

**MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES,
THE VILLAGE OF McCULLOM LAKE,
4811 W. ORCHARD DRIVE
McCULLOM LAKE, IL 60050
September 23, 2025
All Village Board meetings will be tape recorded.**

President Counley called the meeting to order at 7:00 P.M.

Pledge of Allegiance

Roll Call: By Village Clerk Messina

Present: President Counley, Trustees Bogacz, Fritz, Thompson Walter, Zakrocky

Absent: Trustee Vick, Attorney Shaw

Minutes: Trustee Bogacz made a motion to approve the minutes of the last meeting; seconded by Trustee Walter. Voice vote: Bogacz, Fritz, Walter, Zakrocky=ayes. Trustee Thompson-abstained. Motion carried.

Treasurers Report: Trustee Bogacz made a motion to accept the Treasurers Report; seconded by Trustee Fritz. Voice vote: Bogacz, Fritz, Thompson, Walter, Zakrocky=ayes. All in favor, motion carried.

Bills Read and Approved: Trustee Bogacz made a motion to pay the bills; seconded by Trustee Fritz. Voice vote: Bogacz, Fritz, Thompson, Walter, Zakrocky=ayes. All in favor, motion carried.

Attorney: N/A

Finance: N/A

Building & Zoning: N/A

Parks: Trustee Thompson wanted to address the sign information that Shirley got. The \$300.00 dollar sandblasted urethane sign is that similar to the ones on

McCullom Lake Road? Shirley: Yes, but those are wood, they don't deal with wood much anymore. Trustee Zakrocky: But it's that style though? Trustee Thompson: So, it's more architectural black aluminum panel. Shirley: Yes. I told them plain, he put the McCullom Lake on there and I told him we don't have to have that. Trustee Bogacz: I think it would be nice to have McCullom Lake on there. Shirley: O.k. that's fine. This does not include the post. Trustee Thompson: I have a post hole digger. Shirley: He said he can get two (2) eight (8) foot wood posts for approximately a \$100.00 dollars. She did contact three (3) places only two (2) got back to her. So, this guy three (3) days later had this quote. President Counley: We can get the posts ourselves and put them in ourselves.

This will be added to the next meeting's agenda.

Roads: President Counley gave a report update on the road project. Work is behind because of the missed locates down on Orchard so they had to come back out and that was two (2) days after the project started and it stopped it for a couple of days. Trustee Bogacz: What do you mean. President Counley: They were digging but the of gas lines couldn't be located. Deputy Clerk Prehn: The gas lines weren't marked which put them back a few days. President Counley: So, the landscaping and back fill behind they did the curb, gutter and all of the drainage is in. Thursday all the back filling is going to be behind all of those things because people need to start getting in their driveways pretty soon. The job was supposed to be done by last Friday, September 19, 2025 but now it isn't even going to be done by this Friday September 26, 2025. So, the grinding on Orchard and Forest View and then Spring is going to be done this Friday and the pavement of both of those locations will be next Tuesday, September 30, 2025. The IDOT four hundred million (4,000,000.00) dollar funding opportunity we applied for two million (2,000,000.00) dollar grant to re-surface all of the streets in the Village and the release date has been moved to early October. So, if we get that we will put is out for bids in the Spring. All of the measurements have been taken on all of the streets, so keep your fingers crossed.

Sunday's storm brought a big tree down on Dorothy Vick's property across West End almost to Parkview and half of it landed in Mr. Roarke's yard and it took down some wires and a street light pole on the corner. Com-Ed was called and already knew about the pole outage but no one was affected with any power outage it was just the street light. Township took care of the tree first thing on Monday morning, Com-Ed was out there and everything was taken care of.

Blight: Trustee Walter asked if there is something we can do with the drain on West End. There is about a two (2) foot drop into that drain where we put the berm off of Vick's property. The bushes is kind of the only warning you've got

otherwise you're going to be in the hole. President Counley stated that he could go over there and look at it and maybe we can do something about it. Trustee Walter: I think we can raise it a little bit. Trustee Bogacz: It can be dangerous if you don't know that drop is there because it's right at the edge of the road. Trustee Zakrocky: If you raise it up isn't that going to affect drainage? Is it something we might want to have our engineer look at, just asking. President Counley: Well I don't know but if it's something simple and it's a quick fix I don't want to raise it up above where the water is going to be and then you can't get rid of the water. President Counley will look at it first and if we have to do anything further than that we'll get somebody out who knows a heck of a lot more than he knows about it.

