

**VILLAGE OF JOHNSBURG
SEPTEMBER 23, 2025 SPECIAL MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES**

President Hettermann called the meeting to order at 7:00 p.m. in the Village Hall.

Attendees

Trustee Mike Fouke
Trustee Josh Hagen
Trustee Scott Letzter
Trustee Jamie Morris
Trustee James Sylvanus
Trustee Keith Von Allmen
~~Village Administrator Claudett Sofialis (absent)~~
Assistant Village Administrator Vinny Lamontagna
Chief of Police Jason Greenwald
Attorney Michael Smoron
~~Village Engineer Tim Hartnett (absent)~~
Special Projects Coordinator Rick Quinn

PUBLIC COMMENTS –

Cheryl Markunas of 1310 Hayden Dr attended to express her statements regarding of the proposed sales tax discussion among the board. In summary, she advised a reasonable increment increase similar to City of McHenry and not to exceed 8% overall of taxes.

Joe Huemann of 3811 Spring Grove Rd and 3607 Chapel Hill Rd wish for Village Board to take a few moments of silence for recent passing of Johnsbury resident Daniel “Dan” Sompel. The Village Board acknowledge and recognized said matter. Mr. Huemann then expressed the Villages consideration on the proposed sales tax and as stated before to board the lower tax percentage is an asset to the Village. In summary, he provided bringing more business ventures to the Village would provide increase and growth seeking.

Jeff Flagg of 3313 Christopher Ln expressed concerns of recent property tax increase and the Village is considering another sale tax increase. He expressed the implications to the small business, inflation in the current market, the supply issues the increase could effect on remaining competitive and covenant to residents, and the recent impact to Angelo’s Market.

OMNIBUS AGENDA – Trustee Von Allmen moved to approve the Omnibus Agenda, pulling the proposed September 9, 2025 special meeting minutes for discussion. Trustee Morris seconded the motion. Trustee Von Allmen requested the removal of the minutes of the September 9, 2025 special meeting of the President and Board of Trustees. Trustee Sylvanus requested the removal of the Ordinance 25-26-13 Amending Chapter 41 Municipal Taxes, amending Section 41.04 Non-Home Rule Municipal Occupation, Service and Us Taxes of the Johnsbury Municipal Code. Trustee Hagen requested the removal of Lease/Purchase Agreement with US Bank for the purchase of police radios. All Trustees present voted aye on the roll on the remaining agenda items. Motion carried.

- **Disbursements**
- General Fund \$380,513.61
- MFT

- Waterworks & Sewage Fund \$ 5,612.83
- Golf Course Fund
- Debt Service Fund
- Total All Funds \$386,126.44

Move to approve the minutes of the September 9, 2025 special meeting of the President and Board of Trustees.

Trustee Sylvanus moved to discuss said September 9, 2025 minutes and Trustee Fouke seconded the motion. Trustee Von Allmen wish to express commenting that the matter discussed was a first read and no action was on the matter; thus the proposal couldn't be tabled and the minutes do not accurately reflect said summary. Trustee Von Allmen further provided the procedure per his understanding and expressed said matter at the previous board meeting that the Resolution to Publish an RFP for a Staffing and Operational Analysis should be on tonight's Agenda for motion. President Hettermann expressed that the matter was continued to better understanding of what that audit or overlap was possibly. Trustee Von Allmen expressed he wants it reflected and the matter was not tabled as it was only the first read on September 9th. Attorney Smoron advised as requested by Trustee Von Allmen; either amend the previous minutes or ensure that this concern is reflected in the current meeting's minutes. Attorney further stated discussion is permitted on any topic, but confirmed formal actions (like motions or votes) are only allowed for agenda items. Informal consensus or sentiment can be expressed, just not a formal vote. President Hettermann stated in summary, some board members feel they should wait for the results of an assessment by Lauterbach & Amen, possibly an auditing results to avoid overlap. Trustee Von Allmen expressed the assessment is too narrow, only on a treasurer or comptroller, and shouldn't hold up the larger RFP process for the rest of the Village's Operations and Staffing. In summary, after discussion among the Village Board of Trustees, staff to ensure that the RFP discussion is on the next agenda so that formal action can be taken if desired. Additionally, staff to amend the proposed minutes for Board review and publishing. Also, record in tonight's (current meeting's) minutes that there was consensus on; clarifying the past minutes and placing the matter on the next agenda. Trustee Hagen moved to approve the amending the proposed September 9, 2025 special meeting minutes. Trustee Fouke seconded the motion. All Trustees present voted aye on the roll, motion carried

Move to approve Ordinance 25-26-13 Amending Chapter 41 Municipal Taxes, amending Section 41.04 Non-Home Rule Municipal Occupation, Service and Us Taxes of the Johnsburg Municipal Code.

