call was taken. All were in favor. This motion carried.

Approve the Payment of Bills from the General Town Fund: Trustee Ringel motioned and Supervisor Swanson seconded to approve the bills from February 18, 2016 to March 16, 2016 for the general town fund. There was an additional bill to be included for \$1103.81. The motion was amended to include the bill. A voice roll call was taken. All were in favor. This motion carried.

Approve the Payment of Bills from the Road District Fund: Trustee Schorr motioned and Supervisor Swanson seconded to approve the bills from February 18, 2016 to March 16, 2016 for the road district fund. Having no discussion a voice roll call was taken. All were in favor. This motion carried.

Treasurer's Report: Supervisor Swanson read the following Treasurer's Report:

General Town Fund	\$ 57,921.39
General Assistance Fund	4,814.96
Social Security/IMRF Fund	8,096.47
Senior Services Fund	6,833.48
Road & Bridge Fund	4,909.88
Permanent Road Fund	<u>50,633.30</u>
Total:	\$133,209.48

Public Participation: None

Vote: Annual Meeting Agenda: Trustee Thompson motioned and Trustee McKernan seconded to approve the annual meeting agenda. Having no discussion, a voice roll call was taken. All were in favor. This motion carried.

Vote: Ela Township/Wauconda Township Pace Bus Agreement: Attorney Ridgway would like the bus agreement to have a termination clause and other language in the agreement. Attorney Ridgway would like the Board to approve the involvement with this agreement with the ability to have the attorneys work out the details on the two items. Supervisor Swanson motioned to approve the agreement with the stipulation of the attorneys agreeing to the two items. Trustee Ringel seconded. Having no more discussion, a voice roll call was taken. All were in favor. This motion carried.

Historical Society Report: Director Oaks stated the Cook's house first program will take place the first weekend in May. She mentioned the different memberships available and extended an invitation for all present to stop by and tour the Cook house.

Public Participation: Debra Jenkins, resident of Island Lake, stated that she feels that TIF equates to "tax increase for me" and hopes the Board considers saying no to the TIF.

Lakemoor Village President, Todd Weihofen, Tony Levatino, Pete Olson, Steve Kulisek, Mark Ryberg, Al Cook, Scott Risky, Dave Krueger, James Munson, Dave Lewuski, Carrie Wiebhopper, Alexis Aguilar, and Kathleen Lennon are residents who spoke in favor of the TIF and dismissing the lawsuit. Some of the comments stated by the residents included that the project would bring more progress in the area, jobs for the tradesman, job opportunities for residents, and additional business attraction.

Lakemoor Presentation: Lakemoor Village President, Todd Weihofen stated that the project would not just benefit Lakemoor but other areas. He stated that Lakemoor will have to bond the property and take the responsibility. If Woodman's cannot go here, they will leave. He stated that the site suffers from chronic flooding and other obstacles. The \$3,500 offered to Wauconda Township by Lakemoor is 60x's more than what they are receiving now. He feels that without the TIF the property will not be developed.

Matt Kronsky, Director of Economic Development for Lakemoor, stated that the TIF was put into place to attract development for that property. The Village of Lakemoor is offering \$100,000.00 a year to the taxing districts for 10 years. The property has no infrastructure. Other developers have told them that the property is too risky. He feels that the Boards should be working together to solve this.

John Melaniphy, Chicago, on behalf of Woodman's, gave information about the debt services, projected sales tax figures, retail sales projection, jobs created for construction and employees hired by Woodman's, and other businesses this development would bring. Because of the recession, retail development slowed. Woodman's is here because of the TIF district to defray the development costs. Without it, Woodman's will walk away. In his opinion, no development will happen on that property without the improvements. He mentioned past development interests in the property and reasons why it did not happen.

Trustee Thompson stated that the TIF is for 23 years and could be extended another 12 years. He asked if Lakemoor would consider a partial TIF. It was stated that the Township was never offered a settlement agreement.

Trustee Schorr stated that if the Board does not vote to dismiss the lawsuit the project will be gone.

Supervisor Swanson stated that other developments in the area that are not done with a TIF generate tax revenue for schools and other taxing districts. He feels that Lakemoor is asking the Board to make a decision in one night that would affect the Township for the next 23 years. He feels that whether it qualifies as a TIF needs to be looked at.

There was some discussion by the Lakemoor Village President and Attorney Krone from the school district regarding offers of past proposals.

Trustee Schorr stated the point is to get development in the area with the TIF district. Trustee Schorr stated that the School District does not need any more money and that there is no affect to the Township or Library.

Vote: Dismiss Lawsuit with Lakemoor: Trustee Schorr motioned to dismiss the lawsuit, Trustee McKernan seconded the motion. During discussion Trustee Ringel asked if it could be tabled. Attorney Ridgway stated it could not be done under this motion. Supervisor Swanson stated that he is for Woodman’s project and getting people to work. However, to vote for a TIF district when lawyers are saying it does not qualify is hard. It has been dismissed by the courts as a TIF district. He stated that it is for the courts to make the decision, not the Board. Trustee Thompson, Trustee Ringel, and Supervisor Swanson voted nay, Trustee Schorr and Trustee McKernan voted aye. Motion does not carry.

Vote: Accept Settlement with Lakemoor: Trustee Schorr motion to accept the settlement offered by Lakemoor, Trustee McKernan seconded the motion. Trustee Thompson, Trustee Ringel, and Supervisor Swanson voted nay, Trustee Schorr and Trustee McKernan voted aye. Motion does not carry.

Elected Officials Report: Administrator Mairoriello stated that over 1400 voters went through the Township Hall on Election Day. With the new changes in the voting laws, 40 residents were able to register on the same day they voted.

Supervisor Swanson stated that at the April Board meeting the Wauconda dispatchers will be honored. 7,000 copies of the newsletter mailed out. The food pantry served 214 families this past month. The new “E” news is now available containing all types of different information. Register on line for this “E” letter. Dial a Ride bus service is up and running. It offers curb to curb service to residents.

At 8:15p.m., Trustee McKernan motioned to adjourn. Trustee Schorr seconded. All were in favor. Meeting was adjourned.

Submitted: April 20, 2016

Supervisor

Clerk

Trustee

Trustee

Trustee

Trustee