

August 26, 2025 Regular Board Meeting Minutes

Meeting called to order at the Village of Hainesville Council Chambers by Mayor Mary Koval at 6:49 p.m.

Village Clerk Christina Reiser took roll call. The following Officials were present: Mayor Mary Koval, Trustees Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams

Also present were: Village Clerk Christina Reiser, Village Attorney Megan Mack

Establishment of quorum

Agenda Approval:

Trustee Kriese moved, seconded by Trustee Georgeann Duberstein to approve the agenda. **Roll call vote:** Ayes: Trustees Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams -6 Motion carried.

Public comments:

A resident requested that the tree near the new stop sign at the corner of Patriot Dr. and Haines Dr. be trimmed as it is blocking the sign.

Consent Agenda

1. Approval of the June 24, 2025 Regular Board Meeting Minutes
2. Approval of the June 2025 Financial Statements
3. Approval of the July 2025 Financial Statements
4. Ratification of the July 22, 2025 Bills Payable for \$264, 185.01
5. Approval of the August 26, 2025 Bills Payable for \$277,846.51

Trustee Abramson moved, seconded by Trustee George Duberstein to approve the Consent Agenda. **Roll call vote:** Ayes: Trustees Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams -6 Motion carried.

Reports and Communications from Mayor and other Officers:

Finance

Trustee Abramson reported that the FY25 Audit is progressing and the village has until October 31st to have it presented and passed. The SSA Levy and Tax Levy will be reviewed in September with more information to be shared and the budget process for the next fiscal year will begin in October.

Great Age Club

Trustee Georgeann Duberstein shared that during the September 2nd meeting the group will be doing a murder mystery activity. October will be the progressive dinner and in November the group will be attending a play at CLC.

Community Events

Trustee George Duberstein reported on the SWALCO Refuse and Recycling Event and the Household Chemical Recycling Event which were both a great success. He thanked Prairie View School for the

use of their parking lot for the Chemical Recycling. He gave an update on the Civil War Event. Donation letters have been sent out and some donations have been received. He is working to confirm the presenters that will be returning. He recapped the Party in Park and thanked the Public Works crew, fellow Trustees and the staff for all of the work put into the event. He is hoping to have an after action meeting to help create a guide for future events. Trustee Abramson read a letter that was sent in from resident Scott Straus thanking everyone for a great event.

Clerk

Nothing to report

Mayor

The Mayor's report is in the packet. Mayor Koval also updated everyone regarding a study being done for Road Improvements along Route 120. Trustees Kriese and Abramson attended a meeting and Mayors from the surrounding Villages are submitting letters in support of the improvements which could extend from Route 60 to Almond Road. Mayor Koval also met with Trustee Georgeann Dubertsein, Public Works Superintendent Israel Mancilla and a group from Lake County to discuss the pedestrian crossings along Hainesville Road. We are working to find the best and safest solutions.

Business

An Ordinance Amending Sections of the Village of Hainesville Code of Ordinances Regarding Zoning – This text amendment is to create a zoning classification that recognizes a gun club as a special use and established standards for the use. Trustee Abramson moved, seconded by Trustee Kriese **Roll call vote:** Ayes: Trustees Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams -6 Motion carried. Ord# 25-8-377

An Ordinance Granting a Special Use Permit to the Northbrook Sports Club for a Gun Club for the Property Commonly Known as 160 Sports Club Drive, Hainesville, Illinois – If the text amendment is approved, this Special Use Permit will be considered. It eliminates the non-conforming use of the Northbrook Sports Club and grants a special use for a gun club in the AG-Agricultural Zoning District. Trustee Kriese moved, seconded by Trustee Georgeann Duberstein **Roll call vote:** Ayes: Trustees Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams -6 Motion carried. Ord# 25-8-378

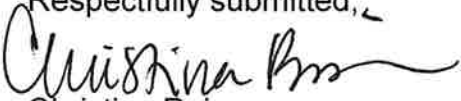
An Ordinance Amending Title 3, Section 3.29.020 of the Municipal Code Regarding the Municipal Grocery Service Occupation Tax in the Village of Hainesville – The Village passed the original ordinance in March, this is an update in language initiated by the Illinois Department of Revenue. Trustee George Duberstein moved, seconded by Trustee Georgeann Duberstein **Roll call vote:** Ayes: Trustees Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams -6 Motion carried.

Memorandum of Understanding Between the Joint Emergency Telephone System Board of Lake County and the Village of Hainesville – We are currently using CenCom to dispatch our 911 calls. CenCom is going to phase out and those calls will be going through the new Lcom in Libertyville. This is our agreement to comply with this change. Trustee George Duberstein moved, seconded by Trustee

Abramson **Roll call vote:** Ayes: Trustees Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams -6 Motion carried. A brief discussion was held.

Trustee Georgeann Duberstein moved, seconded by Trustee Abramson to adjourn the August 26, 2025 All in favor; motion carried.

