

Village Board Meeting Minutes
VILLAGE OF ISLAND LAKE
3720 Greenleaf Avenue, Island Lake, IL 60042
December 11, 2025, 7:00 p.m.



1. **Call to Order** at 7:00p.m. by Mayor McLaughlin
2. **Roll Call** Present: Trustee Chuck Cermak, Steve Deasey, Thadd Lewis, Wendy Mills, Will Ziegler (remotely). Absent: Trustee Brittany Alers. Also present: Mayor Richard McLaughlin, Village Clerk Georgine Cooper, Attorney David McArdle, Public Works Director Chris Carlsen, Interim Finance Director Shane Johnson, Police Sgt. James Gainer, Engineer Steve Zehner
3. **Pledge of Allegiance** led by Shane Johnson
4. **Public Comment** included: none
5. **Committee Reports**
 - a. Public Works: Trustee Mills
 - b. Parks Planning and Development: Trustee Alers (absent, no report)
 - c. Business and Economic Development: Trustee Deasey
 - d. Building and Zoning: Trustee Cermak
 - e. Police, Public Safety, and Ordinances: Trustee Lewis
 - f. Finance and Administration: Trustee Ziegler

Action Items

6. **Consent Agenda**
 - a. **Approve payment of bills in the amount of \$541,744.03**
 - b. **Approve minutes of the 11/13/2025 meeting**
 - c. **Ratify the Mayor's appointment of Shane Johnson as Treasurer and Interim Finance Director**
 - d. **Adopt Resolution 707-25 A Resolution Appointing an Authorized Agent for the Illinois Municipal Retirement Fund for the Village of Island Lake, Lake and McHenry Counties, State of Illinois**
 - e. **Adopt Resolution 708-25 A Resolution Designating Treasurer Shane Johnson as the Principal Authority for the Illinois Funds Investment Account for the Village of Island Lake, Lake and McHenry Counties, State of Illinois**
 - f. **Approve final payment in the amount of \$206,710.15 to Chicagoland Paving for the 2025 MFT Road Program**
 - g. **Authorize Mayor to sign the Municipal Well & Pump proposal in the amount of \$73,160 for Well No. 8 Inspection & Repair Project, a budgeted expense**

Motion to approve the Consent Agenda as read by Trustee Deasey, Second by Trustee Mills

Questions: Trustee Cermak: RE: Optional \$30,000 work on the formation, is it worth it if we are getting Lake Michigan water in 2 – 3 years? Director Carlsen: The \$74,000 is the rehabilitation of the pump; the option is for work on formation and testing. Engineer Zehner: The work on the formation could reduce pump wear; I would suggest that Chris can add it in after discussion with Municipal Well & Pump. The \$30,000 can be an insurance for extra life for the well. It may not be needed at this time, but a serious discussion should follow. Director Carlsen: Well 8 backs up Well 9 (which serves about 70% of the town). Well 9 was serviced 2 or 3 years ago.

Ayes: Trustees Cermak, Deasey, Lewis, Mills and Ziegler. Nays: none. Motion carried.

7. **Adopt and publish pursuant to the proposed Resolution Authorizing the Sale of Vacant Land Owned by the Village in the Walnut Glen Subdivision consisting of approximately 48 acres for a gross sale price of \$1,200,000.00 in substantially the presented form.**

Discussion: Attorney McArdle: We need the resolution to sell the property for at least 80% of value. Jacobsen had 3 MAI appraisals of the proper; no reason to second guess appraisal. We're at \$1.2 million—over \$500,000. Will go back to the buyer. Great job selling the property for such a value; the builder does a great job.

Motion to adopt and publish the proposed Resolution Authorizing the Sale of Vacant Land Owned by the Village in the Walnut Glen Subdivision consisting of approximately 48 acres for a gross sale price of \$1,200,000.00 by Trustee Lewis, Second by Trustee Cermak

Questions:

Ayes: Trustees, Cermak, Deasey, Lewis, Mills and Ziegler. Nays: none. Motion carried.

8. Adopt Ordinance 1714-25 An Ordinance Levying Taxes for all Corporate Purposes for the Village of Island Lake, Lake and McHenry Counties, Illinois for the 2025 Tax Year in the amount of \$1,736,681

Motion to adopt Ordinance 1714-25 An Ordinance Levying Taxes for all Corporate Purposes for the Village of Island Lake, Lake and McHenry Counties, Illinois for the 2025 Tax Year in the amount of \$1,736,681 by Trustee Ziegler, Second by Trustee Mills

Ayes: Trustees Cermak, Deasey, Lewis, Mills and Ziegler. Nays: none. Motion carried.