Police: Trustee Zakrocky does not have a monthly Police Report to read. The new squad computers are in. The vehicles need to be taken to the County Sheriff to have the CADS (Computer Aided Design Software) program installed. We have four (4) new Officers coming on and will be starting their training next month. At some point Chief Beatty had mentioned possibly getting them to come in and meet all the Trustees. Trustee Zakrocky also spoke to Amy from The Knoll regarding their closing procedures because President Counley had talked about getting more patrols on. Their SOP (Standard Operating Procedure) for closing is to have two (2) people leave at the same time never to have one (1) person by themselves for any reason, not to say that it doesn't happen because it's very rare. With the cameras they have installed inside and outside Amy does watch until the car drives away to make sure her staff gets home o.k. She's not too concerned with it because of all the cameras they have and the lighting it's pretty bright. Their closing times varies based on occupancy. She feels that it's kind of waste of Village resources and manpower and she's fine how they are right now. President Counley: Well, I'm glad she's got it all together. She's real smart and on her toes all the time so with a combination of the two (2) it's not going to be an all the time thing anyway. Thanks for doing that Joe.

Communications: President Counley let the board know that he is appointing Tom Bitterman as Zoning Board Chairman mainly because of his knowledge. Trustee Bogacz: Who's on the Zoning Board anyway? Deputy Clerk Prehn: Rob Klapperich, Donnie Nelson, Lane Phillips, Marc Spatol and Bill Cross. Deputy Clerk Prehn got Tom the books he needs. Trustee Zakrocky: So, what code standard are we up too? Deputy Clerk Prehn: Building it 2006 and Electrical is 2008. President Counley: These year books are typical for most communities and Municipalities.

Audience: Deputy Clerk Prehn had a Zoom meeting with a company called Textmygov. It's a program that would send out text messages to residents for about \$1500.00 a year. Deputy Clerk Prehn doesn't feel it would be necessary

for the Village to purchase this program but she does have literature on it if anyone wants to look at it. We did get the computers but are waiting on the docking stations that are on back order that are \$780.00 a piece. The building computers are on back order.

The Police Department Car Show raised \$750.00 dollars.

The fall leaf pickup will be October 22nd and November 12th, 2025 those are they dates they gave us.

Treat or Treating hours will be from 4:00 to 8:00 P.M. Friday, October 31, 2025.

Nancy inquired about the house that burned a year ago on Maple Hill and if anything is being done about it because a lot of the neighbors are not happy. President Counley: They been talking about it a lot the last week and a half the home owner should be getting a letter next week.

Kevin who owns the property up by Sponjia stated he had met with Attorney Shaw on the 16th, and he's wondering if Attorney Shaw ever got back to him about pricing. President Counley: He did. What Kevin was planning on doing was to put in a storage unit facility on the corner of Flanders and Ringwood Road and up to six (6) apartment buildings south of Flanders off of Sponjia. Kevin: It's six (6) unit buildings with eleven (11) units it's roughly between sixty four (64) and sixty six (66) units. They are all ranch style they are all for fifty (50) and above or for veterans. They are going to be one (1) bedroom and about seven hundred (700) square feet, they are going to be one (1) level just like what he has up at Flanders now the six (6) unit that he's remodeled. That's what I want to build. President Counley: The question was that he is asking is what is the cost of getting sewer over to there. He was under the understanding and it didn't come from him but he was under the understanding that the Village was going to install sewer extensions over there. Deputy Clerk Prehn reached out to Tim Hartnet of HR Green if he had more details he could refine the budget cost but for high level cost per square foot from eight (8) inch sanity sewer average up from eight (8) feet to ten (10) feet, with manholes at three hundred fifty (350) feet spacing to be built in 2026 it would be four hundred dollars (400) per linear foot to five hundred (500) linear foot. So, two thousand (2000) linear foot would cost eight hundred thousand (800,000) to a million (1,000,000) dollars. Directional drilling or casing under a road right of way will be extra cost. Unsuitable soil will be extra including on sight cost of engineering and surveying and permitting fees which can range from 10% to 15% of the construction cost. This is pretty far out of the Village limits which puts you in the McHenry future planning, Wonder Lake planning and Johnsburg Facility planning area. They are all approved to have sanitary sewer facilities to handle it. So they would need to approve and confirm the capacity before we negotiate with the potential develop

