

**MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES,
THE VILLAGE OF McCULLOM LAKE,
4811 W. ORCHARD DRIVE
McCULLOM LAKE, IL 60050
September 24, 2024
All Village Board meetings will be tape recorded.**

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

Pledge of Allegiance

Roll Call: By Village Clerk Messina

Present: President Shepit, Trustees Bogacz, Fritz, Thompson, Vick, Walter, Zakrocky

Absent: Attorney Shaw

Minutes: Trustee Bogacz made a motion to approve the minutes with corrections; seconded by Trustee Fritz. Voice vote: Bogacz, Fritz, Thompson, Vick, Walter, Zakrocky=ayes. All in favor, motion carried.

Treasurers Report: N/A

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

Finance: N/A

Building & Zoning: N/A

Parks: N/A

Roads: Trustee Vick: The final CDBG Grant the amount that we were allocated by the county is \$128963.00. This was originally planned for Orchard but we are trying to figure out if we can switch it over to Spring from Spring to Flanders. He does not have an answer on it yet but he is working on it and hopefully we can

switch it. If we can't get it switched then it is what it is. The ITEP Grants came back where we were trying to get it for the bike path from Forest Glen all the way down. They will only cover the amount that the bike path costs through ITEP but for that to be done we would have to have the whole road resurfaced which means the Village would have to cover approximately \$327,000.00 which would be from Forest Glen all the way around Lake Shore Drive. Some parts of the road would have to be widened and we'd be taking parking and taking chunks of driveways and mailboxes. President Shepit: The reason we went for this is because we didn't qualify for anything else so that's what got us to this point. Trustee Vick: If we had \$327,000.00 it would have been worth it but at this time we don't have those types of funds so it's just not feasible. We would have to go out four (4) feet on both sides of the road so anything within that eight (8) feet is going, it's gone. So for now the ITEP grant is dead. President Shepit: We will keep on going after anything that's out there. Trustee Vick: Yep. Lori and I and Marilyn or anyone else that wants to help out you are welcome to come out to any of the county board meetings to try and get money for the Village.

Blight: Trustee Walter: Just a couple of things on West End on the corners, you can't see traffic coming and down on Maple and Spring it's kind of hard to see around that intersection there and Greenwood it's kind of hard to see around by the Knoll. Trustee Bogacz: You have to remember that is on the homeowner's property. Trustee Walter: Most of it ain't though. President Shepit: Everything from the road right of way is, so it's on the residents to clear those areas up.

Police: Trustee Zakrocky has a Police report from August 24th to September 23, 2024 that he read. The car show that the Police department put on had twenty-five cars that registered and about twenty-seven (27) or twenty-eight cars showed up. It brought in \$1652.00 for the Police department. So it was a good event. President Shepit: We have one other thing from the past in 2011 the State Police did an audit and we were supposed to pay \$867.50 and the previous president at the time chose not to pay it, so now we need to pay it and it was added to the bills. Trustee Bogacz: There are no old fees or interest or anything like that? President Shepit: No, and we are really lucky that there wasn't anything added too. Deputy Clerk Prehn: As long as it's paid within thirty (30) days there are no extra fees.

Communications: N/A

Audience: Deputy Clerk Prehn: Neighbors Helping Neighbors if you could get her any information for the newsletter ten (10) days before the end of the month please. If anyone has pictures from the Corn Fest if you could get her those. Trustee Bogacz: She doesn't think any were taken but there was a video.

Deputy Clerk Prehn: If anyone else has some please send them to her. The other thing she wanted to bring up was there have been three (3) people that have come into the office in the last month or so and I'm not going to name who they are but they have told her that somebody on this board is going around town saying that there is \$100,000.00 dollars missing and I take offense to it because I take care of the money here. Ellen our Treasurer checks and re-checks every bank account we have here every month and then the auditors check it. So there is "no"

