Village Board Meeting Minutes
VILLAGE OF ISLAND LAKE
3720 Greenleaf Avenue, Island Lake, IL 60042
September 24, 2026

1. **Call to Order at 7:02 p.m.**

2. **Roll Call** Present: Trustees Chuck Cermak, Steve Deasey, Wendy Mills and Will Ziegler. Absent: Trustees Brittany Alers, Thadd Lewis. Kelly Ducak, Chief Accountant Kayla Gray, Attorney David McArdle and Public Works Director Chris Carlsen. Trustee Brittany Alers joined the meeting at 7:03 p.m.

3. **Pledge of Allegiance** led by Chief Ducak

4. **Motion to approve proposed employment contract and appointment of Kayla Gray as Village Finance Director and Treasurer**:

   Motion to approve proposed employment contract and appointment of Kayla Gray as Village Finance Director and Treasurer by Trustee Ziegler, Second by Trustee Mills
   Ayes: Trustees Alers, Cermak, Deasey, Mills, and Ziegler. Nays: none. Motion carried.

5. **Public Hearing: Fiscal Year 2026-2027 Appropriations in the amount of $16,160,727 and Certification of the Estimated Revenue**
   Called to Order at 7:05 p.m.

   The hearing was properly published in the *Daily Herald* and *Northwest Herald* newspapers
   Public Comment included: Kathleen Wheat met with Kayla and spoke with Attorney McArdle who advised we spend to the budget and make sure the numbers in appropriations are enough to let us spend. In 2025 we were over in the budget for MCMRMA. Attorney McArdle: We will be working on changing the budget. The appropriation is a statutory document; you don't want to miss items.

   Treasurer Gray: Thanked Kathleen Wheat for her attention to on review of the updated appropriations ordinance; made adjustments to General Ledger (GL) numbers that did not have money. Attorney McArdle mentioned that in 40 years he has not noticed comments on the ordinance and appreciated Kathleen for going over the ordinance and numbers.

   Noelle: Asked question about when the money comes; how are we funding the deficit between the grant for Janet Drive water main. Response: It's a budget item to discuss. Mayor McLaughlin: Appropriating is not necessarily receiving. If we find new money at the end of the year that is not in the appropriations, we can amend it.

   Trustee Ziegler: Will go over budget again with Kayla. $8,159,082 is the estimate of revenue.

   Board comments: none

   Motion to close the Public Hearing by Trustee Ziegler, Second by Trustee Mills
   Ayes: Trustees Alers, Cermak, Deasey, Mills and Ziegler. Nays: none. Motion carried.

6. **Public Comment** included: Kathleen Wheat: Has been working with Kayla about electronic numbers on the bill sheet; can manual and electronic checks have GLs on them. Can we put Agenda References on website with the agendas? Can we post a status report of spending on budget?

7. ***Motion to Adopt proposed Ordinance 1726-26A Adopting a Replacement Annual Appropriation Ordinance for the Corporate Purposes and Estimate of Revenue of the Village of Island Lake, Lake and McHenry Counties, Illinois, for the Fiscal Year Commencing on the 1st Day of May, 2026 and Ending on the 30th Day of April, 2027, to take effect, nunc-pro-tunc July 9, 2026 and Ratifying the Action By the Village Board on July 9, 2026 Adopting Ordinance No. 1726-26***
   Discussion:

Motion to Adopt proposed Ordinance 1726-26A Adopting a Replacement Annual Appropriation Ordinance for the Corporate Purposes and Estimate of Revenue of the Village of Island Lake, Lake and McHenry Counties, Illinois, for the Fiscal Year Commencing on the 1st Day of May, 2026 and Ending on the 30th Day of April, 2027, to take effect, nunc-pro-tunc July 9, 2026 and Ratifying the Action By the Village Board on July 9, 2026 Adopting Ordinance No. 1726-26 in the sum of $16,160,727 by Trustee Alers, Second by Trustee Ziegler

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

Action Items

8. **Consent Agenda**
   a. **Approve September Bill Sheet in the amount of $315,659.22**
   b. **Approve minutes of the September 10, 2026 Village Board Meeting**
   c. **Authorize Mayor to sign the Geocon Professional Services, LLC Proposal 25-P1238 in an amount not to exceed $9,340 for soil borings for the Janet Drive water main project**

   Motion to approve the Consent Agenda items a – c as read
   by Trustee Ziegler, Second by Trustee Cermak
   Ayes: Trustees Alers, Cermak, Deasey, Mills and Ziegler. Nays: none. Motion carried.

9. **Waive the competitive bid process and authorize Public Works Director to approve lowest proposal for removing and replacing various sidewalks throughout the Village in the Board approved amount not to exceed $90,000 from qualified contractor for 5,930 square feet of concrete**
   Discussion: Originally Chicagoland Paving quoted it and it was higher. We do not have to go with lowest proposal.

