

## January 27, 2026 Regular Board Meeting Minutes

Meeting called to order at the Village of Hainesville Council Chambers by Mayor Mary Koval at 6:30 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

### Establishment of quorum

#### Agenda Approval:

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

#### Presentation – Ben Ruzick with Metronet Fiber Optic

Mr. Ruzick gave a presentation on who and what Metro Fibernet LLC is and what they would like to bring to the Village of Hainesville. The Board and residents had the opportunity to ask questions after his presentation. There is an agreement to be voted on under the business items.

#### Public comments:

There were no public comments

#### Consent Agenda

1. Approval of the November 18, 2025 Regular Board Meeting Minutes
2. Approval of the November 2025 Financial Statements
3. Ratification of the December 16, 2025 Bills Payable for \$223,928.20
4. Approval of the December 2025 Financial Statements
5. Approval of the January 27, 2026 Bills Payable for \$207,881.02

Trustee Kriese moved, seconded by Trustee Abramson 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 shared the updated rate for Dynegy Energy that will be discussed later in the business items. Treasurer Hensley has sent out all of the W2s and 1099s. All budget requests have been turned into the Treasurer and are being reviewed with Mayor Koval. Trustee Abramson and Treasurer Hensley will be working on an information and technology policy as brought up in our most recent audit.

## **Great Age Club**

Trustee Georgeann Dubersein shared that the next Great Age Club meeting will be on Tuesday, February 3<sup>rd</sup> and the group will be hosting a tax expert. She also mentioned that the Lake County Honor Flight will be hosting a fundraiser at Texas Roadhouse.

## **SWALCO**

Trustee George Duberstein has a few dates set for the 2026 events. The SWACLO Compost event will be on May 9<sup>th</sup>, The Recycle-O-Rama and Document Shredding Event will be on July 18<sup>th</sup>. Hainesville has received a Certificate of Appreciation for their participation in the Reuse-A-Shoe Program.

## **Community Events**

Trustee George Duberstein shared that the Civil War Event will be held on October 17<sup>th</sup> and 18<sup>th</sup>.

## **Clerk**

Nothing to report

## **Mayor**

The Mayor's report is in the packet

## **Business**

### **An Ordinance Approving a Construction Administration Agreement with Metro Fibernet LLC.**

Trustee Kriese moved, seconded by Trustee Abramson **Roll call vote:** Ayes: Trustees Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams -6 Motion carried. **Ord.#26-1-386**

**A Motion to Approve a 36-month Electric Supplier Contract Not to Exceed Supplier Rate to be Provided at the Meeting by the Village's Broker** – We use an energy broker to review electric supply services. Our current contract ends in March. We are recommending the acceptance of a contract with Dynegy Energy Services. This reduces electric supply and transmission costs for the Villages two lift stations and wells. Trustee Kriese moved, seconded by Trustee George Duberstein **Roll call vote:** Ayes: Trustees Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams -6 Motion carried. There was a brief discussion, Trustee Richmond wanted to confirm that the rate given today was what will be locked in for the full 36 months.

**Approval of the Well #4 Loan Commitment Letter for \$750,000 with State Bank of the Lakes** – This is the first step in the loan process to be followed by additional documents such as the Promissory Note and Village Ordinance for approval at the February meeting. Trustee Abramson moved, seconded by Trustee Kriese **Roll call vote:** Ayes: Trustees Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams -6 Motion carried. A brief discussion was held.

**An Intergovernmental Agreement Between the Village of Round Lake and the Village of Hainesville Regarding the Shared Use of an Emergency Warning Siren Signaling System** – With the transition of CenCom to LComm, the Emergency Warning Sirens were no longer being activated.

This affected not only us, but Round Lake and Round Lake Park. Round Lake has acquired and will be maintaining the equipment. Hainesville will be included in their system that triggers the warning sirens. Trustee George Duberstein moved, seconded by Trustee Kriese **Roll call vote:** Ayes: Trustees Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams -6 Motion carried.

**A Motion to Approve an Agreement for the Public Works Parking Lot and North Street Construction Plan Updates Project with Gewalt Hamilton for \$8,400.** Includes the work to update the construction plans for the public works parking lot and North St. Previously, the plans were part of the well house project, but they were removed and will be made into a construction lan and bidding documents for a separate project. Trustee Kriese moved, seconded by Trustee Abramson **Roll call vote:** Ayes: Trustees Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams -6 Motion carried.

**A Motion to Approve the Proposal for FY 2027 MFT Road Improvements Construction Engineering Services for \$51,100.** – Gewalt Hamilton for proposed roadway/street improvements on N. Triumph Ct., W. Big Horn Dr., Misty Hill Ln., and Holiday Ln. 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.

