



Heritage Lake Subdivision Special Service Area Commission

Mike Deluhery, Chairman

McKenzie Building – Second Floor Conference Room

Tuesday, July 29, 2025 – 8:00 a.m.

- I. Roll Call
- II. Public Comment
- III. Approve the minutes of the July 2, 2025 meeting
- IV. New Business
 - A. Review/recommend to Tazewell County Executive Committee the Ordinance Fixing the Budget for the HLA SSA for FY26
 - B. Review/recommend to Tazewell County Executive Committee the Levy and Assessment of Taxes for FY26
- V. Approve bills as presented
- VI. Financial Update
- VII. Unfinished Business
- VIII. Reports and Communications
- IX. Recess

Members: Mike Deluhery, Jim Flynn, Bonnie Lemke,
Greg Menold, Brad Reed, Dan Parr

Minutes pending committee approval

HLA SSA Commission Meeting

Chairman Mike Deluhery

Second Floor Conference Room – McKenzie Building

Monday, July 2, 2025 – 8:00 a.m.



Committee Members Present:

Chairman Deluhery, Jim Flynn, Bonnie Lemke,
Greg Menold, Dan Parr, Brad Reed

MOTION **MOTION BY MENOLD, SECOND BY REED** to approve the minutes of the February 10, 2025 meeting.

On voice vote, **MOTION CARRIED UNANIMOUSLY.**

MOTION **MOTION BY MEMBER REED, SECOND BY MEMBER FLYNN** to review/recommend to Tazewell County Executive Committee the Letting and Received Bids for the 2025 Seal Coat Work

Member Reed stated that the bid came in at \$205,225.94. He stated that the bid is high, however, it is our only bid. He is recommending that we move forward. He stated that Heritage Lake roads are the highest-per-square-yard roads in the County.

Member Reed stated that from 2023 to now, the costs have gone up approximately 42%.

On voice vote, **MOTION CARRIED UNANIMOUSLY.**

DISCUSSION: Member Reed stated that he will need to check with Austin Engineering to see where they are with getting the full plan together. He stated that he would like to do some culverts later this year before winter.

NEXT MEETING: Member Reed discussed the next day for a meeting regarding the budget. The members agreed on August 29, 2025 at 8:00 a.m.

Chairman Deluhery recessed the meeting at 8:20 a.m.

(transcribed by S. Gullette)

ORDINANCE E-25-66 Ordinance Fixing the Budget and Making Appropriations			
SPECIAL SERVICES			
5	Number of members in 2025	603	
	Approximate Tax Levy Per Member	\$ 704.81	
4	Part 1: ESTIMATED RECEIPTS		
	Cash on hand (end of June not July)	\$ 1,157,405.19	Max. Levy
	Taxes to be received in this fiscal year	\$ 425,000.00	vs. \$438,295.00
	Bond Proceeds	\$ -	
Note	TOTAL ESTIMATED REVENUES AVAILABLE:	\$ 1,582,405.19	
	Part 2: ESTIMATED EXPENDITURES	Budgeted	Appropriated
	Special Services (Roads, ditches, culverts, etc.)	\$ -	\$ -
	Road Maintenance	\$ 662,955.00	\$ 662,955.00
	Bond Principal	\$ 159,700.00	\$ 159,700.00
	Bond Interest	\$ 99,653.00	\$ 99,653.00
	Publication Fees	\$ -	\$ -
	Insurance Services	\$ -	\$ -
	Legal & Professional Fees	\$ 5,000.00	\$ 5,000.00
	Administrative Expenses	\$ 1,000.00	\$ 1,000.00
	TOTAL	\$ 928,308.00	\$ 928,308.00

Notes:

- 1 Only for new construction
- 2 Per "Maintenance 5-7-9" tab of "Design Quantities_updated_24Jul2025_BDR" spreadsheet
- 3 Per Bond Ordinance E-20-09
- 4 Must be less than \$438,295
- 5 Must be less than \$715.00

ORDINANCE E-25-67 Ordinance for the Levy and Assessment of Taxes			
Section 2:			
\$ 425,000.00 = Total Levy			
Section 3:			
	AMOUNT APPROPRIATED		AMOUNT LEVIED
Special Services	\$ -		\$ -
Road Maintenance	\$ 662,955.00		\$ 159,647.00
Bond Principal	\$ 159,700.00		\$ 159,700.00
Bond Interest	\$ 99,653.00		\$ 99,653.00
Legal & Professional Services	\$ 5,000.00		\$ 5,000.00
Administrative Expenses	\$ 1,000.00		\$ 1,000.00
Total Appropriation & Levy	\$ 928,308.00		\$ 425,000.00
Section 5:			
\$ 425,000.00 = Levy			

