

**Village of Wonder Lake, McHenry County, Illinois**  
**Board of Trustees**  
**Minutes of the Special Board Meeting**  
**Wednesday, November 14, 2018**

**Pledge of Allegiance**

**Meeting called to order at 7:00 pm**

**Roll Call** Present: Topf, McIntosh, Dycus, Learman, Naatz, Palys, Reinhard, Windler  
Absent: Gay  
A quorum was established with 6 Trustees

**Attorney** Present

**Public Comment:**

- **Sue Wells** – presented some ideas/questions for the Board to consider - is it possible to get digital copies of Boards/Pictures presented by NRB; how subdivision covenants work in a community the size of Thatcher Meadows; clarification of construction hours for interior work especially for multi-family units.

**Motion to Open the Public Hearing on Amendment to Annexation Agreement Village of Wonder Lake, Illinois**

**Motion by:** Trustee Learman

**Second by:** Trustee Dycus

**Discussion:** None

**Corrections:** None

**Roll Call Vote** Ayes: Dycus, Learman, Naatz, Palys, Reinhard, Windler

Nays: None

Abstain: None

Absent: None

Motion carries with 6 Trustees

**Presentation by Andy Teegan, NRB Land, LLC**

NRB Attorney informed the Board that the Amended and Restated Annexation Agreement was reviewed by the Village Engineer, Village Planner and the Village Attorney. Andy Teegan, NRB Land, submitted MPD Plan revisions to the Village Planning and Zoning Commission and the revisions were approved last night. The changes are to get more buildable land and larger lots so took 11 acres of open space and redistributed (461 acres of open space down to 450 acres); sell out time change from 12-13 years to 25 years; 11.3 multi-purpose trails and 140 acres open water.

Annexation Agreement changes - phased approach to sewer and water; IEPA Loan Program & Collateral behind it (2 years of payment, collateral letter); Route 120 turn lanes in Phase 1 and Traffic Signal in Phase 2; School Provisions are complete now and Silt Depository wording change. Thatcher Meadows will be ready to go in fall 2020. Trustees discussed how the 362 homes on the eastside of Wonder Lake will get water in Phase 1; the surface water from the development will go out Harrison but the waste water will go out on the eastside (Dutch Creek); that the water rate increase is only needed for the IEPA to complete the loan package but will not be enacted on at this time. Village President Topf asked if any public comment. There was no public comment.

**Motion to Close the Public Hearing on Amendment to Annexation Agreement Village of Wonder Lake, Illinois**

**Motion by:** Trustee Learman

**Second by:** Trustee Naatz

**Discussion:** None

**Corrections:** None

**Roll Call Vote** Ayes: Dycus, Learman, Naatz, Palys, Reinhard, Windler

Nays: None

Abstain: None

Absent: None

Motion carries with 6 Trustees

**Public Hearing Closed at 7:45pm**

**Old Business:** None

**New Business:**

- **CDBG Federal Funding** – Trustee Reinhard gave the Board a handout about CDBG Grants and suggested some one from Robinson looking into this option for future projects like new water mains; Greg Gruen, Robinson Engineering, informed the Board that the area for the project needs to be low to moderate income range in order to qualify and will look into it.

**Motion to Adjourn**

**Motion by:** Trustee Learman

**Second by:** Trustee Dycus

Voice Vote Ayes: Dycus, Learman, Naatz, Palys, Reinhard, Windler

Nays: None

Abstain: None

Absent: None

Motion carries with 6 Trustees

Meeting adjourned at 7:50 PM

Minutes submitted by /s/ Jo-Ellen McIntosh, Village Clerk