



NORTHERN MORAIN WASTEWATER RECLAMATION DISTRICT

113 Timber Trail, Island Lake, Illinois 60042

REGULAR MEETING MINUTES

September 14, 2021

Zoom Meeting w/ Video: <https://us02web.zoom.us/j/7578151340>

Present by Zoom: Trustees: John Ragland, Jacob Mann, Timothy Brunn, Lydia Ryberg, Ken Michaels
District Manager: Mohammed Haque; District Clerk: Deborah Martin

Others by Zoom: District Superintendent: Luke Markko; Monika Adamski, Lauterbach & Amen, LLP

Before starting the meeting, District President Ken Michaels stated that in light of concerns for the increase in COVID-19 cases, it is not prudent for the members of the District Board or staff to convene in person for tonight's meeting. The meeting is being held by video conference via Zoom. The public is also invited to attend and listen to the meeting through Zoom or by phone as indicated on the meeting agenda. The meeting is being recorded in compliance with the Open Meetings Act.

President Michaels called the meeting to order at 7:33 p.m. President Michaels stated that the meeting is being recorded and broadcast through Zoom.

1. CALL TO ORDER:

Roll Call: Timothy Brunn – Present, via Zoom
Jacob Mann – Present, via Zoom
John Ragland – Present, via Zoom
Lydia Ryberg – Present, via Zoom
Ken Michaels – Present, via Zoom

2. PLEDGE OF ALLEGIANCE:

Those present recited the Pledge of Allegiance.

3. PRESENTATION & APPROVAL OF MINUTES:

a. Regular Meeting, August 10, 2021

Motion by Trustee Brunn to approve the Regular Meeting minutes of August 10, 2021 as presented.

2nd by Trustee Ryberg

Roll Call Vote: Timothy Brunn – Aye
Jacob Mann - Aye
John Ragland - Aye
Lydia Ryberg – Aye
Ken Michaels – Aye

5 ayes 0 nays 0 abstain

MOTION CARRIED

4. TREASURER'S REPORT:

a. Approval of the Monthly Treasurer's Report for month ending July 31, 2021

Treasurer John Ragland presented the monthly treasurer's report to the Board

Motion by Mr. Brunn to approve the Treasurer's Report for month ending July 31, 2021 as presented.

2nd by Mrs. Ryberg



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Roll Call Vote: Timothy Brunn – Aye
Jacob Mann - Aye
John Ragland - Aye
Lydia Ryberg – Aye
Ken Michaels – Aye

5 ayes 0 nays 0 abstain **MOTION CARRIED**

5. PUBLIC COMMENTS: none

6. MANAGER'S REPORT:

Superintendent Markko reported to the Board that Notices of Sewer Cleaning door hangers had been printed and that operators would be able to keep residents informed in each area where sewer cleaning is to be performed. Manager Haque reported to the Board that the past month had a few bad storms resulting in power outages at the treatment plant and at various lift stations. Mr. Haque informed the Board that he felt the staff did a stellar job in responding to these emergencies. Trustee Ryberg asked what the process would be for the Board to mandate COVID-19 vaccinations for all NMWRD employees. District President Michaels explained that the Board could make that decision at any time; Manager Haque stated that he would not require that treatment plant operators become vaccinated unless he felt the health of the plant was compromised.

7. TRUSTEE REPORTS

President Michaels stated that he had several conversations with Village of Lakemoor mayor Todd Weihofen over the past month concerning Woodman's and would give more detail later in the meeting.

8. LEGAL BUSINESS - none

At this time, President Michaels asked the Board to allow Monika Adamski, from Lauterbach and Amen, to present the final Audit report. This is Agenda Item 10B. After Ms. Adamski's presentation, the meeting continued per agenda.

9. OLD BUSINESS

a. Holiday Hills Sewer Extension Project Status

Manager Haque reported to the Board that there have been some conversations with a property owner over the purchase of land for a potential lift station site. Trotter and Associates have been assisting with some wetlands concerns for this land. Mr. Haque stated that if this property purchase falls through, there are other options available. Manager Haque reported on a productive meeting with McHenry County over a potential grant that may be available for the project. Mr. Haque stated that he was encouraged by this meeting, and that a resolution is on tonight's agenda concerning the grant application. Manager Haque informed the Board that the estimated costs for this project have increased from 6.7 million to an estimated 13-14 million. He stated that some reasons for this projected increase are the wet conditions of the ground and the recent continued spiraling of construction costs, due to a shortage of materials and qualified labor. Manager Haque indicated that he felt the District's debt related to this project should not exceed 4-5 million dollars. President Michaels stated that he was also encouraged that the County agreed with the District on the need to connect Holiday Hills and La Villa Vaupel to a public sewer system to help prevent any more environmental issues from the damage already being done to the quality of the water in the Fox River due to these failing septic systems of homes along the Fox River.



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10. NEW BUSINESS

a. Adopt Resolution Approving Agreement for the Woodman's Car Wash Expansion

Motion by Trustee Ragland to approve an agreement pertaining to the property located at the southwest corner of Route 12 and Route 120 in Lakemoor, Illinois (Woodman's Food Market, Inc. – Lakemoor Commons).

