

**VILLAGE OF LAKEWOOD  
MINUTES OF THE VILLAGE BOARD MEETING  
JULY 14, 2015**

The Village Board Meeting was called to order at 7:00 p.m. by President Smith at RedTail Golf Club. Present were Trustees Davis, Furey, Iden, Santowski, Serwatka, and Thomas. Also present were Village Manager Catherine Peterson; Village Clerk Janice Hansen; Village Attorney Michael Smoron; Chief of Police Leigh Rawson; Deputy Village Manager Shannon Andrews; and many members of the public.

**PUBLIC COMMENTS:** Cal Skinner of 275 Meridian commented on reconfiguration of township boundaries.

Representatives from the Crystal Lake Chamber Ambassadors invited the Board of Trustees and residents to the Summit 2015 Uniting Community and Business meeting on Thursday, August 13, 2015, at the Lakeside Legacy Arts Park at 5 p.m.

Cheryl Lockwood of 9517 Lenox Lane commented on the bright lighting from the retail center located in Lake in the Hills which shines on her property. Village Manager Catherine Peterson will contact Lake in the Hills and mention this issue.

**CONSENT AGENDA:** The following were considered and enacted on a single motion by Trustee Furey, seconded by Trustee Iden:

**APPROVAL OF BILL LISTS:** RedTail Golf Club Accounts Payable Dated June 30, 2015 in the Amount of \$41,768.74; and Accounts Payable Invoices Dated July 15, 2015 in the Amount of \$153,160.68

**APPROVAL OF FINANCIAL STATEMENTS:** Village Financial Statements for the Periods May 1, 2015 through May 31, 2015; RedTail Golf Club Financial Statements for the Periods May 1, 2015 through May 31, 2015; and Lake Patrol Financial Statements for the Periods May 1, 2015 through May 31, 2015

Voting Aye: Trustees Davis, Furey, Iden, Santowski, and Serwatka. Voting Nay: None. Abstain: Trustee Thomas. Motion declared carried.

**ITEMS REMOVED FROM THE CONSENT AGENDA:**

**APPROVAL OF MINUTES: June 23, 2015 Regular Village Meeting:** Trustee Serwatka removed this Agenda Item because, in his opinion, the Prevailing Wage discussion was not accurate. It was the general consensus of the Board of Trustees to remove the discussion paragraph from the minutes. Trustee Serwatka, seconded by Trustee Iden, moved to approve the minutes as amended. Voting Aye: Trustees Davis, Furey, Iden, Santowski, and Serwatka. Voting Nay: None. Motion declared carried.

**Accounts Payable Pre-Paid Invoices for June, 2015 in the Amount of \$38,039.77:** Trustee Santowski removed this Agenda Item to clarify the payment of property taxes on the property owned by the Village of Lakewood on Pleasant Valley Road. The first installment for property tax was paid by the Village because the County Assessor has reclassified this property from tax

**Village Board Meeting Minutes**  
**July 14, 2015**  
**Page Two of Four**

exempt to “lease holder” which means the renter is obligated to pay the taxes. This issue is under analysis to resolve this real estate tax issues. Trustee Santowski, seconded by Trustee Thomas, moved to approve Accounts Payable Pre-Paid Invoices for June, 2015 in the Amount of \$38,039.77. Voting Aye: Trustees Davis, Furey, Iden, Santowski, and Serwatka. Voting Nay: None. Motion declared carried.

**APPROVAL OF ORDINANCE 2015-19 – AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE AREA NUMBER 8 WITHIN THE VILLAGE OF LAKEWOOD AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH THE PROPERTIES COMMONLY KNOWN AS THE “MCINTOSH” TURNBERRY, LOCH GLEN AND HIGHLANDS OF TURNBERRY SUBDIVISIONS, TURNBERRY COUNTRY CLUB, AND REDTAIL GOLF CLUB:** The current SSA#1 Ordinance is in it’s final year to collect funds for the care and maintenance of the Turnberry Lakes. As part of an informational campaign, the Board of Trustees asked the residents for direction in establishing a mechanism for the ongoing care and maintenance of the Turnberry Lakes upon the expiration of SSA#1. It became apparent that residents were in support of establishing a method to care for these lakes. Two methods were considered; a voluntary homeowner’s association or the creation of a new SSA. There was strong support to establish a new SSA. A total of 293 surveys were distributed to property owners by the Turnberry Property Association. 221 replies were received for a response rate of 75%. Of these responses, 186 property owners were in support of the creation of a new SSA (84%), with 35 respondents stating they were not in support (16%).

