

**Village of Wonder Lake, McHenry County, Illinois**  
**Board of Trustees**  
**Minutes of the Committee of the Whole Meeting**  
**Wednesday, August 15, 2018**

**Meeting called to order at 7:06 pm**

**Roll Call** Present: Topf, McIntosh, Gay, Dycus, Naatz, Palys, Reinhard, Windler  
Absent: None  
A quorum was established with 5 Trustees.

**Attorney** Present

**Public Comment: None**

**Department Updates**

**Engineering – Steve Zehner, Robinson Engineering – Not Present**

- **Presentation by Andy Teegan, NRB Land** – Hand Outs dated August 15, 2018 Annexation Agreement Amendment Timeline and dated July 24, 2018 RE: NRB Property in Wonder Lake - would like to set up meetings for Trustees and Village employees to view the property and to ask questions – Residential market is finally improving; started this project 10 years ago, school is completed and the Open House is Saturday from 1-4 pm; August 1, 2020 is when Water Treatment Plant and Waste Water Treatment Plant are scheduled to be completed, \$5.8 million package but IEPA out of money last year so hoping to get money this year; proceeding with engineering, Planning & Zoning Commission will receive amended MPD for review; hoping for a P & Z Public Hearing in October and a Village Board Public Hearing in November; NRB does not want the Village to sign any papers if not certain collateral is there; Trustees discussed how do not want another situation like Neumann Homes, types of collateral (land, money, other and IEPA requirements for loan.

**Public Works – Chuck Bissell – Present**

- **Resurfacing Road Cost** – hand out 2018 Road Program Project Summary – something to think about over the next few years; Village President Topf informed the Board that this is part of what needs to be done and includes all roads, Finance Committee will review and Bissell is checking into cost of piece resurfacing for some the bad areas that need to be done now; resurfacing will include cut outs by driveways
- **Wooded Shores** – patching holes where water main work
- **Collapsed Man Hole** – all done
- **Sink Holes** – getting quote from contractor to replace pipe for Lake Shore Drive; still investigating Woods Creek 48" hole
- **Dead Ash Trees** – Trustee Reinhard asked to consider removing dead ash trees at Westwood and West Lake Shore Drive

**Police - Chief Crilly – Present**

- **New Car** – getting striped
- **Cases** – working on them
- **Retail Theft Ordinance** – will talk to Village Attorney Curran

**General Affairs – Trustee Reinhard – Present – Hand Out**

- **Wood Chips** – trying to remove wood chips at parks if possible; sand working well but still need wood chips by climbers; not much cost difference between sand and wood chips
- **Mowing Contract** – need to work on weekly maintenance plan for play areas

**Financial – Trustee Naatz – Present**

- **Water Mains** – not big breaks

**E.S.D.A. Health - Trustee Palys – Present – Nothing at this time**

**Planning and Zoning Commission – Chairperson Cavanaugh – Not Present – Report by Village President Topf**

- **Thatcher Meadows** – will be involved with NRB Land amendments
- **Meadows of West Bay** – potential buyers close to saying will buy or not, due diligence done soon; wants to build homes and then sell instead of selling the plans like originally set up
- **Air BNB** – Trustee Dycus going through license ordinance; will be coming before the board soon

**Communications / Public Relations – Trustee Windler – Present – Nothing at this time**

**Sewer and Water – Trustee Windler – Present - Nothing at this time**

**Old Business: None**

**New Business: None**

**Motion to Adjourn the Committee of the Whole Meeting**

**Motion by:** Trustee Naatz

**Second by:** Trustee Dycus

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

Nays: None

Abstain: None

Absent: Learman

Motion carries with 5 Trustees

Meeting Adjourned at 7:51 PM

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