

VILLAGE OF LAKEWOOD
MINUTES OF THE VILLAGE BOARD MEETING
JANUARY 26, 2016

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

PUBLIC COMMENTS: Trustee Serwatka motioned to suspend Roberts Rules of Order for the Public Comments portion of the Meeting in order for residents to have a dialogue with the Board and/or a response from the Board. There was no second.

Nicole Taylor of 9915 Scots Circle, who is a Turnberry Property Association (TPA) Director, commented that the TPA is dissatisfied with the potential developer's proposal for Turnberry Country Club.

Jeff True of 9614 Partridge Lane would like to know the Board's role regarding the potential development and TPA's roll.

Joe Macro of 8525 Watson Circle is looking for information regarding the potential development.

Dave Wege of 9575 Nicklaus Lane would like to know the effect of the potential development on Turnberry and expressed concern about the rumor of the sale of RedTail Golf Club especially since he lives on the golf course.

President Smith replied that the sale of RedTail was presented on the second development proposal and the potential developer was told the Village has no interest in selling RedTail Golf Club.

Debbie Hall of 9365 Nicklaus Lake questioned the Board's role as far as architectural plans are concerned. She believes residents have been misled and there is a need for transparency and consistency.

Linda Wagner of 9904 Palmer Drive questioned the procedure regarding public dialogue prior to the Board's vote on an agenda item and would like clarification regarding Public Comments.

Ms. Wagner also questioned Agenda Item 12, Ordinance approving an intergovernmental agreement with Woodstock Community Unit School District 200. She believes Village residents received little information regarding the financial ramifications. She believes this is not in the best interest of the Village and asked the Board to vote no.

Mike Johnson of 9609 Muirfield Drive feels there is significant lack of trust and transparency regarding the Board. He believes it is the Board's duty to share information and support Village residents.

Matt Lisle of 7317 Gleneagle Circle shared a letter written by his wife summarizing the proposed development which is positioned in back of their home. They enjoy the open space and question the safety of their children. He would like more information regarding the proposal.

Patrick Rexroat of 7411 Fairway commented that silence gives uncertainty.

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Violet Niziolek of 7405 Gleneagle Circle, a 25 year resident, feels the proposed development is not consistent with the Village's vision. She would like the Board to give timely updated information and requested clarification of the proposed RedTail Golf Club drawings.

John Schrauf 7618 Bonnie Ridge Road commented on a December 13, 2015 FOIA and will never support the proposed development. He also commented on the proposed District 200 Intergovernmental Agreement and stated that the area is currently commercial and is concerned over a binding Agreement that will cause residents a future cost burden.

Richard Sade of 7045 Longmoor Drive would like to see more transparency from the Village Board.

Jory Mack of 7111 Scots Lane expressed concern over the proposed District 200 Intergovernmental Agreement.

Cheryl Leppert of 9805 Turnberry Trail commented on the proposed developer's questionable reputation and would like the TPA to receive frequent updates on the proposed project.

Steve Fritchen of 7207 Scots Lane would like a reasonable project proposal, more research, and less mistrust.

Janet Lee of 1764 South Shore Drive is concerned about the proposed District 200 Intergovernmental Agreement. She hears about problems within the community and would like them addressed.

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

APPROVAL OF MINUTES: December 8, 2015 Regular Board Meeting

APPROVAL OF BILL LISTS: Accounts Payable Pre-Paid Invoices for December, 2015 in the Amount of \$48,640.36; Accounts Payable Invoices Dated January 13, 2016 in the Amount of \$152,558.70; and Accounts Payable Invoices Dated January 27, 2016 in the Amount of \$123,407.96

APPROVAL OF FINANCIAL STATEMENTS: Village Financial Statements for the Periods May 1, 2015 through November 30, 2015; RedTail Financial Statements for the Periods May 1, 2015 through November 30, 2015; Lake Patrol Financial Statements for the Periods May 1, 2015 through November 30, 2015; Village Financial Statements for the Periods May 1, 2015 through December 31, 2015; RedTail Financial Statements for the Periods May 1, 2015 through December 31, 2015; and Lake Patrol Financial Statements for the Periods May 1, 2015 through December 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:

Accounts Payable Invoices Dated December 23, 2015 in the Amount of \$128,091.42:

Trustee Santowski asked for clarification regarding an \$18,000 payment to Dan Shoman. Village Manager Catherine Peterson replied that Mr. Shoman did not send a bill to the Village within a timely manner from May through December, 2015. She noted it was a Budgeted item.