The areas included in the proposed SSA are “original” Turnberry (TPA properties) with the exception of Stuart Lane which is part of Bonnie Lake Estates; Loch Glen and Muirfield Drive; the Highlands of Turnberry; Turnberry Country Club; and RedTail Golf Club. The maximum tax rate will remain the same as under the existing SSA at \$0.15. The proposed SSA objectives include ownership/lease/maintenance of the aeration system, electricity for the aerators, chemical weed treatment, and installation/maintenance of the piers on Lake #1 and Lake #3, mowing of the public areas on Lake #1 and Lake #3, and professional related service fees. The length of the proposed SSA is fifty years.

Discussion between the Board of Trustees and the residents regarding the pros and cons of establishing a new Special Service Area.

Trustee Furey, seconded by Trustee Thomas, moved to approve Ordinance 2015-19. Voting Aye: Trustees Davis, Furey, Iden, Santowski, and Thomas. Voting Nay: Trustee Serwatka. Motion declared carried.

**APPROVAL OF AMENDMENT NO. 2 TO TASK ORDER NO. 13-01 BETWEEN THE VILLAGE OF LAKEWOOD AND STRAND ASSOCIATES FOR THE EAST SEWER PROJECT IN AN AMOUNT OF \$21,000:** Two bid proposals were submitted for this project on April 21, 2015 which were substantially over the engineer’s estimate of \$2,700,000. There were two reasons for the high bids. Spring bids were high because contractors had already secured summer/fall construction with a late fall construction start for this project. The second issue is the uncertainty surrounding the project given the variable water table on the East Side of the Village. Some minor modifications can be made to the specifications to address this issue.

**Village Board Meeting Minutes**  
**July 14, 2015**  
**Page Three of Four**

Trustee Thomas, seconded by Trustee Davis, moved to approve Amendment No. 2 to Task Order No. 13-01 between the Village of Lakewood and Strand Associates for the East Sewer Project in an amount of \$21,000. Voting Aye: Trustees Davis, Furey, Iden, Santowski, Serwatka, and Thomas. Voting Nay: None. Motion declared carried.

**ACCEPTANCE OF A DONATION OF SIX PROPERTIES LOCATED ON REDTAIL DRIVE AND APPROVE THE PROPOSAL FROM HARRISON & ASSOCIATES, INC. TO CONDUCT APPRAISALS ON THE SIX PROPERTIES IN AN AMOUNT NOT TO EXCEED \$1,500:** A developer, Harry Liesenfelt, from the Highlands at RedTail purchased several single family lots along RedTail Drive with the intention to build homes on them. Mr. Liesenfelt would like to divest himself of these properties and would like to donate these parcels to the Village. The purpose of this donation would allow the Village of Lakewood to sell the properties. Mr. Liesenfelt would receive a donation letter in an amount equal to the appraised value of these parcels. The Village can sell surplus property as a traditional listing or a public auction. The first step of the sale process is to obtain a written MAI certified appraisal, which would be available for public inspection. Then the property would be declared surplus property by Ordinance. Once the property is transferred to the Village Lakewood, the parcels would become tax exempt.

Trustee Furey, seconded by Trustee Thomas, moved to accept a donation of six properties located on RedTail Drive and approve the proposal from Harrison & Associates, Inc. to conduct appraisals on the six properties in an amount not to exceed \$1,500. Voting Aye: Trustees Davis, Furey, Iden, Santowski, Serwatka, and Thomas. Voting Nay: None. Motion declared carried.

**REPORTS:** President Smith thanked everyone for a respectful SSA discussion and meeting.

President Smith commented that she is no longer on the McHenry County Executive Committee of Council of Governments or the Chicago Metropolitan Mayors Caucus. She is focusing her efforts with the 25<sup>th</sup> Anniversary of the Americans with Disability Act. She would like the Board to consider nominating a resident for free leadership training within this organization.

Trustee Serwatka believes that there is a need for funding the maintenance of Turnberry Lakes, but is not comfortable with process and surveys in organizing the proposed new SSA.

Trustee Furey commented that during the Spring Election, individuals were disrespected. Elected and appointed officials and residents should be treated with respect.

Trustee Santowski has joined the McHenry Council of Government Transportation Committee.

Trustee Santowski is introducing a Reusable Bag Program (BYOB, Bring Your Own Bag) to Village of Lakewood businesses.

With nothing further to discuss, Trustee Davis, seconded by Trustee Iden, moved to adjourn the meeting. Voting Aye: Trustees Davis, Furey, Iden, Santowski, Serwatka, and Thomas. Voting Nay: None. Motion declared carried. The meeting adjourned at 9:25 p.m.

**Village Board Meeting Minutes**  
**July 14, 2015**  
**Page Four of Four**

Janice S. Hansen  
Village Clerk

Approved: \_\_\_\_\_ Dated: July 28, 2015