9. Adopt Ordinance 1716-25 An Ordinance Amending Title 3, Chapter 2, Licensing Regulations and Chapter 5, Gambling and Gambling Devices of the Village of Island Lake Code

Discussion: Per Trustee Cermak's request. No extra fee for gaming license; will raise terminal fees to maximum allowed by the State of Illinois

Motion to adopt Ordinance 1716-25 An Ordinance Amending Title 3, Chapter 2, Licensing Regulations and Chapter 5, Gambling and Gambling Devices of the Village of Island Lake Code by Trustee Lewis, Second by Trustee Mills

Ayes: Trustees Cermak, Deasey, Lewis, Mills and Ziegler. Nays: none. Motion carried.

10. Discussion Items:

a. Policy on Naming Rights for Parks

Mayor McLaughlin: We have a donor for scoreboard for baseball fields; the donor request is to name the field SchollCo for 5 years. Attorney McArdle: Should have a policy so it is done equitably. McHenry recently discussed naming rights policy. Attorney McArdle will draft a policy for January approval.

Trustee Lewis: Good idea; want to make sure it doesn't have unintended consequences. Trustee

Cermak: Check it against our sign ordinance.

11. New Work Order/Asset Management Software

Director Carlsen: Instituted PubWorks/gWorks 4 years ago; they tripled their price; will be a cloud-based application. Has 3 proposals. It is a non-budgeted expense, as we didn't know the price would be raised. Trustee Cermak: How valuable is the software; is it worth it? Director Carlsen: It is worth it for asset management. It is an annual expense, but the data is critical going forward; all work is tracked. Engineer Zehner: Your assets are in excess of a quarter of a billion dollars; maintenance is critical to the infrastructure and systems. Trustee Lewis: The data we have collected has allowed us to get grants; data is often required for grant eligibility; technology improvements have raised costs; data will be needed for Lake Michigan water. Consensus of Board is that such software is a valuable tool. Director Carlsen: All data is ours in perpetuity; Mid-range of proposals is \$10,000; all proposals have the same capacity.

Add item to January 8, 2026 Agenda.

12. Mayor Comments included: Lomeli's and Island Lake Mobil are opening next week; wish everyone Merry Christmas and Happy New Year. Thanked the Board for their work; thanked the residents who have been patient as we accomplished our work. Kudos to Public Works for snow plowing. Appreciated Jewel who donated all holiday meals.

13. Trustee and Staff Comments included:

Trustee Cermak: Happy holidays and merry Christmas; thanked residents who attend our meetings to find out what's going on; thanked employees; it's been a great 2025. Trustee Deasey: Happy holidays; spend time with your family; be safe and warm; appreciate all the activities that have happened this year. Looking forward to seeing people at new businesses; be careful in the winter weather.

Trustee Lewis: Wished everyone happy holidays for all faiths and practices Christmas, Hanukkah, Kwanza all faith and spiritual practices; peaceful and joyful holiday and good 2026. Trustee Mills: Wauconda Food pantry has 800 folks out there in need; D118 has 75 families that need help. Many reached out to help: Mayor, Board, Clerk, and Public Works responded; be proud of that. Happy

Holidays. Trustee Ziegler: Welcome to interim Finance Director Shane Johnson; have building inspector job and finance director job on various sites

Director Carlsen: Happy holidays to all. Interim Finance Director Johnson wished all happy holidays. Clerk Cooper: Received\$3,400 from our generous residents and community groups for the holiday meals and angel giving; because Mayor McLaughlin was able to get donations from Jewel for the meals, all of the money raised went for gift cards for families in need. Well done, Island Lake! Raise gaming terminal fees in January for 2026-2027 fiscal year. January agenda will include John Deere tractor purchase, and work order software; requested that others submit their items well prior to the Tuesday before the meeting.

Mayor McLaughlin asked for any additional public comment. A resident asked about updates on Before-and-After School program; there are none at this time.

14. Adjournment

Motion to adjourn by Trustee Cermak, Second by Trustee Mills
All were in favor. Motion carried at 7:48 p.m.

Submitted by Georgine Cooper