

APPROVED MINUTES  
VILLAGE OF ANTIOCH  
BOARD OF TRUSTEES, COMMITTEE OF THE WHOLE MEETING  
Municipal Building: 874 Main Street, Antioch, IL  
February 27, 2007

**CALL TO ORDER**

Village Clerk Rowe called the February 27, 2007 Committee of the Whole meeting of the Board of Trustees to order at 7:00 PM in the Municipal Building: 874 Main Street, Antioch, IL.

**ROLL CALL**

Following the Pledge of Allegiance, roll call indicated the following Trustees were present: McCarty, Caulfield, Porch and Turner. Also present were Administrator Haley and Clerk Rowe. Absent: Mayor Larson, Attorney Magna, Trustee Hanson and Trustee Pierce.

**LEGISLATIVE AND HUMAN RESOURCES**

No report.

**PLANNING, ZONING AND BUILDING, SENIOR SERVICES**

No report.

**ENGINEERING, PUBLIC WORKS AND UTILITIES**

No report.

**FINANCE, ECONOMIC AND REDEVELOPMENT**

**Other Business – District #34 and District #117 School Impact Fees –** Administrator Haley distributed a copy of a letter he just received from Victoria Cullen, District #34 Associate Superintendent regarding their semi-annual review of the school impact fees for development. Administrator Haley reviewed the proposed new fees and compared them to the fees listed in our existing ordinance. Administrator Haley said that Dr. Skidmore has done this not only for our school district, but also for other school districts because he is the recognized expert throughout the county. Administrator Haley said with the approval of the committee, he would ask that this item be placed on the next village board agenda for consideration so we can authorize the Village Attorney to draft an amendment to our ordinance.

**Comment – Trustee Porch**

Trustee Porch said that she didn't see any mention of Emmons Grade School and they were included in the impact fee ordinance last time. Administrator Haley will contact Matt Taber from Emmons School and will get information from him for the next meeting.

**Comment – Trustee McCarty**

Trustee McCarty would also like to see a copy of the Village of Gurnee's impact fee ordinance.

**Comment – Trustee Turner**

Trustee Turner said that it's the school district's elected board decision to ask that we amend our impact fee ordinance and they are the ones who have to pay the bills for schools in the district. She said that Gurnee's fee may be different and they may not be taxed at the same rate that we are.

This item will be placed on the March 5, 2007 village board agenda for consideration.

**Other Business – Lag Time Fees –** Administrator Haley said that we have been working with the school district regarding lag time fees for quite a while and so he asked the Village Attorney to draft a sample ordinance. He said that it's important that we understand what lag time fees are reference impact fees. Administrator Haley said that impact fees by statute can only be used for bricks and mortar and can't be used to buy books or pay salaries. He said that lag time fees can be used by the school for anything that they need and that it's also important to understand that when we talk about lag time fees, we are talking about fees that would come from future annexations. He said

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this is a product of the annexation process and would strictly apply to residential development and not commercial development. He said the theory behind lag time fees is to give the schools some money during that time that a family moves into a home to the time when they are finally assessed and the school is receiving the taxes from that home which could take up to two years. He said if the developer would 'balk' at the lag time fees, the option could be not annex to the village or come to the Village Board to see if the Board would waive the fees. Administrator Haley distributed copies of a memorandum from Attorney Magna along with a sample ordinance for their review and said this is very preliminary and he wanted to get the process started and to update the Board. He said once we get input from the schools regarding the fee amount, he would bring the information to the Board.

### **Comment – Trustee Porch**

Trustee Porch said she was glad to see language included that lag time fees would not apply to residential developments perpetually restricted to adult only or senior citizen dwelling units. Administrator Haley discussed possible situations where the adult only development would be deed restricted and there would not be children in the schools. Trustee Porch asked how we would expect the transition fees to be formulated. Administrator Haley said that we would work with schools on that and he discussed the fee amount that is being used in Round Lake. He said there will be a lot of discussion between the Board and the School District finalizing the fee structure.