2nd by Mrs. Ryberg

Roll Call Vote: Timothy Brunn - Aye
Jacob Mann - Aye
John Ragland - Aye
Lydia Ryberg - Aye
Ken Michaels - Aye

5 ayes 0 nays 0 abstain **MOTION CARRIED**

b. Approve Annual Audit for Fiscal Year 2020-2021

Motion by Mr. Brunn to approve the annual audit as presented by Lauterbach & Amen, LLP for the Fiscal year that ended on April 30, 2021.

2nd by Trustee Ryberg

Roll Call Vote: Timothy Brunn - Aye
Jacob Mann - Aye
John Ragland - Aye
Lydia Ryberg - Aye
Ken Michaels - Aye

5 ayes 0 nays 0 abstain **MOTION CARRIED**

c. Approve Resolution – FEMA BRIC Grant Application for Holiday Hills/Le Villa Vaupel

Motion by Mr. Brunn to approve and adopt a Resolution authorizing application be made for grant funds through the Building Resilient Infrastructure and Communities (BRIC) Program for the Holiday Hills Sewer Extension Project

2nd by Mr. Ragland

Roll Call Vote: Timothy Brunn - Aye
Jacob Mann - Aye
John Ragland - Aye
Lydia Ryberg - Aye
Ken Michaels - Aye

5 ayes 0 nays 0 abstain **MOTION CARRIED**

d. Lakemoor Commons, Lot 5 - update

Manager Haque reported to the Board that Staff had witnessed unauthorized construction without a sanitary sewer permit at the site of Lot 5 in Lakemoor Commons. Superintendent Markko had to request that the construction work cease at Lakemoor Commons until the correct permits were obtained. An agreement was reached to allow the construction of the foundations without the required IEPA and NMWRD permits on the condition that the developers pay a \$25,000 fee towards their permits and that construction would not go beyond laying of the foundations until the permits were given. Mr. Haque reported that the District has received notice that the IEPA permit was issued and a check from the developers for the connection fees for these buildings on lot 5 was also received today. President Michaels added that he had been talking with Mayor Weihofen about these issues. *No Board action required.*



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e. Covalen – EOne Pumps contract

Manager Haque reminded the Board that Covalen has a contract with the District to provide pumps for the Port Barrington low pressure sanitary sewer system. The District currently has an average of 200 pumps in service now, and the lifecycle of these pumps is around 5-7 years. Mr. Haque reported that the District goes through around 30 pumps a year. Our contract with Covalen is for a cost of each pump at \$1900. Covalen has reported that due to COVID-19, they have a shortage of materials available, and there might be a wait of 3 months to deliver new pumps. Covalen has also told the District that for an upcharge of almost 50% they could deliver a new pump within a week. Mr. Haque feels that the District will need to have our District attorney step in to resolve this issue with Covalen. The District currently has an order in with Covalen for 10 pumps. The Board suggested increasing that order until the issues can be resolved. *No Board action required.*

f. Village of Lakemoor – Sewer IGA closeout.

Manager Haque reminded the Board that the District has loaned the Village of Lakemoor approximately \$1.4 million for the sewer extension with PE allocations. Installment payments from the Village should start in 2023. The District held back 10% of this loan because the Village did not get the project completed and failed to provide all the documents required for this IGA. We have subsequently, recently learned that the Village may have been charging Woodman's for a portion of the sewer laterals that the loan was supposed to pay. Another concern is the Village repeatedly issuing building permits without informing contractors to contact the District concerning sanitary sewer installation. President Michaels reported that it is not just with the Village of Lakemoor that the District has been experiencing non-cooperation; he reported that the Village of Island Lake had made the decision to cease hanging water shut off notice door tags as they had agreed to do years ago per our IGA. Island Lake complained that it was taking their public works employees two days to hang the tags and that our paying the village \$50 per tag was not enough compensation. President Michaels told the Board that District staff was able to hang over 25 tags in much less time, instead of the Village's 2 days and we saved our customers funds that we would have paid to the Village of Island Lake. President Michaels reported that the District is now saving money on the Village of Island Lake's refusal to comply with our IGA. Manager Haque explained that he felt the Board should be aware of these continuing issues. *No Board action required.*

11. MISCELLANEOUS CORRESPONDENCE

a. MCCG Membership Meeting

The September MCCG Membership meeting will be held September 22, 2021 at Alfresco Alley in Cary starting at 5:30 pm. This is a social meeting with complimentary hors d'oeuvres and cash bar.

12. APPROVAL OF BILLS

Motion by Mr. Brunn to approve payment of bills for the September 14, 2021 bill list as presented, in the amount of \$163,528.85.

2nd by Mr. Ragland

Roll Call Vote:

Timothy Brunn - Aye
Jacob Mann - Aye
John Ragland - Aye
Lydia Ryberg - Aye
Ken Michaels - Aye

5 ayes 0 nays 0 abstain

MOTION CARRIED

13. OTHER BUSINESS - NONE

ADJOURNMENT

Motion by President Michaels to adjourn the meeting at 8:26 p.m.

2nd by Mrs. Ryberg

5 ayes 0 nays 0 abstain

MOTION CARRIED