

**MINUTES**  
**WOODSTOCK CITY COUNCIL**  
August 4, 2015  
City Council Chambers

The regular meeting of the Woodstock City Council was called to order at 7:00 PM by Mayor Brian Sager on Tuesday, August 4, 2015 in Council Chambers at City Hall. Mayor Sager explained the consent calendar process and invited public participation.

A roll call was taken.

**COUNCIL MEMBERS PRESENT:** Daniel Hart, Maureen Larson, Mark Saladin, Joseph Starzynski, RB Thompson, Michael Turner, and Mayor Brian Sager

**COUNCIL MEMBERS ABSENT:** None

**STAFF PRESENT:** City Manager Roscoe Stelford, City Attorney Ruth Schlossberg, Finance Director Paul Christensen, Public Works Director Jeff Van Landuyt, Building and Zoning Director Joe Napolitano, Opera House Director John Scharres, Deputy Chief John Lieb, Opera House Production Manager Joe McCormack, Opera House Building Manager Mark Greenleaf, Grant Writer Terry Willcockson, and City Planner Nancy Baker.

**OTHERS PRESENT:** City Clerk Cindy Smiley

**FLOOR DISCUSSION**

**Proclamation Honoring Joe Zauhar**

Mayor Sager stated he is pleased to recognize this evening a person who has made significant improvements to this community with no thought to receiving compensation or recognition. He noted that those present this evening may have noticed someone working on the landscaping, planting flowers, weeding, and beautifying the section of Lake Avenue near the Woodstock Police Department. He then noted that it is with great pride that the City is recognizing Joe Zauhar who has been making these improvements out of a sense of community pride. He further noted that Dr. Lloyd Shaw who brought this to the City's attention is joining us this evening to recognize Mr. Zauhar.

Mr. Zauhar was invited to approach the podium, at which time Mayor Sager read the proclamation to those present and presented it to Mr. Zauhar. Those present thanked Mr. Zauhar with a hearty round of applause.

**Public Comments**

Lydia Baltalbol, 621 Dean Street, stated she believes there are people interested in knowing more about Home Rule. She further stated that the City is planning a Special Census and noted a letter to the editor which appeared in the Woodstock Independent. In response to a question from Ms. Baltalbol whether Home Rule has anything to do with taxes and whether it makes it easier for a community to raise taxes, Mayor Sager replied that Home Rule communities do have the opportunity to explore other taxes and does provide additional opportunities to raise taxes. When Ms. Baltalbol requested more specifics, Mayor Sager stated that this depends on the type of tax being looked at, noting some of the various categories of taxes.

Ms. Baltabols stated that the letter notes that this is worth looking into given that there is now \$7,000,000 needed for the Old Courthouse Projects. She opined that this might be one of the reasons the City is looking into Home Rule and asked whether this is the case, i.e. so taxes could be raised to fund the Old Courthouse Project. In response to a request to clarify her question, Ms. Baltabols affirmed that she is asking whether there is a tax that can be implemented for the Old Courthouse to which City Attorney Ruth Schlossberg replied there is not. Ms. Schlossberg further noted that the taxes must fall within one of the aforementioned categories and would not be a specific Old Courthouse Tax. She noted that the taxes in question would go into Revenues and could be expended as directed by City Council.

Ms. Baltabols then asked if there was a possibility that the population projected as part of Lakewood's proposed senior or low-income housing project could put Woodstock over the 25,000 mark for Home Rule. Mayor Sager noted that the City Administration believes the population to already be over 25,000. M. Turner stated that the development proposed for Lakewood is not within the Woodstock city limits and will not affect the population of the City of Woodstock. Ms. Baltabols stated she still feels that this development should be discussed with Lakewood as that community is benefitting at the expense of Woodstock.

Joseph Monack, 343 S. Jefferson, noting that he was the author of the letter to the editor referenced by Ms. Baltabols, stated that he was not referencing a specific tax, but rather was talking about one of the proposals presented by the Urban Land Institute's (ULI). He stated that they felt that gaining Home Rule status would help the City fund the Old Courthouse Project.