because we'd have to get PE's from McHenry, then.... Trustee Walter: Although we should have enough. Trustee Bogacz: What! President Counley: No. Clerk Messina: No, we have PE's for Forest Glen, not for his. Trustee Bogacz: No we don't have enough PE's for Sponjia. Trustee Walter: I thought we had a lot because we were covering West Shore Beach. President Counley: I went in the book of Resolutions all the way from 1992. He cam across the original one for PE's with McHenry we had 1800 PE's to begin with. PE's are based on approximately one hundred (100) gallons per person in a household, per day use. They allotted seventeen hundred and sixty-six (1766) PE's for the south side of McCullom Lake Road. Thirty-four (34) PE's for the north side of McCullom Lake Road in the event that the Vasson Johnson property de-annexed from Johnsburg and annex in to McCullom Lake and then we could supply them PE's. Trustee Walter: Do you have a time limit on that? President Counley: Twenty (20) years but then it automatically renews. So, the question is we would have to get an engineer to find out how many PE's we have used on the south side of McCullom Lake Road and that would tell us what we have left. By a written agreement with the City of McHenry right now the PE's that are allocated they have to be used for that otherwise we have to go through them and tell them why we are not using them. Once it became an agreement it made septic fields illegal in the Village of McCullom Lake. So, right now getting back to annexation over there as of the eighteenth Attorney Shaw asked HR Green to give us an estimate for installation of a line approximately two thousand (2000) feet. Total cost is would push us past a million dollars not taking into account the directional boring under Flanders, a lift station that would need to be installed. While adding a million to a four million dollar project is significant her doesn't see how we have any options to incentify this because it would not be producing any sales tax. He explained to Mr. Klein that the Village of McCullom Lake cannot be paying for this development as his property tax would likely to increase the Village revenue by about fifteen hundred (1,500) a year not nearly enough to justify installing that line. The only feasible option here we make a bigger play for the whole neighborhood that way the cost would be spread out amongst the hundred (100) properties instead of one (1) however we don't think we have the PE's to do that and we would need McHenry to cooperate. If there are any other thoughts on expanding the sewer line please let him know. The other option would be to let him annex and develop it on a septic field. It doesn't extend our line but it doesn't waste our PE's. Trustee Zakrocky: So, how would that agreement work with the City of McHenry if we are supposed to be tied into the sewer and then septic systems are considered illegal here. President Counley: The EPA is getting really close to outlawing septic fields, unless you are real rural. That's all I can give you right now. Mr. Klein: That's a big number, that's a real big number.

Old Business: N/A

New Business: Pre-Approval of bills for Road Project not to exceed \$130,000.00. Trustee Bogacz made a motion for the pre-approval of bills for the Road Project not to exceed \$130,000.00; seconded by Trustee Walter. Voice vote: Bogacz, Fritz, Thompson, Walter, Zakrocky=ayes. All in favor, motion carried.

Approve Police Computers & Docking Stations not to Exceed \$8,500.00. Trustee Fritz made a motion to approve the Police Computers and Docking Stations not to exceed \$8,500.00; seconded by Trustee Walter. Voice vote: Bogacz, Fritz, Thompson, Walter, Zakrocky=ayes. All in favor, motion carried.

Approve Annual Treasurers Report. Trustee Bogacz made a motion to approve the Annual Treasurers Report; seconded by Trustee Thompson. Voice vote: Bogacz, Fritz, Thompson, Walter, Zakrocky=ayes. All in favor, motion carried.

Approve Annual Auditors Report: Deputy Clerk Prehn got our auditor Joe Troyer on speaker phone to go over the audit. Page 1. In our opinion, the financial position of the governmental activities, the business-type activities and each major fund of the Village of McCullom Lake, as of March 31, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year ended in accordance with accounting principals generally accepted in the United State of America. That statement right there is the unmodified or clean opinion, that is the opinion we are giving about everything that is contained in this report as to the accuracy of it. The Village has done really well living within their means and paying back the Sewer debt. If any one has any question they can call or email him.

Trustee Bogacz made a motion to approve the Annual Auditors Report; seconded by Trustee Walter. Voice vote: Bogacz, Fritz, Thompson, Walter, Zakrocky=ayes. All in favor, motion carried.

Discussion

Trustee Fritz: Neighbors Helping Neighbors is having a meeting tomorrow night September 24, 2025 for the pig roast at 6:30 P.M. at the Knoll. The Fund Raiser will be October 11, 2025 here at the Village Hall with a bonfire afterwards. Trustee Fritz has tickets and President Counley has tickets for the fundraiser. The regular Neighbors Helping Neighbors meeting will be October 11, 2025 at the Knoll at 6:30 P.M.

Trustee Bogacz made a motion to adjourn the meeting at 7:56 P.M.; seconded by Trustee Zakrocky. Voice vote: Bogacz, Fritz, Thompson, Walter, Zakrocky=ayes. All in favor, motion carried.

The next Village board meeting will be October 28, 2025 at 7:00 P.M.

Terry Counley
Village President

Sherri Messina
Village Clerk