Trustee Fouke moved to discuss said Ordinance 25-26-13 Amending Chapter 41 Municipal Taxes, amending Section 41.04 Non-Home Rule Municipal Occupation and Trustee Sylvanus seconded the motion. Trustee Sylvanus requested clarification regarding before October 1, 2025, it can be implemented January 1, 2026 as provided by Trustee Hagen. However, Trustee Hagen expressed if approved after October 1 but before April 1, 2026, implementation would be July 1, 2026. Trustee Hagen then advised this tax is not "use it or lose it", there are multiple windows for implementation. Trustee Sylvanus then requested important notes to consider referencing small businesses he had discussions with. In summary, provided findings the impact the tax increase can possibly burden profit margins for business who donate regularly to Village, organizations, entities, etc. Trustee Hagen commented the fees and taxes already on the businesses are additives and increase taxes should be a last resort. Reiterating growth should drive less burden on taxes. Trustee Sylvanus and Trustee Hagen expressed plan prior to implementing and what would drive the need for increase in tax and what capitol development identified prior. Trustee Hagen then provided surrounding tax rates to provide clarification to Trustee Letzter and also expressed tax increases seen from gaming and etc...and possibly explore tax relief on local residents. Attorney Smoron referenced back to Public Act allows non-home rule municipalities to impose these taxes without referendum. President Hettermann expressed downtown parking lot project (costs ranging \$850k depending on estimates), incubator program from EDC, and other unspecified infrastructure priorities. Concerns among the Trustees discussed; lack of specificity in fund allocation, difficulty in reporting back to residents on fiscal responsibility without detailed plans, being pressured to vote without clear financial

or project outlines, and prioritization of projects and consensus on spending before approval. During Trustee conversation the Attorney was advised to further look into the development and procedures for designated business mapping districts. Attorney expressed he believes the matter could require similar requirements of a TIF and advised the Board he would investigate further and provide his findings to the Board at the next proposed meeting. Said consensus of the Board for Ordinance 25-26-13 Amending Chapter 41 Municipal Taxes, amending Section 41.04 Non-Home Rule Municipal Occupation, Service and Us Taxes of the Johnsbury Municipal Code was continued, but emphasis on proposed IDOR timelines was a factor so proposed a Special Meeting projected for September 30, 2025.

Move to approve Lease/Purchase Agreement with US Bank for the purchase of police radios. Chief Greenwald explained although it's referred to as a lease, it's effectively a 5-year financing plan. Village will own the radios at the end of the term. Previous radios purchased around 2020, but were already 8 years into their life cycle at that time, parts are no longer available, and some radios have already failed. Chief further explained said new radios offer cellular and Wi-Fi communication if Starcom fails, reliable communications indoors especially in schools with expected lifespan of approx. 10+ years and a 7-year warranty which he has been working on with other agencies and McHenry County. Trustee Von Allmen moved to approve Lease/Purchase Agreement with US Bank for the purchase of police radios. Trustee Morris seconded the motion. All Trustees present voted aye on the roll, motion carried unanimously. Chief advised next steps finalize remaining documentation for financing and Motorola will be notified per process.

PRESIDENT'S REPORT

NexShot, LLC Class A Liquor License. President Hettermann explained of a new business seeking interested in to Commerce Dr (previous Legacy Restaurant) who had a liquor license prior and Villages municipal code currently has a license available. Josh Mathis speaking for NexShot explained business will be a golf simulator lounge and bar, with potential for food service in the future. The existing buildout at the site makes it a suitable and cost-effective location, approximately 5,500 sq. ft. in size. President Hettermann stated approval of the liquor license is contingent on the completion of the required background check and fingerprinting process with the police chief. Mr Mathis advised he has not yet started the background check process. Consensus of the Board welcomed the new business and emphasized the importance of completing all necessary steps.

President Hettermann seeking consensus on succession plan. President Hettermann requested Board discussing regarding succession planning due to an upcoming resignation of Administrator in August 2026, Claudett Sofiakis, and proposing the appointment of Vinny as the Administrator, upon Claudett Sofiakis departure. President Hettermann advised they both can share institutional knowledge and ideally target the new assistant hired by January 1, 2026. Multiple Trustees offer congratulations and consensus noted.

ADJOURNMENT – Trustee Morris moved to adjourn the meeting. Trustee Hagen seconded the motion. All Trustees voted aye on the roll. Motion carried 8:24 p.m.

Respectfully Submitted,

Vinny Lamontagna
Assistant Village Administrator