Mr. Monack noted that at the recent County Board meeting he learned that of the 66 enterprise zone applications made to the State, the City's application was ranked 16<sup>th</sup> and that the announcement would be made later this month of those applications that are awarded the zones.

Mr. Monack noted that the township consolidation meeting will be held next Tuesday.

Mr. Monack then stated that others have proposed putting a camera in the Council Chambers which would broadcast the Council meetings and asked why the Council is hesitating. Mayor Sager stated that the Council is not hesitant but has not approved any funding for this project. He noted that if anyone else would like to set up a camera and stream the meetings, such as the Woodstock Independent, the Council would not object. Agreeing with Mr. Monack's assertion that dissemination of information is one of the responsibilities of the municipality, Mayor Sager stated that the City does not have funds budgeted at this time, but may consider this in the next budget year. Mr. Monack countered that there are a lot of projects being funded which he considers to be more expensive and less important than providing information to the public.

Mr. Monack then suggested that Council use the marketing expertise of Councilman Hart as part of the Real Woodstock campaign, noting his particular expertise in the use of social media. At the request of Mayor Sager, M. Turner described the Real Woodstock program, noting that consultant a5 has a demonstrated knowledge of social media and stating that he has asked Mr. Hart to look at the a5 material with a critical eye. He also noted that Mr. Hart and Mr. Harris of a5 have already met and discussed the program.

Arlene Lynes, 14300 W. South St., updated the Council on her plans for Read Between the Lynes (RBTL), noting there is a new timeline for the relocation of the business. It is now planned that

the current location will close within the next two weeks, with the last day being no later than August 22<sup>nd</sup> and no earlier than August 15<sup>th</sup>. They are beginning a public moving sale tomorrow and will be rolling out a public fundraising campaign.

Ms. Lynes stated it is her hope to open at the new location on October 24<sup>th</sup>, with a soft opening 10 days earlier, meaning that the store will be without a retail location for two months. She noted that the RBTL phones and website will still be active and she is working on a mechanism to fulfill orders during that time.

Mayor Sager thanked Ms. Lynes for her investment in the community.

### **Council Comments**

M. Saladin thanked Public Works and other City Staff for their assistance with the MCYSSA tournament, noting that it was very successful.

### **CONSENT AGENDA**

The following items were removed from the Consent Agenda:

- Item E1 at the request of Councilman Hart
- Item E2 at the request of Councilman Hart
- Item E10 at the request of Councilman Saladin

Motion by M. Saladin, second by M. Larson, to approve Consent Agenda Items B, C, D, and E3-E9.

Mayor Sager opened the floor to questions from Council members and the Public concerning those items remaining on the Consent Agenda.

#### Item E7 – Perimeter Lighting

M. Larson asked for clarification from J. Scharres on some specifics of the lighting including the number of segments of lighting. RB Thompson commended Butch Schnulle of Associated Electric on the work he has done on this project. Mayor Sager thanked staff for all the work they have done on this project and commended staff on the drawings that were provided to Council as part of the Council packet.

Mayor Sager noted that Council is waiving the requirement for competitive bids due to the special expertise needed for this project.

#### Item E8 – Opera House South Addition Roof Replacement

Mayor Sager noted that Council will be rejecting all bids for this project, as staff will be completing the necessary repairs.

A roll call vote was taken on the following items remaining on the Consent Agenda:

- B. MINUTES OF PREVIOUS MEETINGS**  
July 21, 2015 City Council Meeting

C. **WARRANTS:** 3674 3675

D. **MINUTES AND REPORTS:**

Building and Zoning Report – June 2015

E. **MANAGER'S REPORT NO. 50**

**3. Zoning Variation – 129 E. South Street** – Adoption of Ordinance 15-0-47, identified as Document No. 2, varying Section 7B.3.1.E Accessory Use Setback Standards of the Unified Development Ordinance to allow a storage shed within 1.5 feet of the rear lot line.

**4. Zoning Variation – 2241 Sweetwater Drive** – Adoption of Ordinance 15-0-48, identified as Document No. 3, varying section 7A.3 Bulk and Area Standards, of the Unified Development Ordinance to allow the construction of a 12' x 9' screened porch addition to extend 10 feet into the required yard setback.

