

March 25, 2025 Regular Board Meeting Minutes

Meeting called to order at the Village of Hainesville Council Chambers by Mayor Gerry Daley at 6:30 p.m.

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

Also present were: Village Clerk Christina Reiser, Treasurer Kelly Hensley, Chief Jeff Myhra

Establishment of quorum

Agenda Approval:

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

Public comments:

There were no comments

Consent Agenda

1. Approval of the February 25, 2025 Regular Board Meeting Minutes
2. Approval of the February 2025 Financial Statements
3. Approval of the March 25, 2025 Bills Payable for \$170,858.77

Trustee George Duberstein moved, seconded by Trustee Koval to approve the Consent Agenda.

Roll call vote: Ayes: Trustees Richmond, George Duberstein, Kriese, Georgeann Duberstein, Koval and Williams -6 Motion carried.

Reports and Communications from Mayor and other Officers:

Finance

Treasurer Hensley shared that the Lake County Tax Extension office reached out to all entities to have them review their tax levy extension requests for correctness or errors. We requested \$505,000.00 for the tax levy and will receive \$505,001.58 which represents only a 1.15% tax increase from last year. All other items are under business.

Great Age Club

Trustee Georgeann Duberstein reminded everyone that the Great Age Club meets the first Tuesday of each Month. The Club just recently celebrated its 20th Anniversary with a Spring Fling.

SWALCO

Trustee Georgeann Duberstein shared that Hainesville will be hosting the SWALCO Spring Compost Event on Saturday, May 10th from 10:00 a.m. to 3:00. Trustee Duberstein also gave an update on some of the items from the Lake County Transportation Alliance.

Civil War

Trustee George Duberstein confirmed that the Civil War event will be held at the Northbrook Sports Club on October 18th and 19th.

Clerk

Nothing to Report

Presentation: Karolina Cho, the Environmental Resource Specialist with Gewalt Hamilton Associates will be giving the MS4 (Municipal Separate Storm Sewer System) Presentation

Mayor

Mayor Daley shared that the Village has applied for a grant opportunity for \$500,000. If awarded, it will go towards the repaving of the public works parking lot. The Mayor also shared an update that affects the residents within the conservancy easement on Tall Oak Drive. The Army Corps of Engineers has approved a reduction in the easement boundaries back to the homeowner's property line. Documentation has been sent to all residents that this relates to.

Police Chief Jeff Mhyra addressed some of the questions and concerns that have been raised by some Board Members as well as Candidates at the Candidates Forum. He shared how the Grayslake Hainesville Police Department views Hainesville as one of their own districts, not just an additional area that they patrol. He shared some pictures with the Board showing officers engaging in our community in various events.

Mayor Daley continued by sharing his response to some of the items of concern raised by some Board members, as well as Candidates, at the forum. Per Trustee request, the following is the verbatim record of that response.

"I'd like to respond to the idea that the Village should have contracted with the Lake County Sheriff's Department. Candidate Barrett was a trustee at that time and I would be surprised if he doesn't remember the two main issues that lead Mayor Soto and the Board to not choose the Lake County option.

The first reason was the Sheriff's Department's response time to any call was projected to be at least 30 minutes. That was deemed to be unacceptable. The second reason was that there would be no Sheriff's squad assigned to specifically patrol the Village 24/7. Nor would there even be a squad assigned to patrol Hainesville overnight. Again, that was unacceptable to the Board.

Now let me turn to other issues that were raised last Wednesday. The idea of connecting to Lake Michigan water was raised during the forum. Here's the background on that topic. In 2019, I shared with the Board, in my monthly report, that after receiving a recommendation from our Engineering firm, I would be looking at various ways to add a redundant source of water to the Village. In the end, I researched three methods to accomplish that. I first looked at tying into Grayslake's water system which runs through the Haryan Farms neighborhood. After meeting with Grayslake officials and their water staff it was determined that because of the size of the water service lines in Haryan Farms, we would need to have 3 connection points which would run from West Trail North, through the resident

owned private property to Deer Crossing Court. The estimated cost, at that point in time was over \$1 million. On top of that, it would be for emergency use only and it would be metered. We would have to pay Grayslake for every gallon used. This idea was discarded. It was too expensive and too impractical.

The second option was to connect to JAWA, which is Lake Michigan water. A JAWA main runs beneath Washington Street and could be connected to our water system, either through the wetlands on Big Horn Drive or through private property. The connection costs alone, exceeded a million dollars and the metered water rates we would be charged would be astoundingly high compared to Hainesville's current rate. That idea was discarded.

