

**MINUTES OF THE DECEMBER 16, 2025 SPECIAL MONTHLY MEETING  
OF THE BOARD OF TRUSTEES OF THE  
MILL CREEK WATER RECLAMATION DISTRICT**

Meeting Date:	December 16, 2025
Place:	Mill Creek Water Reclamation District & Treatment Facility 39W889 Wellington Way, Gena, IL
Time:	5:30 p.m.
Attendance Trustees:	Ben D'Andrea, Mark Hammond, and James Dougherty were present
Others:	Attorney William Thomas, James Hare, Jason Fowler, and Attorney Dan Whiston were present.

**AGENDA ITEM NUMBER:**

1 and 2.

CALL TO ORDER and ROLL CALL.

The monthly meeting of the Mill Creek Water Reclamation District Board of Trustees ("District") was called to order at 5:30 p.m. at the Mill Creek Water Reclamation District & Treatment Facility 39W889 Wellington Way, Gena, Illinois, Kane County, Illinois on Tuesday, December 16, 2025, by Trustee D'Andrea. Ben D'Andrea, Mark Hammond, and James Dougherty were present.

**ANNOUNCEMENTS AND PUBLIC COMMENT.** Jason Fowler advised that there were no emails with public comments and no one from the general public was in attendance.

3. **LONG RANGE PLANNING.** None.

4. **OLD BUSINESS.**

- a. Approval of minutes of the November 18, 2025 Board of Trustees meeting. Motion by Trustee Hammond to approve the minutes of the November 18, 2025 Board of Trustees meeting; Seconded by Trustee Dougherty.

Roll Call Vote: Ayes: 2 Nays: 0 Absent: 0 Abstain: 1

Motion Approved.

- b. Approval of closed session minutes of the November 18, 2025 Board of Trustees meeting.  
Motion by Trustee Hammond to approve the closed minutes of the November 18, 2025 Board of Trustees meeting; Seconded by Trustee Dougherty.

Roll Call Vote: Ayes: 2 Nays: 0 Absent: 0 Abstain: 1

Motion Approved.

5. **NEW BUSINESS.**

- a. Financial reports, including discussion and approval or disapproval of accounts payable list, Treasurer's report, financial statements, past due account payment plans and outstanding invoices.

Jim Hare advised that the District has opened a 5/3 account for deposit of escrow funds for the Shodeen/La Fox at Campton Hills development. Mr. Hare presented the financial reports including accounts payable in the amount of Four Hundred Sixty-Five Thousand Eight Hundred Forty-Seven dollars and 49/100 cents (\$465,847.49) plus additional accounts payable in the amount of Thirty-Five Thousand Eight Hundred Eighteen dollars and 91/100 cents (\$35,818.91). Motion by Trustee Hammond to approve the financial reports; Seconded by Trustee Dougherty.

The Board also provided Jim Hare with authorization to provide payment to Metronet of approximately Two Thousand dollars and 00/100 cents (\$2,000.00) before January 13th, 2026. Amended motion by Trustee Hammond to include that authorization to Jim Hare, seconded by Trustee Dougherty.

Roll Call Vote: Ayes: 3 Nays: 0 Absent: 0

Motion Approved.

- b. Operation Report from Sheaffer & Roland and discussion regarding the same.

Jason Fowler provided an update to the Board, which included that the irrigation system for 2025 has been completed, golf courses completed their blowout on November 25th and irrigation West was shut down on November 10<sup>th</sup>. As to water related repairs, the exterior outlets for the brine storage heat system were repaired by Fundamental Technologies. As to sanitary-related repairs, cabinet heater replacements were completed at lift stations 2, 3 5, and 6. The existing units had either failed or are not producing enough heat for the winter months, and this work was completed by Fundamental Technologies. As to the Metronet service to wells and the water supply building, construction is complete and terminations have been made at the endpoints. Metronet has completed all the endpoint setup, AAC is completing the control interface, and plans to be completed the week of December 15th. Motion by Trustee Hammond to approve the reports as submitted; Seconded by Trustee D'Andrea.

Roll Call Vote: Ayes: 3 Nays: 0 Absent: 0

Motion Approved.

- c. Consideration and approval of Resolution number 2025-02 (Resolution Establishing Officers of the Board of Trustees). Motion by Trustee Hammond to keep the officers the same for 2026 as in 2025, which would be President, Trustee D'Andrea, Vice President, Trustee Dougherty, Treasurer, Trustee Hammond, and Secretary Trustee Hammond; seconded by Trustee Dougherty.

Roll Call Vote: Ayes: 3 Nays: 0 Absent: 0

Motion Approved.

- d. Consideration and approval of Resolution Number 2025-03 Resolution Authorizing the Execution of Stormwater Maintenance Agreement with Sheafer & Roland, Inc. for calendar

year 2026. Motion by Trustee Hammond to approve Resolution number 2025-03, seconded by Trustee Dougherty.

Roll Call Vote: Ayes: 3 Nays: 0 Absent: 0

Motion Approved.

e. Discussion of the status of the Lafox at Campton Hills-Shodeen Development.

Attorney Thomas provided an update as to the passage of the Special Use/PUD by the Campton Hills Village Board. Jason Fowler advised of two meetings with Dave Patzelt of Shodeen and CEMCON to go over both design and cost estimates for the development. Cost estimates discussed would be in the \$34 million range and with a 20% added contingency this would bring cost estimates closer to \$41 million. There was discussion of alternative options including providing all the necessary services at Campton Hills and whether or not the services could be sent on to Elburn. He anticipates there'll be future meetings. The prior meetings also included discussions of payment for the development, including potentially bonds, and a possible TIF, but the upfront costs associated with the infrastructure costs make the TIF problematic.

6. **CLOSED SESSION.**

- a. To consider any subject identified as an exception in the Open Meeting Act pursuant to 5 ILCS 120/2(c).
- b. Litigation, when an action against, affecting or on behalf of the public body has been filed and is pending before a court or administrative tribunal, or when a public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting 5 ILCS 120/2 (c)(11).
- c. The appointment, employment, compensation, discipline, performance, or dismissal with specific employees, specific individuals who serve as independent contractors in a park,

recreational, or education setting, or specific volunteers of the public body or legal counsel for the public body, including hearing on a complaint lodged against an employee, a specific individual who serves as an independent contractor in a park, recreational, or educational setting, or a volunteer of the public body or against legal counsel for the public body to determine its validity. However, a meeting to consider an increase in compensation to a specific employee of a public body that is subject to the Local Government Wage Increase Transparency Act may not be closed and shall be open to the public and posted and held in accordance with this act. 5 ILCS 120/2 (c)(1).

None.

#### **7. ADJOURNMENT**

Motion by Trustee Hammond to adjourn the meeting until the future Board of Trustees meeting on January 20, 2026; Seconded by Trustee Dougherty.

Roll Call Vote: Ayes: 3 Nays: 0 Absent: 0

Motion Approved and the hearing is adjourned at 6:02 p.m.

APPROVED:



Mark Hammond, District Clerk