**Approval of a Resolution for Maintenance Under the Illinois Highway Cde MFT for \$505,697.** - For proposed roadway/street improvements on N. Triumph Ct., W. Big Horn Dr., Misty Hill Ln., and Holiday Ln. Trustee Kriese moved, seconded by Trustee Abramson **Roll call vote:** Ayes: Trustees Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams -6 Motion carried. **R26-1-185**

The Regular Board Meeting recessed at 7:32 p.m. to enter into Executive Session. Trustee Kriese moved, seconded by Trustee Georgeann Duberstein to go into Executive Session for the purpose of the Review of Executive Session Minutes 2(C)(21) and Personnel 2(C)1  
**Roll call vote:** All in Favor; motion carried

**A Motion to re-open the regular board meeting -**

Trustee Abramson moved, seconded by Georgeann Duberstein to enter back into the Regular Board Meeting at 8:14 p.m. **Roll call vote:** Ayes: Trustees Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams -6 Motion carried.

**To Vote on once out from Executive Session:**

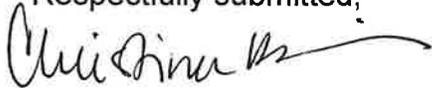
**A Motion for the Approval of a Resolution Authorizing the Released of Closed Session Minutes and the Destruction of Closed Session Audio Recording**

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. **R26-1-186**

Trustee George Duberstein moved, seconded by Trustee Abramson to adjourn the January 27, 2026 Regular Board Meeting All in favor; motion carried.

The January 27, 2026 Regular Board Meeting adjourned at 8:15 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Christina Reiser", with a long horizontal flourish extending to the right.

Christina Reiser  
Village Clerk

## Mayors Report January 27, 2026

- Well update:
  - All sanitary manholes and piping have been installed up to the wellhouse pad
  - The pad area has been dug out, filled with stone, and compacted.
  - The water line has been installed and the connection to the water main has been completed.
  - The connection was tested with Robinson Engineering to monitor. There was no loss of water service during the operation.
  - The charge for the changed connection fitting at the water main is \$7800. Gerry and Gewalt Engineering will monitor invoices to be sure we get credit for the returned connection items.
  - Framing of the wellhouse and generator pad is complete with various connection points for electrical, water, and sewer marked where they will penetrate the pad.
  - We received notification that the wellhouse and generator should arrive mid-April.
  - The stone base for the well house pad was compacted by design.
  - Concrete pad for the wellhouse will be poured in the spring prior to installation.
  - The interior well house lines (water, sanitary, control) were trenched and placed.
  - Inside connection work within the Public Work building should begin in February.
  
- Metronet Fiber Optic by T-Fiber (T-Mobile) is a high-speed internet connectivity. They will be coming through town early this year. Ben Ruzick from Metronet will give a presentation at the board meeting showing what to expect when they do the groundwork. They will be accessing utility easements within private properties to install fiber optic cables throughout town. The village will keep residents informed during this process.
  
- What is an easement? An easement on a property is the legal right that allows someone who does not own the property to use a specific portion of the property for a defined purpose, such as access or utilities. This right does not transfer ownership of the property; it merely grants permission for limited use. For example, a utility company may have an easement to install power lines on a homeowner's land, allowing them to maintain those lines without owning the property.

- Avon township ball fields update from Avon Township, Round Lake Park District and Grayslake Park District:

“What’s happening at the Avon Baseball Complex?”

The Round Lake Area and Grayslake Parks Departments this past week have begun removing some older storage and concession buildings at the Avon Baseball Complex in Hainesville for safety reasons. With the recent discontinuation of the Avon Township Youth Baseball organization, the property’s owners — Avon Township, the Round Lake Area Park District, and the Grayslake Community Park District — are beginning the process of transitioning this 10-acre site into a public community park. Some baseball fencing and dugouts are also being removed so the space can be used for temporary soccer fields and open recreation. Looking ahead, a long-term master plan will be developed, and the community will be invited to help shape what this park becomes. Because this is a shared, multi-agency property, planning and funding will take time – but the goal is clear: this space is being preserved for public, community use, now and into the future. We can’t wait to imagine what’s next – together.”

January 22, 2026

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 meeting.

- Tree stump grinding- Dave Schultz and Public Works have been working on stump grinding parkway trees. (Still ongoing)
  - Snow Operations- Winter this year has been very active. Lucky for us we have an excellent team to handle all situations.
  - Maintenance- Winter time is the best time to perform preventive maintenance on equipment. We have been changing oils and filters, updating lights/strobes and brakes.
  - Street Sweep- when the snow melted a few weeks back we had a perfect opportunity to clean up the curbs full of muck and leaves along certain streets that were causing drainage issues.
  - Budget- With this year being packed full of different projects, we have been working alongside contractors to get estimates to be able to have a successful year.
-

- *Weekly duties: Dog stations, village cleanliness, picking up garbage around town, water shut offs, upkeep of the office, shop and vehicles, checking storm drains and inlets/outlets.*

---

*May the New year bring you health and endless joy.*