\$100,000.00 dollars missing and I've been told it's a board member spreading this around and I don't know who it is and I really take offense to it because I bust my butt for a Village that I don't even live in and to bring the bank accounts to the level that they are at. They are ten (10) times if not more than when I started here. Plus getting the money to have McCullom Lake Road done, plus the money for the park and all the time she put in and the money that she saved on McCullom Lake Road is the reason we are able to fix the manholes on Lake Shore, Fountain and now Maple Hill this year and then the \$30,000.00 that we put in for to get nice new stuff for the playground. I take offense to thinking that you guys who are my boss that one of you is going around telling people in this Village that we're stealing money! So whoever is saying it stop saying it because there is no money missing and we just got the draft for this year's audit. We cut the amount that is due to the sewer fund by \$107,000.00 so if that's the missing money that's where it is. The accounts are for deposit only and we can only transfer between the three (3) accounts so I can't transfer a hundred grand to my bank account and to be quite honest I don't need it. Trustee Vick: So they are not only checked once by you, twice by Ellen and then (three) times which would be yearly by the auditor. Deputy Clerk Prehn: Yes. Trustee Bogacz: Each month we get the monthly bills and the Treasurers report and it's always looked at so there's no way that a \$100,000.00 could be missing from the Village. Deputy Clerk Prehn: When Ellen started here and you probably don't remember but the monthly Treasurers report and General Fund were in the red, it was in the negative. Now it's all in black, the money thanks a lot to Marilyn is because we cut our payroll costs by \$152,000.00 a year. Not to mention the fact that the sewer bonds got paid off early so now the Illinois Funds account we aren't needing to take money out of there to make those bond payments anymore. We are gaining \$3,000 to \$4,000 thousand dollars in interest on that account only. So who ever is spreading the lie or rumors I just want it to stop. There's one person who I thought just likes to complain that came in but then there were two and then three and they're pointing and looking at me like I'm stealing from this Village. Trustee Vick: I don't blame you, I wouldn't want that either. President Shepit: I've actually heard the same thing and it really pisses me off that somebody on this board would sit there and go out and they are because I know who it is to go out there and tell people there's \$100,000.00 missing from this Village when they sit at this board meeting every month and hears every detail that Lori has talked about but still takes it upon themselves to

go out and spread lies. Trustee Walter: Where are they saying that the \$100,000.00 comes from? President Shepit: No, somebody is going and telling everybody that \$100,000.00 is missing from the Village and Mike you know who it is and we're not going to go any further there but somebody is saying that and one name keeps on coming up to me. So, unless you want to sit here and tell everybody what you think is going on out there and lying to people is absolutely incorrect and if you want to sit here at the board meeting every month and have all this information in front of you, all the truth and spread lies that's wrong and it needs to stop.

Bud Brand is in the audience and is speaking on behalf of the others in the audience about our Golf Cart Ordinance. He'd like to talk about Golf Cart access on the pedestrian path on McCullom Lake Road. The current Ordinance does not legally allow access to the Village roads to visit any establishments on McCullom Lake Road. Unfortunately this makes owning a golf cart on McCullom Lake Road pointless. He feels there is plenty of room for golf cart owners to travel safely down the side of the road. This would benefit golf cart owners and small business owners alike. He is looking to be able to have golf cart use on the pedestrian path on the South side of the road. President Shepit: She was prepared for this and has some suggestions. The speed limit down McCullom Lake Road is 40 miles per hour; we could lower it to 30 miles per hour. The concern is that anybody on a golf cart could get hit by someone because they are more than likely going 45 miles per hour so our concern is for safety for those in golf carts. We could put up some signs where golf carts would be allowed too. So, this is what they came up with, golf carts would be allowed on McCullom Lake Road to gain access to the store from Gate 5 going East bound only to Gate 4. They can only go East bound. Property owners only with golf carts that live on McCullom Lake Road will be allowed to drive on McCullom Lake Road from their own property going East bound only to the first gate/street East of their property. Stipulations to these changes are as follows: No golf carts are allowed on McCullom Lake Road West of Gate 5. The reason for that would be because of the little hill that cars are coming over. So, it would only be from Gate 5 going East. No golf carts have access to McCullom Lake Road from Gate 6. No golf carts on McCullom Lake Road after dark. Golf carts that are going to drive on McCullom Lake Road must drive along the south edge of the pavement only and not in the lane traffic. Anyone found to be on McCullom Lake Road in a golf cart that does not follow these guidelines not only puts their safety in jeopardy but also stands to lose their golf cart privileges. We want all of our residents to be safe and all other golf cart rules still apply. This is just some of the things we can do. A speed study would have to be done on McCullom Lake Road to get the speed limit reduced. President Shepit: She will have Attorney Shaw draft up an amendment to the Ordinance and it will be added to the next meeting's agenda. Trustee Bogacz: If we could suspend any tickets that might

be given out until this Ordinance is passed. President Shepit will talk to our Police department.