Knowing that Candidate Barrett and possibly a current Trustee were still interested in a JAWA connection, I checked the current water rates for local JAWA serviced towns. You may remember Trustee Williams, as part of an Ad Hoc committee report, presented some of these rates to the Board at the September 2023 meeting. Currently, Hainesville charges \$37 per month for eight thousand gallons of water. For that same amount of water, Round Lake Park charges \$52.16, Round Lake Heights \$86, Round Lake Beach \$72.32, Lindenhurst \$69.44, Lake Villa \$83.36, Wauconda \$82.08 and Grayslake \$80.10. None of these costs include the millions of dollars municipalities spent for the installation of the connecting infrastructure. This idea of connecting to JAWA was rightly rejected as too costly.

After rejecting the first two options, I began researching the installation of a third well. When that research was completed, which was over 3 years ago, the Board agreed with me and decided that developing a third well was the best option to meet the need for redundancy and for the overall cost. The construction costs are now over \$1 million, of which we already have \$750,000 in our Water Reserve Fund. When I asked the Board 2 months ago, there was unanimous support for proceeding with the building of a new well. It was, and is, the obvious and logical option to pursue.

During and after the Forum, candidate Barrett expressed his concern about the condition of the Village's infrastructure. He admitted to me, that he was unaware of what the Village had done with infrastructure over the last 8 years.

Here are just a few things that have been accomplished during my term as Mayor. I developed a Preventative Maintenance plan for all our infrastructure. This includes the entire water system, and the entire sanitary system. The sanitary and stormwater system have been videoed and any obstruction or damage that was found was corrected. They will be videoed again in 5 years. The wells and lift stations have been updated or reconditioned. In February of 2022, the Village purchased, and have used daily, a software program that produces work orders based in the maintenance requirements we programmed in for our equipment and systems. This includes everything from our Public Works lawn mowers all the way up to our Water Tower and everything in between.

I, along with our engineers, developed a multi-year plan for repaving our roads. We have spent \$250,000 per year for the last 7 years on repaving. The current plan can show you which roads will be repaved for the next 6 years. Curbs on the repaved streets are repaired as part of that process.

In 2018, I had an outside company evaluate and rate all of our sidewalks based on their condition. Each summer since, the Public Works crew has used that report as a guide to decide which sidewalks would be repaired. Last summer, we again had all the sidewalks evaluated and rated. We currently have joined with Grayslake seeking bids for this summer's sidewalk repair. The Village has appropriated \$25,000 in our budget for those repairs which should cover approximately 1,000 square feet of sidewalk.

The bottom line is, the Village is in very good condition. The Village's finances are in very good condition.

I'll close with this, all this information that I shared tonight was always just a phone call, email, or conversation away. All anyone had to do was reach out and ask."

Business

Approval of the CSI – Managed Services Agreement for Consulting Services for April 1, 2025 – March 31, 2028 for \$932.00 per month. CSI is our long-term IT company. The current rate is \$743.00 per month. This increase includes our transition to cloud-based data storage and enhanced security. This increase is included in the proposed budget. Trustee Kriese moved, seconded by Trustee George Duberstein **Roll call vote:** Ayes: Trustees Richmond, George Duberstein, Kriese, Georgeann Duberstein, Koval and Williams -6 Motion carried. There was a brief discussion on which Treasurer Hensley explained the Cloud based service portion of the proposal.

Raise Recommendations of 3% and an increase of \$50/month of the insurance stipend for Kelly Hensley, Christina Reiser, Ruby Mendez, Dawn Kantner, Israel Mancilla and Tony Torres effective May 1, 2025. This is our traditional annual raise recommendation. The insurance stipend was last increased in May of 2020. These increases are included in the proposed budget. Trustee Kriese moved, seconded by Trustee Koval **Roll call vote:** Ayes: Trustees Richmond, George Duberstein, Kriese, Georgeann Duberstein, Koval and Williams -6 Motion carried.

Approval of the Water Well and Wastewater Sanitary Lift Station Operational Assistance Agreement with Robinson Engineering from May 1, 2025 through February 28, 2028. Year 1-\$4,130.00 per month, Year 2-\$4,335.00 per month and Year 3-\$4,550.00 per month. The current rate is \$3,932 per month. The Year 1 increase will be added to the proposed budget. Trustee Kriese moved, seconded by Trustee George Duberstein **Roll call vote:** Ayes: Trustees Richmond, George Duberstein, Kriese, Georgeann Duberstein, Koval and Williams -6 Motion carried.

An Ordinance Amending Title 3 of the Municipal Code Implementing a Municipal Grocery Retailers' Occupation Tax and Municipal Service Occupation Tax in the Village of Hainesville. The State of Illinois recently repealed the statewide 1% grocery tax commencing January 1, 2026. In the same bill, all municipalities were given the authority to establish their own 1% grocery tax. The Hainesville share of the statewide grocery tax was \$112,000 of revenue. If we do not establish our own grocery tax, the revenue will be lost. Trustee George Duberstein moved, seconded by Trustee Georgeann Duberstein **Roll call vote:** Ayes: Trustees Richmond, George Duberstein, Kriese, Georgeann Duberstein, Koval and Williams -6 Motion carried. Ord# 25-3-375