**5. Award of Contract – 2015 Pavement Marking Program** – Approval of an award of contract for the 2015 pavement marking program to the low bidder, Preform Traffic Control Systems, Ltd., for an amount not to exceed \$80,000.

**6. Award of Contract – Crack Sealing** – Approval of an award of contract for crack sealing services to Behm Pavement Maintenance for an amount not to exceed \$48,000 with all work completed based upon the unit prices of \$0.47 per lineal foot.

**7. Perimeter Lighting** – Approval of the waiver of competitive bid requirements and award of contract to Associated Electric for the installation of downtown perimeter lighting and associated electrical controls for a cost not to exceed \$102,700 and authorization of the purchase of appropriate LED lighting materials from the sole-source provider Flexfire LED for a cost of \$29,400.

**8. Rejection of Bids – Opera House South Addition Roof Replacement** – Approval to reject all bids and for the Opera House staff to make repairs to the south roof as needed through FY15/16.

**9. Distressed Property** – Authorization for the City Attorney, after consultation with City staff, to take the necessary legal steps to deal with the properties located at 669 Washington Street, 435 E. Lake Street, 1238-1240 Thomas Drive, and 723 Wicker Street.

Ayes: D. Hart, M. Larson, M. Saladin, J. Starzynski, RB Thompson, M. Turner, and Mayor Sager. Nays: none. Abstentions: None. Absentees: None. Motion carried.

Councilman D. Hart recused himself at 7:31 PM.

**Item E1 – A-6 Liquor Application Moratorium Waiver**

**Item E2 – Liquor Amendment – La Placita Taqueria LLC**

Motion by M. Turner, second by J. Starzynski, to approve item E-1, waiver of the moratorium on the acceptance of applications for a Class A-6 (Restaurant/Caterer) liquor license for 201 Main

Street location only and item E-2, approval of Ordinance 15-O-49, identified as Document No. 1, an Ordinance amending Section 3.3.6, Classification of Licenses; Number and Fees, of the Woodstock City Code which would increase the number of Class E-1 liquor licenses and approve a liquor license for La Placita Taqueria, LLC.

Mayor Sager invited comments or questions from the public.

Ellen O'Rourke, 435 Dacy Street, inquired as to whether this is a new liquor license for La Placita. When Mayor Sager confirmed that it was, Ms. O'Rourke asked the following: Why do we have a moratorium? Will there be video gaming at La Placita? Will the owner of La Placita be able to obtain a video gaming license?

Mayor Sager replied that the owner of La Placita has attested that he will not offer video gaming and the Council will hold him to this.

Noting that the owner could, if he chooses, offer video gaming, Ms. O'Rourke strongly objected to this, stating that, in her opinion Woodstock has far too much video gaming. It is her opinion that this is changing the image of Woodstock and stated others agree with her.

Mayor Sager stated that within the last week, three other entities have called to ask about video gaming and have been turned down so the moratorium does provide the opportunity to reject these businesses from the onset. These are businesses whose primary goal is to obtain a liquor license so they may obtain a video gaming license to operate a video gaming parlor. With the moratorium in place, these requests do not even come before the City Council, but are rejected and not discussed. He further stated that there are restaurants, however, who wish to do business in Woodstock and the community has stated they want more restaurants in Woodstock.

Edgardo Urbina, owner of LaPlacita Taqueria LLC, 108 Cass Street, stated that to him the safety of his guests is more important than making money from video gaming. He feels he can make more money by taking care of his guests, who have requested the opportunity to have a glass of beer or wine with their meal. He offered to sign an agreement stating he would not offer video gaming.

In response to a question about why Councilman Hart recused himself, City Attorney Ruth Schlossberg stated that by state law he must recuse himself from any discussion or vote concerning liquor licensing.

In response to a question as to what criteria is used to determine whose application is accepted and whose is not, Mayor Sager stated that this is clear in the City Code. He described the various restrictions imposed in the City Code for bars, gas stations, convenience stores, and liquor stores, noting that these restrictions are based on the number of businesses per classification per capita and also, in some cases, geographic location. He stated that no applications are available in these classifications per City Code. Mayor Sager again stated that the public has requested more restaurants, so while there is a moratorium in place for this classification, there are not per capita or geographic restrictions for restaurant classifications. He again described how he is contacted by individuals whose real interest is not serving food and alcohol, but rather are more interested in obtaining a restaurant liquor license for the purpose of obtaining a video gaming café. These people are told there is a moratorium and no license

application is available. He stated that the prospective applicants are asked their intent and this is taken into consideration before bringing a request for waiver of the moratorium before Council.