Trustee Santowski, seconded by Trustee Iden, moved to approve Accounts Payable Invoices Dated December 23, 2015 in the Amount of \$128,091.42. Voting Aye: Trustees Davis, Furey, Iden, Santowski, Serwatka, and Thomas. Voting Nay: None. Motion declared carried.

APPROVAL OF ORDINANCE NO. 2016-01 – AN ORDINANCE AUTHORIZING THE VILLAGE OF LAKEWOOD TO APPROVE THE MCHENRY COUNTY MAJOR INVESTIGATION ASSISTANCE TEAM INTERGOVERNMENTAL AGREEMENT: Village Manager Catherine Peterson commented that this agreement provides for a team of investigators to respond to the Village in the event that a crime occurs within its jurisdiction that is beyond the Police Department's resources. The agreement grants jurisdictional authority to responding agencies providing law enforcement services within the Village. Responding investigators are compensated by their individual agencies. The Village currently has one officer serving on MIAT.

Trustee Davis, seconded by Trustee Thomas, moved to approve Ordinance No. 2016-01. Voting Aye: Trustees Davis, Furey, Iden, Santowski, Serwatka, and Thomas. Voting Nay: None. Motion declared carried.

APPROVAL OF A MARCH 1, 2016 RENEWAL WITH ASSURANT DENTAL INSURANCE WITH ZERO PERCENT RATE INCREASE: Village Manager Catherine Peterson stated that consultant Williams Manny approached the Village's current dental insurance provider Assurant to ask for a cost renewal. Four proposals were solicited and Assurant provided a renewal for March 1 with no changes to the plan and a zero percent increase in rates.

Trustee Iden, seconded by Trustee Furey, moved to approve a March 1, 2016 renewal with Assurant Dental Insurance with zero percent rate increase. Voting Aye: Trustees Davis, Furey, Iden, Santowski, Serwatka, and Thomas. Voting Nay: None. Motion declared carried.

APPROVAL OF AN AGREEMENT WITH STRAND ASSOCIATES FOR CONSTRUCTION RELATED SERVICES FOR THE EAST SEWER AREA CONNECTION OF LAKEWOOD UTILITIES IN THE AMOUNT OF \$273,000: Village Manager Catherine Peterson stated that this Agreement details Strand Associates to assist with all documentation required by the Illinois Environmental Protection Agency; assist staff with resident communications; process monthly pay requests; and provide construction observation part time and full time depending on project status.

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Trustee Thomas, seconded by Trustee Iden, moved to approve an Agreement with Strand Associates commitment for construction related services for the east sewer area connection of Lakewood Utilities in the amount of \$273,000. Voting Aye: Trustees Davis, Furey, Iden, Santowski, Serwatka, and Thomas. Voting Nay: None. Motion declared carried.

APPROVAL OF PROGRESS PAYMENT NO. 2 FOR THE LAKE AVENUE/LAKEWOOD ROAD IMPROVEMENT PROJECT IN AN AMOUNT OF \$191,722.41: Village Manager Catherine Peterson commented that Progress Payment No. 1 was approved on September 22, 2015 in the amount of \$63,121.79. Village Engineers have reviewed and approved project status.

Trustee Iden, seconded by Trustee Davis, moved to approve Progress Payment No. 2 for the Lake Avenue/Lakewood Road Improvement Project in an amount of \$191,722.41. Voting Aye: Trustees Davis, Furey, Iden, Santowski, Serwatka, and Thomas. Voting Nay: None. Motion declared carried.

APPROVAL OF ORDINANCE NO. 2016-02 – AN ORDINANCE AUTHORIZING THE SALE OR DISPOSAL OF PERSONAL PROPERTY OWNED BY THE VILLAGE OF LAKEWOOD (FIRE DEPARTMENT): Village Manager Catherine Peterson commented that as a result of a new Village Fire Contract with the City of Crystal Lake, there are numerous items owned by the Village that are no longer needed. Walter Alarm Services of Crystal Lake is interested in the bulk of the retired items for a payment of \$16,200. Selected items have been retained by the Village and distributed to various departments.

Trustee Santowski remarked that there is a need to assess the actual value of this property to maximize revenues. Also, there is a need to audit these items to discover which ones were donated to the Fire Department. Trustees Iden, Furey, and Santowski will work on the final values of the property and the disposal.

Trustee Davis, seconded by Trustee Furey, moved to approve Ordinance No. 2016-02. Voting Aye: Trustees Davis, Furey, Iden, Santowski, Serwatka, and Thomas. Voting Nay: None. Motion declared carried.