The August 26, 2025 Regular Board Meeting adjourned at 7:25 p.m.

Respectfully submitted, 

Christina Reiser
Village Clerk

Mayor's Report for August 21, 2025

*Village sidewalk program is underway. All Village sidewalks have been evaluated by Safe Step and rated by priority with Public Works and Gewalt Hamilton. Our grinding and replacements project for this year is underway.

*Rejuvenator has been applied to the Village parking lot as well as several streets throughout the town. This rejuvenator extends the life of our newly paved street and parking lots by at least 5 years.

* We had an issue with the water tower pressure showing irregular fluctuations during the overnight hours. Upon further investigation Robinson Engineering cleared up a pressure line of sediment. This seems to have fixed the issue. PW and Robinson will continue to monitor the pressure in the tower.

*Robinson Engineering completed a valve exercise on our water mains. We had 5 valves that are in extremely high need of bolt replacements. One of the valves already had a small leak and was addressed immediately. This project requires Robinson Engineering along with K & M plumbing to remove and replace the corroded bolts with stainless steel bolts in each main.

*We are still waiting for permits from IEPA for the new well project. This has delayed the well-house production. Public Work, Gewalt Hamilton and Gerry Daley are working to get this resolved as quickly as possible.

*Party in the Park is set for Saturday, August 23rd from 4pm to 9pm. We are hoping for a fun day filled with music, games, food trucks and more!

July 16, 2025

To: Mayor Koval and Board of Trustees

From: Israel Mancilla, Public Works Superintendent

Items the Public Works Department is Working on or have completed Since the last report.

- Well house 1&3- All rusted out bolts have been replaced with stainless steel bolts so we shouldn't have to worry about them for a very long time.
- Continued Tree trimming - Dave Schultz and Public works have been tree trimming parkway trees and will continue making their way through the neighborhoods.
- Tree removal –Dave Schultz has started working Avon Ball Park 8-10ft clearing behind the fence line and will continue to do so, weather permitting, along with help from Public works.
- Centennial pond- Public works cleared all the invasive Sand Bar Willow trees around the pond, other than behind the homes of two residents that didn't want us to clear behind their back fence.
- Parkway trees- We continue to water trees and plants around town.
- Street lights- We had a street light pole that was struck over 4th of July weekend and knocked down at the corner of Buck Dr. and Lisk Dr. A police report was filed and we are working to have this issue resolved.
- The generators in the village have been inspected and had minor repairs done.

- Darren from Gewalt Engineers and Israel Mancilla have been going through the sidewalk central list of urgent sidewalk work repairs and classifying the list on what panels need to be replaced or saw-cut so that the contractor can work off that list and focus on a general area.
- Dave Eubanks and his crew have been maintaining the village hall and keeping other areas weed free.
- Asphalt – The bike path north of Hunters Way on Tower had a huge hole that was caused by insufficient gravel base, Public works saw-cut the area and placed a layer of gravel, compacted first and topped it off with hot asphalt.
- K&M sewer and water has replaced 2 water main valves all within a month due to rusted out bolts, 169 Brittany and another at the corner of Hunters Way and White Tail all have been done with minimal issues.
- Weekly duties: Dog stations, village cleanliness, picking up garbage around town, water shut offs, upkeep of the office, shop and vehicles, check storm drain and inlets/outlets.

Thank you,

Public works crew.

August 18, 2025

To: Mayor Koval and Board of Trustees

From: Israel Mancilla, Public Works Superintendent

Items the Public Works Department is Working on or have completed Since the last report.

- Sidewalks- Miller Pipeline has been out grinding down major trip hazards and replacing concrete sidewalks starting off with the worst sections in town. They will still be out continuing to do restorations.
- Tree removal –Dave Schultz and Public works crew have been working hard cleaning up the area next to the fence at Avon Ball Park. We have been removing garbage and random bricks and blocks that have been illegally dumped over the years.
- Stillwater pond- Dave Schultz and crew removed dead sandbar willows and brush along the pond to be able to put erosion control fabric along with a thick layer of rip rap stone.
- Parkway trees- We have been watering trees and plants around town.
- Woodchip path on Cranberry & the Meadows have been maintained with quality woodchips .
- The chemical recycling event was a success, thank you to SWALCO and staff.
- Summer is still here- and with that being so, we are continuously watering the parkway trees and center islands.

- Rejuvenator- Stillwater and Brittany as well as the village hall have been sprayed with oil and sand to help maintain the structure of the asphalt.
 - Solitude-was out to look at the bubblers behind Lisk pond and has found out that mice or even a beaver has chewed through the wires for that pond. We are currently down 2 fountains and 2 bubblers.
 - Thank you to our Summer Crew Members Sammy Mendez and Logan Nance for their hard work, their season has concluded.
 - Weekly duties: Dog stations, village cleanliness, picking up garbage around town, water shut offs, upkeep of the office, shop and vehicles, check storm drain and inlets/outlets.
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Thank you,

Public works crew.