Discussion then followed of the procedure involved and whether there are minutes available of these meetings. Mayor Sager stated that he, as Liquor Commissioner, meets with applicants and a report is provided concerning the results of these meetings.

Ms. O'Rourke again expressed her concern with the criteria used to choose applicants.

Keith Lynes, 14300 W. South Street Road, stated he is good with the La Placita liquor license but asked about item E-1, the waiver for an A-6 liquor license. Mayor Sager noted that the applicant owns and operates Olive Black located in Richmond, Illinois and wishes to expand to Woodstock, specifically to the former Public House location. Mayor Sager noted that the business owner feels this is a good location and has an exceptional kitchen for her business, which will include catering as well as a restaurant.

A roll call vote was taken. Ayes: M. Larson, M. Saladin, J. Starzynski, RB Thompson, M. Turner, and Mayor Sager. Nays: None. Abstentions: None. Absentees: D. Hart. Motion carried.

D. Hart returned to the Council Chambers at 7:45 PM.

#### **Item E-10 Apple Creek Subdivision Settlement Agreement**

M. Saladin asked staff to give a brief overview of this item and acknowledged that the Resolution being considered has been revised.

R. Stelford stated that the City entered into an agreement with the developer of Apple Creek who provided a surety bond to ensure that the public improvements required for the development were completed. He noted that the housing market collapsed and when the City was required to call the bond to complete the improvements, the bond company did not feel the City had a valid reason. This required the City to follow with legal action which has taken some time. Mr. Stelford noted that finally all parties have come to an agreement and the bond company will forward all of the dollars for roadway improvements and will pay a company to perform the environmental improvements.

Noting that he has heard of a number of bond companies taking this stand, M. Saladin suggested a future discussion of placing safeguards within the UDO to insure that the City gets the bond proceeds.

In response to a question from Mayor Sager, City Attorney Schlossberg discussed the revision to the resolution, noting that the revision is procedural and not substantive. She stated that this change resulted from not receiving the signed document from the bond company, requiring a change in language in the resolution to reflect this. Ms. Schlossberg confirmed that this change does not jeopardize the public notification of this item.

Lydia Baltabols, 623 Dean Street, asked what happened to the developer, Kirk Homes. M. Turner stated that the company went bankrupt. Ms. Baltabols then asked whether the developer

followed through on his commitment to make a contribution to District 200 to which M. Turner replied that he does not know. M. Larson suggested that Ms. Baltabols ask the District 200 School Board as that is between that body and the developer.

Ms. Baltabols then detailed for those present comments she made at the meeting at which the Apple Creek subdivision was approved, including those about groundwater. She stated that she feels that this subdivision has groundwater issues.

Again discussing the commitment to contribute to District 200, Ms. Baltabols maintained that the negotiation for this contribution was conducted by the City Council. Mayor Sager stated that the City Council is holding the developer accountable to deal with the municipal agreement.

Ms. Baltabols stated that there are streets and potholes that need repair within the City while the people who live on those streets pay thousands in property taxes.

Mayor Sager again noted that what is before Council this evening is a settlement agreement which will call the bond to enable the City to complete the public improvements in this subdivision which were originally the responsibility of the developer.

Ms. Baltabols expressed her skepticism.

Motion by M. Saladin, second by M. Turner, to approve Resolution, 15-R-21, identified as revised Document No. 4, approving the proposed Bond Safeguard Insurance Co. – Apple Creek Estates Settlement and authorizing the Mayor to execute said agreement and the City Attorney and City Manager to sign any additional documents to have the lawsuit dismissed and to implement the Settlement Agreement in the future.

A roll call vote was taken. Ayes: D. Hart, M. Larson, M. Saladin, J. Starzynski, RB Thompson, M. Turner, and Mayor Sager. Nays: None. Abstentions: None. Absentees: None. Motion carried.