Old Business: N/A

New Business: Approval of Tree Removal by Century Tree Services – Trustee Vick made a motion to approve the quote for \$9000.00 to remove five (5) Maple trees and stumps; seconded by Trustee Bogacz. Voice vote: Bogacz, Fritz, Thompson, Vick, 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 Vick. Voice vote: Bogacz, Fritz, Thompson, Vick, Walter, Zakrocky=ayes. All in favor, motion carried.

Discussion: Trustee Bogacz: Asked Trustee Walter why he didn't want us to sell the twenty-two feet of property that was voted on at the last board meeting. Trustee Walter stated that what was left of the property made it unbuildable and from what he understands and what he gathered we could have sold or done anything with it with the lawyer. He feels that the property owner saying he could take it from us that's more of cities taking it from individuals, not individuals taking it from municipalities and we could have always said he was parking on the side of the road like he was. To say he was parking there and he could take it from us is a joke. Trustee Zakrocky: Do you have any documentation to back that up on what you are saying? Trustee Walter: I went to the County, I went to the Township, and I went to McHenry and they all told me the same thing. Whatever the lawyer draws up you can do with it. Trustee Zakrocky: And what did our lawyer tell you? Trustee Walter: That the guy was going to take it. President Shepit: Mike listen it wasn't a buildable lot. It is a designated road from back in the early forty's or fifty's and it cannot be a road anymore. To do anything with that property you have to offer the people on both sides of that lot the option to buy a portion of it, or half of it. That person wanted the twenty-two feet of it and paid us for it. What did you pay for your lots, \$10,000 dollars each? Trustee Walter: \$30,000. President Shepit: \$10,000 dollars each I know what I'm talking about because I've seen it. So that particular parcel that was a designated road was split into three which would make it around \$3,300. They've been parking there for thirty, forty years and the Village never said anything and that person can turn around and go after the Village and if we didn't do what we did he could have gone after the Village because he knows the rules just like every lawyer out there. Trustee Walter: We could have used the whole sixty feet for a park. I don't think it was a good deal. President Shepit: The forty feet that we have which is not buildable we

could clean it up and make it a little park. Trustee Walter: We could have used the whole sixty feet for a park. I don't think it was a good deal at all. President Shepit: Do you know what that forty feet does for the Village? Trustee Walter: What do you mean by does? President Shepit: If you make a park there what does it do for the Village? Trustee Walter: It certifies the Village. Trustee Zakrocky: It keeps the pedophiles away. Trustee Walter: Well that helps too and I would have done it for the whole sixty feet. President Shepit: We have little parks all over the place. The Village did exactly what it needed to do with the steps that we needed to take and we took those steps and you disputed it and you went against it and you're the one going around telling everyone that the Village has lost \$100,000.00 dollars. Trustee Walter: No, I'm not. President Shepit: Yes you are because she's heard it from about probably ten people. Trustee Walter: The only thing he's said is about the sewer money which we don't have all the money in there that we've been collecting off the residents for the last twenty something years. President Shepit: Did you tell those people the information that was given to you eight years ago when I told you that the previous President was taking it out of there and you okayed every one of those minutes, that the money was taken out and never paid it back and who's paying it back now, this board. Trustee Walter: Yes, I know. President Shepit: But you don't say that and you keep on telling people that it's missing and she's heard it from multiple people that it's coming from him. The Village has done nothing wrong but I can tell people what you have done that has been illegal which was putting a shed up on an empty lot without a permit and you should have known better and you had to take it down and after that you went around saying bad things about this Village. You're not above the law. Trustee Walter: I made a mistake. President Shepit: Trustees who've been on the board as long as you should not be making mistakes. Trustee Zakrocky: I have one comment about that lot. I don't know the actual verbiage but if your neighbor parks their vehicles or puts a building on your piece of property and you do nothing about it after a certain amount of time, that piece of property is theirs. So with them parking on that roadway they could have taken that whole piece of property. Trustee Walter: But our defense could have been that it was the side of the road. President Shepit: We would have never won that in court. Trustee Walter: What about that lot going East their fence has been eight feet on the road for how many years are they going to take the road from us now? President Shepit: What are you talking about? Trustee Walter: The lot up Orchard going East the next lot from the road those people have a spiral fence that is like eight feet over the lot line and it's been there forever, so are we just going to give that up too? President Shepit: A lot of things in the past that were done that shouldn't have been done and some of them were past board members and they've done what you've done with your lot because they were on the board and they felt they could do whatever they want and that's why certain things were done and done wrong. That fence has been down there for what fifty maybe forty years, so there is nothing we can go back and say move it