   Motion to waive the competitive bid process and authorize Public Works Director to approve lowest responsible proposal from qualified contractor for removing and replacing various sidewalks throughout the Village in the Board approved amount not to exceed $90,000 from qualified contractor not to exceed $90,000.for 5,930 square feet of concrete
   by Trustee Deasey, Second by Trustee Mills
   Ayes: Trustees Alers, Cermak, Deasey, Mills and Ziegler. Nays: none. Motion carried.

10. **Authorize Mayor to sign the Development Agreement for Sterling Estates in the Village of Island Lake, Illinois between KLM Builders, Inc. and the Village of Island Lake**
    Discussion: Mayor McLaughlin: Director Carlsen and he met with KLM. Attorney McArdle: Had need to make adjustments; allow the mayor to sign with attorney adjustments. Sale price is not part of this contract,

    Motion to authorize Mayor to sign the Development Agreement for Sterling Estates in the Village of Island Lake, Illinois between KLM Builders, Inc. and the Village of Island Lake Subject to attorney review by Trustee Mills, Second by Trustee Deasey
    Ayes: Trustees Alers, Cermak, Deasey, Mills and Ziegler. Nays: none. Motion carried.

11. **Extend the Real Estate Due Diligence approval period to 9/30/2026 and the closing date to 10/15/2026 for the purchase of 49 vacant acres in Walnut Glen for KLM Builders**
    Discussion: The point of extending is to make sure Development Agreement was approved.

    Motion to extend the Real Estate Due Diligence approval period to 9/30/2026 and the closing date to 10/15/2026 for the purchase of 49 vacant acres in Walnut Glen for KLM Builders
    by Trustee Deasey, Second by Trustee Mills
    Ayes: Trustees Alers, Cermak, Deasey, Mills and Ziegler. Nays: none. Motion carried.

12. **Authorize Mayor to sign Ferguson Water Works Proposal for the R900 Gateway System in the amount of $31,102.32**

    Motion to authorize Mayor to sign Ferguson Water Works Proposal for the R900 Gateway System in the amount of $31,102.32 by Trustee Ziegler, Second by Trustee Mills
    Question: Trustee Cermak: Is this for the meter reading? Director Carlsen: The antennae will allow

remote meter reading and will allow residents to see their water reading when their meters are upgraded to the Neptune System.
Ayes: Trustees Alers, Cermak, Deasey, Mills and Ziegler. Nays: none. Motion carried.

13. **Adopt 1727-26 *An Ordinance Amending Title 8, Chapter 6, Swimming Pools, of the Island Lake Village Code*.**
Motion to table Agenda Item #13 by Trustee Cermak, Second by Trustee Mills
Ayes: Trustees Alers, Cermak, Deasey, Mills and Ziegler. Nays: none. Motion carried.

14. **Mayor Comments**: Thanked Kathleen Wheat for helping with financials. Introduced Chief Ducak and Treasurer Gray; Oktoberfest setup is complete; fun times and good food. Rumors are untrue about a Starbucks coming to Island Lake.

15. **Trustee and Staff Comments***:* Trustee Alers: Welcomed Chief Ducak, praised Treasurer Gray and thanked residents for coming to the meeting; see you at Oktoberfest. Trustee Mills: Serving on Coalition Committee (quarterly meetings); our chief is also on it; goal is to educate parents and youth regarding safety. It is Wauconda homecoming this weekend; a contractor will come in to look at possible remodeling projects; will look at grants learned about at Illinois Municipal League conference. Trustee Cermak: Thanked residents for support and help. Trustee Ziegler: Praised Treasurer Gray who is working diligently and does great work. Trustee Deasey: Thanked Kayla and Kathleen for helping get us on the track; see you at Oktoberfest; continuing to work with business owners on their signs and on parking lot cleanup.

    Chief Ducak: Got a call from a commander that a Matthews Middle School teacher was arrested in Crystal Lake; we had officers at the school to support and for peace of mind; communication continues. Thanked the Board for the welcome; finishing Day 5; staff is amazing and officers are helpful.

16. **Executive session for the purpose of discussing employment, compensation and performance of specific employees 5 ILCS 120/2**(c)(1) and potential litigation, **5 ILCS 120/2(c)(11)**

    Motion to go into executive session for the purpose of discussing employment, compensation and performance of specific employees 5 ILCS 120/2(c)(1) with no action taken
    by Trustee Ziegler, Second by Trustee Mills
    Ayes: Trustees Alers, Cermak, Deasey, Mills and Ziegler. Nays: none. Motion carried.

    Return to Open Session Roll Call: Present Trustees Brittany Alers, Chuck Cermak, Steve Deasey, Wendy Mills and Will Ziegler. Absent: Thadd Lewis.

17. **Adjournment**
Motion to adjourn by Trustee Cermak, Second by Trustee Deasey
All were in favor. Meeting adjourned at 8:05

Submitted by Georgine Cooper