## **DISCUSSION ITEM**

### **Discussion of the Technical Assistance Panel (TAP) Report for the Old Courthouse**

Mayor Sager noted that a public presentation was made in March by the Urban Land Institute (ULI) and the TAP concerning the best use for the Old Courthouse. He stated that this was funded by the McHenry County Community Foundation, who at one time expressed interest in the building as the home of the foundation, and he thanked them.

Mayor Sager stated that included in the packet is a comprehensive staff report summarizing the steps identified in the TAP process and noted these are:

- 1) Issue a new RFP limited to stabilization of the building with work to be completed within 8 months with restoration work during this time period to be use independent.
- 2) Form an Advisory Board and create a common vision.
- 3) Transition ownership to a Nonprofit organization.
- 4) The nonprofit will be responsible for finding the right end-user(s), securing funding, maintaining the building, selecting a design team, and managing the building long term.

Mayor Sager noted that there was an expression of willingness by the TAP to continue to work with the City.

Mayor Sager then noted that City staff has identified additional needs for interior and exterior improvements and tonight Council is being asked to provide feedback, comments and consensus on how to proceed. He then opened the floor for discussion.

In response to Mayor Sager's expression of appreciation for her work as Chairperson of the RFP Review Committee and the TAP process, M. Larson stated it was her pleasure, noting this is a big project and it is difficult to know where to begin.

In response to M. Turner's request that Mayor Sager frame the discussion, the Mayor stated that the TAP did an exceptional job helping Council to hone in on the challenges. He specifically identified:

- 1) The best use of the property is not residential;
- 2) This project is a challenge because the building is a registered historic landmark and cannot be opened to just any usage;
- 3) There seem to be no grants available to assist with funding, so the best scenario would be if someone with significant financial capability would adopt the building as his or her legacy.

It is the Mayor's recommendation to:

- 1) Agree it is in the best interest to have an Advisory Board with a passion to guide the City on this project;
- 2) Agree that the City may be the long-term steward of the building to make it accessible, using staff's guidance about things such as windows, fascia, and soffits which must be addressed. This would complete a large degree of weather protection for the building and address safety issues as well. This long-term stewardship would make the building more marketable and should be looked at similarly to the City's stewardship of the Opera House and City Hall.
- 3) Support use of an RFP process for the Sheriff's House as a separate entity to find a temporary tenant.

Discussion followed of the use of the RFP process for both repairs and finding a tenant.

Discussion followed of treating the buildings independently, noting that significant work needs to be completed on both. The opinion was expressed that the Sheriff's House could be completed and sold off, allowing the City then to concentrate on the Old Courthouse.

M. Saladin stated there must be prioritization with respect to the things that need to be addressed and there must be a bid process for those items, noting that staff could put together these bid packets. He further stated that this could be a parallel path with appointing the Advisory Board. He noted that the make-up and responsibilities of the Advisory Board should be formalized by the Council.

M. Saladin further stated that the TAP report solidified for him that the City made the best decision it could in taking ownership of the buildings and in the stabilization that has been completed. He again urged Council to prioritize and move forward.

M. Turner stated he feels the TAP has coalesced the process and that he agrees with forming an Advisory Board, but would like to see them be more about establishing realistic goals for usage,

noting that many ideas have been floated none of which have materialized. He stated that perhaps the broader vision of how the buildings relate to the downtown should be addressed and the vision for the Square and what we are trying to make it identified. He questioned whether the Old Courthouse should be part of this broader discussion. He urged Council to deal with the reality of the building and agrees with the City taking it over and preserving it, but still finds it incredibly difficult to discuss usage and the future of the building. He stated he does not have the answer and the marketplace has not come forward with the answer. Further, he stated that he does not know if the RFP process would be worthwhile. M. Turner then expressed the concept of the best use of the building being as a unit of government and suggested investigating whether it should be used as City Hall as the current City Hall would be of more value in the marketplace. He urged Council not to dismiss the idea of the City occupying 50% of the building with the other 50% being used for something like a business incubator or being occupied by a long-term tenant. He would like to see the Advisory Board be aggressive in pursuit of ideas.