### **Comment – Trustee McCarty**

Trustee McCarty said that he wouldn't want to see the lag time fees be higher than the impact fees. He said that he wouldn't agree these fees if Lake Villa and Lindenhurst were not on board. Administrator Haley said that Lake Villa and Lindenhurst both are looking at similar fee ordinances and he discussed his conversation with Lake Villa's Mayor who was also working on lag time fees. He also recapped the meetings held with school district representatives that took place approximately 6 months ago regarding this type of fee. Administrator Haley said he wasn't sure if District #34 talked to District #117, but he knew that all three municipalities that feed into the school systems are looking at this type of ordinance. Trustee McCarty asked if there would be an advantage to form a committee consisting of representatives from all three municipalities to come to a general understanding for the amount, so that it would go out to the three municipalities at the same time for approval. Administrator Haley said that may very well be, but he would like to get legal advice on that.

### **Comment – Trustee Turner**

Trustee Turner said that she would like to hear from the school district to see what they would like to do.

### **Comment – Trustee Caulfield**

Trustee Caulfield said that he didn't understand the whole process because it seems like this should be school district driven and we're in essence advocating for another taxing body to institute a tax and it seems to him there is real problem there. He said that he didn't get why that if the schools are in need of money, and if you read the papers it appears they are, and he asked what was the School Districts reluctance to getting in front of the Village Board and make something like this happen. Administrator Haley said that he didn't believe there was reluctance to it and that this is just the start of the process. Trustee Caulfield said this was discussed several years ago and he didn't understand why the School is not at the meeting advocating this proposal. Administrator Haley said that he believed the schools are doing this at the staff's level right now and that is why he's updating the Village Board on the status of the process. Trustee Caulfield said that he met with school business administrator in 2005 when they did the last impact fees and it doesn't appear like whatever they're doing to generate funds for the schools is working because they are always short. Trustee Caulfield said that he would be excited to see the school district here and when he sees the increase in impact fees, to him it doesn't make sense based on what they have expressed what their needs are. Trustee Caulfield said that it seems premature for this Board to be considering an issue that directly impacts the schools. Administrator Haley said that he's not asking the Board to do anything except to know the status of what he's been working on with the school.

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### **Comment – Trustee Turner**

Trustee Turner said that she believed it was in 2004 that Vicki Cullen came to a committee meeting to discuss lag fees, so she brought it up years ago. She said this is something that is good only from the standpoint of annexation. She went on to say that raising impact fees for every single permit is important for these kids because basically when you get a child in the school district by new construction, that by the time the tax dollars come in after the fact, we have educated that child for years and the money is not there. She said the lag time fees would help that deficit.

### **Comment – Trustee McCarty**

Trustee McCarty discussed the impact fee that is in place for the average 3-bedroom home; the tax dollars that come in on a yearly basis when you have full tax dollars are going to be slightly over that and that supposed to help build those schools and infrastructure. He said the lag time fees are there to help educate that child during the time frame when you are making the stretch between having zero dollars to three years later when you get the full dollars. He said that he agrees with that, but it has to be done in such a way that all three school districts are on board and that we are on an even playing field.

Administrator Haley will bring further information to the Board when it becomes available.

### **PUBLIC SAFETY, PARKS AND LICENSE**

**Connect-CTY Notification Procedures** – Administrator Haley said at the request of the Board, we have developed a procedure to use the village wide notification system, which is turned on and available right now. He said that we didn't re-invent the wheel and have talked to other municipalities and developed this type of notification system. Administrator Haley reviewed the draft procedures highlighting the intradepartmental and public notification sections.

### **Comment – Trustee Porch**

Trustee Porch discussed the Nextel weather alerts received by staff and she asked if there would be parameters as far as when the public would be notified. Administrator Haley said the severe weather notices are being refined right now and staff has been getting informational weather updates that would not be used to notify the public. Trustee Porch asked if the system could notify only certain portions of the village, such as in the case of a water main break. Administrator Haley said that it definitely could be used to notify only certain portions of the village at a time. He said that it's a computerized map and staff has been trained on how to use the system and he explained how the system would work in those situations.

This item will be placed on the March 5, 2007 Village Board agenda for consideration.

### **DELINQUENT ESCROW ACCOUNTS**

No report.

### **ADJOURNMENT**

There being no further discussion, Trustee Porch moved seconded by Trustee McCarty to adjourn the committee of the whole meeting at 7:25 p.m.

Respectfully submitted,

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Candi L. Rowe RMC/CMC  
Village Clerk