back. A lot of the time that it was grandfathered in whether it was right or wrong but people on the board back then did things they shouldn't have done. So, something like this that guy could have taken that property and he knew it. He knew he could have gone after the Village and take that property. We ended up making some money off of it. Trustee Walter: Well I don't think he would have had a case. Trustee Zakrocky: He was actually generous in giving us what he gave us. Trustee Walter: I don't think he even had a case. Trustee Zakrocky: Read the law, not going and talking to people read the law. President Shepit: All of our Ordinances are online maybe you should go and read them and you should know them because you've been on the board a long time. Trustee Walter: Like having our dumpster enclosed? Deputy Clerk Prehn: Can I ask you if you've built an apartment in your basement without a permit, because you didn't pull a permit and I've heard you have people living in your basement. Trustee Walter: It's my house I can have people in my basement. Deputy Clerk Prehn: The County assessor's office has called her and asked her what's in your basement but you didn't pull one permit and you have an apartment down there. Trustee Walter: There's not an apartment down there. Deputy Clerk Prehn: Then what is it. Trustee Walter: A big room, its two big rooms. Deputy Clerk Prehn: The County assessor has said they've been parking down the street and knocking on the door wanting to talk to you about it but nobody answers the door. Trustee Walter: Sounds like most people. Clerk Messina: I would just like to say that anything we do as a board here reflects on everybody else and if we are not following our own laws and Ordinances here then everybody will want to go and do what they want, and that's not right. Plain and simple, it's not right and we have to abide by all of that and you know you needed a permit. Trustee Walter: I took it down. Clerk Messina: You only took it down because you were asked to take it down, but you know you have to have a permit and other people are going to look at it as well he's doing it without a permit, why can't we do it. Trustee Walter: Same thing going on with the Village our dumpsters aren't enclosed like we enforce with everybody else. Trustee Vick: What other dumpsters are enclosed? The ones at the apartments aren't enclosed. Trustee Walter: I'm just saying it should be enclosed. Trustee Zakrocky: You're the Blight officer, so do something about it. President Shepit: There's one more thing that's very important Mike, when we go into Executive Session, what is discussed in Executive Session never leaves there. When somebody is talking outside of this building about how somebody who was in Executive Session is talking about what happened in there that is illegal too. No conversation that happens in Executive Session is to be taken outside of this building and it's coming back that it is being talked about. Same with the audit report that everyone was given about a month before the meeting to read over. It wasn't approved by the board yet and you said it yourself that your brother saw it and you said you took it to your accountant. That should have never been done either until it was approved at a board meeting along with the minutes. Trustee Walter: I know, I had questions about it. President Shepit: Then you

call our auditor about it, not your family or your accountant. Trustee Walter: I'm sure I don't do everything right, do you? President Shepit: I really try hard to do everything right. Trustee Walter: So do I. President Shepit: You need to think about what you are doing and how you are going about it and what you are saying to people, because it's all coming back. You don't know who you are talking to because those people talk to other people and it all goes in a big circle and it comes right back to all of us. Does anybody have anything else?

Trustee Fritz: Bonfire on the Beach at 6:00 P.M. on Saturday October 19th.
The next Neighbors Helping Neighbors meeting 6:30 P.M. at the Knoll on October 15th.

Trustee Bogacz made a motion to adjourn the meeting at 8:03 P.M.; seconded by Trustee Vick. Voice vote: Bogacz, Fritz, Thompson, Vick, Walter, Zakrocky=ayes. All in favor, motion carried.

The next Village board meeting will be October 22, 2024 at 7:00 P.M.

Marilyn Shepit
Village President

Sherri L. Messina
Village Clerk