M. Larson stated that things have been on hold during the TAP process. She expressed her wish to hire a Building Director who has a background in Economic Development, Historic Preservation, and fundraising. She noted that this project has been layered on City staff who have other jobs within the City. She also stated that it is her opinion that a professional should be hired to manage this project and the building who would be a full-time person who could interact with colleges and other potential tenants. She noted that she hears the desire for some type of cultural use from the public.

J. Starzynski focused on Step 2 and discussed the various characteristics identified by the TAP. It is his opinion that it is key that the individual exhibit team-building skills and the ability to create partnerships, which will be a challenge in light of all of the ideas that have been expressed by many people. He stated that he also would like someone with an open mind who has the interests of the community in mind rather than someone who forwards his own interests. He noted that this person should be someone who knows the County, lived in the area, and could possibly put in their time and money.

RB Thompson stated that the report notes that this is not just a Woodstock project, but that the building serves the entire County. It is his opinion that Woodstock is looked at as a cultural center. He expressed the feeling that this person must be a consensus builder and that this person and the Advisory Board would focus on the Old Courthouse project while the Council and the Administration focused more on running the City.

M. Saladin stated that the Advisory Board will need input from the public and noted that the last page of the packet talks about what the Board would look like quoting, "The Board will be composed of 7-9 members including representatives from any or all of the following: City of Woodstock, McHenry County, McHenry County Historical Society, high education institutions, philanthropies such as the McHenry County Community Foundation, major employers and local businesses including downtown retailers, resident, and restoration/preservation experts." He expressed his opinion that this is what is needed at this point. He further stated that the City should prioritize the needed restoration items and the things that must be done to the buildings, looking to stabilize the buildings and make them weather tight.

Mayor Sager stated that he is hearing three primary efforts on which to focus:

- 1) Establish an Advisory Board.
- 2) Identify and prioritize major improvements and forward those through the CIP and Budget process, these being windows, fascia, and soffits.

3) Investigate a City employee serving as Building Director/Executive.

Mayor Sager asked if Council is in agreement. M. Larson asked about appointing the Building Manager/Executive before the Advisory Board. Mayor Sager stated it is his wish to investigate all three simultaneously on parallel tracks.

Joseph Monack, 343 S. Jefferson, stated that after reading the report, he feels that the TAP is adverse to having a for-profit business in the buildings; and it is his opinion that a for-profit should not be discouraged. It is his hope that the City wishes to break even with the buildings and it is his concern that the TAP expressed the view that after the renovations are completed this probably would not be the case. He urged all to consider what level of funding they are comfortable with and whether there is a limit at which point the City just cannot absorb the loss. He asked for security for the taxpayers.

RB Thompson discussed the efforts that led to the restoration of the Opera House, noting the City subsidizes the Opera House but that the facility brings millions of dollars to Woodstock's economy.

M. Turner noted that the Council is not opposed to the concept of a for-profit occupant and, certainly, Council does not preclude a destination restaurant. He further noted that in his opinion #1 is saving the building, #2 is stabilization, and #3 is a plan for the building and that for him there is not an unlimited budget or an unlimited timeframe.

M. Larson explained that the TAP reached the not-for-profit vs. for-profit conclusion because it would be so expensive per square foot for a for-profit to see a return on its investment.

Discussion followed of what can and cannot be done to the interior and exterior of a designated historic building. In response to a question from Mr. Monack, Mayor Sager stated the City has been looking for grants for historic buildings and, specifically, old courthouses, but those grants have dried up and there does not seem to be many available. He stated that it is possible they will be available again when the economy picks up. In response to further questioning by Mr. Monack, Mayor Sager indicated that the National Register designation is a benefit should grants become available. RB Thompson stated that grants are not often given to municipalities but rather to not-for-profits. In response to a question from Council, Grant Writer T. Willcockson stated that any body with a 501C-3 designation would be eligible for grants and that the historic designation would definitely be a benefit should a body wish to apply for one of the larger grants. Mayor Sager further indicated that the City has applied for grants over the past three years it has been owner of the building.

Mr. Monack opined that the City might wish to allow a private, for-profit business do whatever it wishes to the interior of the building while keeping the exterior the same so as the project is not a total financial loss to the City and urged Council to think about cost vs. benefit.