A Motion to Reject the Bid for the Well 4, Public Works Parking Lot Repaving and North Street Repaving for \$2,182,812.37. We only received one bid for these projects and that bid was higher than expected. Our engineers bundled these projects into a single bid package as they have done for other municipalities. It is my belief that the bundling limited the number of interested contractors. It is my recommendation that the Board reject this bid. If that is done, I will direct Gewalt to reissue a bid package to only include **Well 4**. That bid would be presented at the April Board Meeting. Trustee Koval moved, seconded by Trustee Williams **Roll call vote:** Ayes: Trustees Richmond, George Duberstein, Kriese, Georgeann Duberstein, Koval and Williams -6 Motion carried. There was a discussion held on the different possibilities with breaking up the bids into individual projects. There was a consensus to pursue a bid for the Well 4 project separately.

Budget Report Draft Discussion Only – Fiscal Year 2025-2026

Treasurer Hensley began by reviewing the process of developing the budget and reviewed the Draft. Discussion took place.

Draft Estimate of Revenue for May 2025-April 2026 – Discussion Only

Treasurer Hensley explained the Estimate of Revenue.

Draft Appropriation Ordinance for May 2025-April 2026 – Discussion Only

Treasurer Hensley explained that the Appropriation Ordinance will be posted on the website and displayed at the Village Hall for anyone to view. It will be up for approval at a Public Hearing held before the April Board meeting.

Draft Budget for May 2025-April 2026 – Discussion Only

Treasurer Hensley asked the Board if there were any additional questions or specific line items they would like to discuss, no further discussion was held. A Public Hearing will be held for the Budget at the April 22nd Board meeting.

Trustee Georgeann Duberstein moved, seconded by Trustee Kriese to adjourn the March 25, 2025 All in favor; motion carried.

The March 25, 2025 Regular Board Meeting adjourned at 8:23 p.m.

Respectfully submitted,

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

Christina Reiser
Village Clerk

Mayor's Report for March 25, 2025

- 1) A single bid came in for the Well 4, Public Works lot repaving, and North Street repaving project. It is under review.
- 2) Hainesville's Party in the Park will make its full return this summer. Trustees Georgeann Duberstein, George Duberstein, and Anne Richmond are working with the office staff on all the arrangements for a great time.
- 3) A state auditor visited us to review our 2023 use of MFT funds. The only finding was that a single minor report hadn't been filed. Robinson is in the process of submitting that report.
- 4) Typically, I use this report to present items that have been discussed, presented, accomplished, and, in some cases, unusual or emergency situations that had to be dealt with by me or the staff.

For this report, I want to broaden the range of topics.

-To begin with, since last December I have spent hours with Hainesville's incoming Mayor, Mary Koval. She and I have met with the Village's Attorneys, staff members, Police and Fire Chiefs, Grayslake Village Manager, Village Engineers, Community Planner, and others that have an important role in the operation of the Village. We have spent hours going over the proposed budget, discussing contracts, and discussing Village operations. I have provided her with a list of potential future projects. She has attended our monthly staff meetings as well as our monthly engineers meeting. We've done each of these things so as to help smooth her transition to being the Mayor.

-In another two months, my term as Mayor will end. It has been 16 years since I was elected as a Trustee and 8 years since I became Mayor. I am very proud of what we have accomplished during those years. We added the Gathering Place and the PW park. The infrastructure has been repaired and placed on a Preventative Maintenance Plan. The roads are in good shape and we have a multi-year plan to keep them that way. A number of new businesses have come to town. We have kept our tax rate relatively low. We've received nearly \$1 million in grants. And, so much more. I'm glad to be retiring, but I am going to miss the people and the job.

March 14, 2025

To: Mayor Daley 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.

- Jet rodding- Lisk and Huntersway Dr. sanitary lines have been checked for any kind of blockage.
- Public works has been working on excavating into the hillside behind the public works building for the new material bins. We're getting this done before the new well house gets built. (The bins will not be installed until after the parking lot is all done.)
- 251 N Lisk Dr- Resident called about her sump pump constantly working more than usual and requested we investigate. We determined that there was a leak outside just before the B-Box (valve) that had to be dug up and replaced by K&M Sewer and Water as an emergency dig. All went smoothly and we were able to restore water services before the end of the night.
- Snow/Ice control--winter is not over just yet. Dave Shultz and crew were out salting and snowplowing
- Wellhouse 1- Public works installed a drain line for the water testing sink.
- Well house 3 backflow inspection- Municipal Backflow came out and tested the system and found out we had a leaking valve and is in the process of rebuilding the valve.

- On February 14 during the snowstorm, we had a resident that drove through Centennial Drive, ran off the road, and took out a parkway tree, multiple mailboxes and almost hit a vehicle. It was a case of hit and run, luckily Israel was out snowplowing and saw that the vehicle pulled into Holiday Lane and parked. Police were called and a few days later the suspect was charged.
 - 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.