APPROVAL OF RESOLUTION NO. 2016-R03 – A RESOLUTION OF THE VILLAGE OF LAKEWOOD TO AUTHORIZE THE SALE OF SURPLUS PUBLIC REAL ESTATE (8116, 8212, 8308, 8312 AND 8412 REDTAIL DRIVE AND 9022 MCINTOSH COURT): Village Manager Catherine Peterson commented that in December 2015 a developer donated these properties to the Village. Harrison & Associates, Inc. conducted an appraisal for each parcel. The deeds have been recorded and the Village now formally owns these parcels. Once the parcels are authorized as surplus property, the approved Resolution will be published in the local newspaper. The Board can consider written proposals for any of these parcels by a 2/3 vote and the price can not be less than 80% of the appraised value of the subject property.

Trustee Santowski, seconded by Trustee Thomas, moved to approve Resolution No. 2016-R03. Voting Aye: Trustees Davis, Furey, Iden, Santowski, Serwatka, and Thomas. Voting Nay: None. Motion declared carried.

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APPROVAL OF 2016/2017 VEHICLE STICKER RATES: Village Manager Catherine Peterson stated that the sole purpose of the revenues generated from vehicle sticker rates, which is approximately \$65,000, is for roadway projects. It has been an ultimate goal to eliminate the cost of vehicle stickers in the future. At this time, there is not sufficient revenue to eliminate this fee and continue the scope of roadway projects within the Village.

There was general discussion by the Trustees to eliminate Village vehicle stickers. It is their belief that it is time to relieve residents from the cost burden.

Trustee Furey, seconded by Trustee Iden, moved to approve 2016/2017 Vehicle Sticker Rates. Voting Aye: None. Voting Nay: Trustees Davis, Furey, Iden, Santowski, Serwatka, and Thomas. Motion failed.

APPROVAL OF AN INTERGOVERNMENTAL AGREEMENT WITH THE VILLAGE OF LAKEWOOD AND WOODSTOCK SCHOOL DISTRICT 200: President Smith commented that this proposed Intergovernmental Agreement with Woodstock Community Unit School District 200 (D200) formalizes the Village's intent to compensate D200 for the costs associated with educating any students in D200 from the area incorporated by the TIF District.

Trustee Santowski motioned to table this Agenda Item. President Smith commented that there was a need for discussion. No one seconded this motion. Trustee discussion for this Item continued.

President Smith commented that the Board never intended residential development within the TIF District. District 200 attended the Joint Review Board Meeting and did not express any comments and the TIF passed unanimously with one abstain. President Smith did add that future Boards could change the intent of residential development.

Trustee Serwatka would like the TIF District dissolved or for the Village to take out residential development. He believes that this Agreement puts the Village at risk; educational payments should come out of the actual TIF. Village Manager Catherine Peterson commented that residential development does not necessarily generate students. The creation of the TIF District was to help finance utilities for commercial development. This Board cannot bind future Boards from rezoning the area.

Trustee Furey commented that the Board has zoning control of this area.

Trustee Santowski expressed that he has a problem with the \$8,600 fee per student and doesn't want Village residents to pay more for District 200 students than Woodstock residents.

Trustee Davis suggested that the Village could charge extra development fees to compensate educational revenues.

Trustee Iden suggested prohibiting any future zoning changes to this area which would protect tax payers with any future risk.

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Trustee Santowski again asked the Board to table this Agenda Item to obtain more information. No one agreed.

Trustee Davis, seconded by Trustee Furey, moved to approve an Intergovernmental Agreement with the Village of Lakewood and Woodstock School District 200. Voting Aye: Trustees Davis, Furey, and Thomas. Voting Nay: Trustees Santowski and Serwatka. Abstain: Trustee Iden. Motion declared carried.

REPORTS: President Smith commented that she had met with the Turnberry Property Association; as the Village President and a resident. It was her intent, with meeting the potential developer, to obtain a formal legal opinion regarding planning and zoning issues. The potential development vision was shared with the bank; which holds the mortgage on Turnberry Country Club; and our Village Manager. Turnberry covenants were made known to the potential developer. RedTail Golf Club was never intended to be sold. Currently, that is no formal proposal for this project.

President Smith will send a letter to all Village residents highlighting the proposed development with an invitation to attend a Town Hall Meeting with Mr. Parks and the owner will be invited to attend.

Trustee Davis commented that during the Town Hall Meeting residents will convey what they deem acceptable for Turnberry Country Club.

Trustee Thomas invited all to attend a People in Need Forum on Saturday, January 30, 2016, at McHenry County College, with 68 exhibitors.

Trustee Furey introduced the Village's new Crystal Lake Fire Chief DeRaedt. Crystal Lake Fire Department changed over to the Village on January 1, 2016.

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 9:18 p.m.

Janice S. Hansen
Village Clerk

Approved: _____ Dated: January 26, 2016