In response to a suggestion from Dan Lemanski, 1249 Muriel, Mayor Sager stated that the City would make the staff report available with a link on the website as is the TAP. Mr. Lemanski also opined that recruiting for the Building Manager/Executive should not be limited to McHenry County.

Arlene Lynes, 14300 W. South Street, stated she feels the Advisory Board is a critical piece and urged Council to give time and thought to finding the right individuals to serve.

Ellen O'Rourke, 435 Dacy Street, expressed her pleasure at hearing there will be an Advisory Board for this project as she feels there is a public perception that there are ad hoc decisions being made by Council. She expressed concern about the RFP process for renters and feels the Advisory Board

should be part of this decision, with Mayor Sager confirming this will be the case. Ms. O'Rourke urged Council to form a strong board from a diverse group of residents and business owners and to listen to those individuals and the community.

Lydia Baltabols, 621 Dean Street, stated her feeling that we are a society and civilization that looks at challenges as opportunities to build on them and develop new ideas and discussed how this led ancient Egypt to develop all kinds of new professions based on that challenge. She further stated that this is a holistic challenge for this whole community, and that this community has a lot of talent. She noted that she views the community as an industry, an idea that she presented at the 2010 coalition. She considers a household an entity, an enterprise. She stated the City can build on those concepts, leverage individuals throughout the community who have talents and start defining the community as a corporation, a business, and develop that structure not based on gimmicks and gadgets like California where it just changes, but on a structure of heritage here, which is something that is attractive in its own right. She encouraged an opportunity for more fluidity and to use the passion and energy of the young people of District 200 to provide the web features. She noted there needs to be more openness, stating she previously presented these ideas to Ray Benoy and Barb Banker, who followed up with a phone call because Ms. Baltabols was out of the 2010 coalition, as it was not a structure that promoted out of the box thinking which is needed at this time.

There being no further public comments, Mayor Sager asked for consensus on the following:

- 1) Establishment of an Advisory Board;
- 2) Identification and prioritization of improvement priorities and forwarding these through the CIP and Budget processes, specifically the windows and façade of the Sheriff's House and the soffits; and
- 3) Investigation of the position of a Building Director/Project Manager position.

Brief discussion followed on the order in which these three items should be completed, with Mayor Sager opining they should be addressed simultaneously along parallel paths, to which Council agreed.

Council indicated consensus on these three items.

Discussion followed on the timing of when these should be back for further discussion. It was the consensus of Council that at the 2<sup>nd</sup> meeting in September, the following would be placed on the agenda: 1) Make up and structure of the Advisory Board; 2) Further discussion of the Building Manager/Executive position; and 3) Identification of improvement priorities and associated costs.

A discussion followed of community involvement and the need to get information out to the public as soon as possible. Mayor Sager asked staff to establish a link on the City's web page for the staff report and to announce moving forward with the establishment of the Advisory Board.

#### **FUTURE AGENDA ITEMS**

Mayor Sager noted that he will absent from the August 18<sup>th</sup> City Council meeting and that Mayor ProTem Turner will preside.

M. Turner noted that he recently visited restaurants out of state featuring terrific ambiance with open doors and windows. He questioned the restrictions placed on Woodstock restaurants by the McHenry County Health Department, opining that these make no sense. Discussion followed of this,

with Mayor Sager outlining some of the actions taken thus far and indicating that the City can continue to be more aggressive in addressing these issues with the Health Department.

R. Stelford confirmed that the Square Landscaping is scheduled for the August 18<sup>th</sup> Agenda.

**ADJOURN**

Motion by M. Turner, second by M. Saladin, to adjourn this meeting of the Woodstock City Council to the next regularly scheduled meeting on Tuesday, August 18, 2015, at 7:00 PM in the Council Chambers at City Hall. Ayes: D. Hart, M. Larson, M. Saladin, J. Starzynski, RB Thompson, M. Turner, and Mayor Sager. Nays: None. Absentees: None. Abstentions: None. Meeting adjourned at 9:00 PM.

Respectfully submitted,

Cindy Smiley  
City Clerk