ORDINANCE NO. E-25-66

AN ORDINANCE FIXING THE BUDGET
AND MAKING APPROPRIATIONS FOR THE
HERITAGE LAKE SUBDIVISION SPECIAL SERVICE AREA
FOR THE FISCAL YEAR ENDING NOVEMBER 30, 2026

WHEREAS, the Heritage Lake Subdivision Special Service Area (the "SSA") has been created by an ordinance entitled:

"AN ORDINANCE CONCERNING THE ESTABLISHMENT OF HERITAGE LAKE
SUBDIVISION SPECIAL SERVICE AREA, OF THE COUNTY OF TAZEWell, ILLINOIS"

adopted September 27, 2017, and effective as of September 27, 2017, no petition having been filed opposing the creation of the Special Service Area pursuant to 35 ILCS 200/27-55, as amended by an ordinance entitled:

"AN ORDINANCE AMENDING ORDINANCE NO. E-17-111 CREATING THE
HERITAGE LAKE SUBDIVISION SPECIAL SERVICE AREA, OF THE COUNTY OF
TAZEWell, ILLINOIS"

adopted October 25, 2017, and effective as of October 25, 2017; and

WHEREAS, the SSA consists of the territory described in the ordinance aforesaid; and

WHEREAS, the County of Tazewell is now authorized to issue bonds and levy taxes for Special Services in said SSA.

NOW, THEREFORE, BE IT ORDAINED by the County Board of the County of Tazewell and State of Illinois as follows:

SECTION 1: That the following Budget containing an estimate of revenues available and expenditures and the appropriations contained therein be and the same hereby is adopted as the Budget and Appropriations of said Heritage Lake Subdivision Special Service Area for this fiscal year; and the following sums of money, or as much thereof as may be authorized by law; is hereby appropriated to defray the necessary expenses and liabilities of the Heritage Lake Subdivision Special Service Area, for its fiscal year ending on November 30, 2026, for the respective objects and purposes, as hereinafter set forth, namely;

SPECIAL SERVICES

PART 1: ESTIMATED RECEIPTS

Cash on hand	\$ 1,157,405.19
Taxes to be received in this fiscal year	\$ 425,000.00
Bond Proceeds	\$ 0.00
TOTAL ESTIMATED REVENUES AVAILABLE:	\$ 1,582,405.19

PART 2: ESTIMATED EXPENDITURES

	Budgeted	Appropriated
Special Services (Roads, ditches, culverts, etc.)	\$ 0.00	\$ 0.00
Road Maintenance	\$ 662,955.00	\$ 662,955.00
Bond Principal	\$ 159,700.00	\$ 159,700.00
Bond Interest	\$ 99,653.00	\$ 99,653.00
Publication Fees	\$ 0.00	\$ 0.00
Insurance Services	\$ 0.00	\$ 0.00
Legal & Professional Fees	\$ 5,000.00	\$ 5,000.00
Administrative Expenses	\$ 1,000.00	\$ 1,000.00
TOTAL	\$ 928,308.00	\$ 928,308.00

The foregoing appropriations are appropriated from the above revenue sources including the property tax levied upon the taxable property in the Heritage Lake Subdivision Special Service Area.

SECTION 2: All unexpended balance of any item or items of any general appropriation made by this Ordinance may be expended in making up any deficiency in any item or items in the same general appropriation made by this Ordinance.

SECTION 3: If any item or any portion thereof in this Ordinance shall for any reason be held invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

Upon motion by Board Member _____, seconded by Board Member _____, adopted by the County Board of the County of Tazewell, Illinois, this **27th day of August, 2025**, by roll call vote, as follows:

Voting Aye: _____ Voting Nay: _____ Absent: _____

APPROVED this 27th day of AUGUST, 2025.

ATTEST:

Tazewell County Clerk

Tazewell County Board Chairman

ORDINANCE NO. E-25-67

**AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF
TAXES FOR THE FISCAL YEAR BEGINNING
DECEMBER 1, 2025, AND ENDING NOVEMBER 30, 2026,
IN AND FOR HERITAGE LAKE SUBDIVISION
SPECIAL SERVICE AREA**

BE IT ORDAINED BY THE COUNTY BOARD OF THE COUNTY OF TAZEWell, ILLINOIS, as follows:

SECTION 1: Findings. The **HERITAGE LAKE SUBDIVISION SPECIAL SERVICE AREA** (the “SSA”) has been created by an ordinance entitled:

**“AN ORDINANCE CONCERNING THE ESTABLISHMENT OF
HERITAGE LAKE SUBDIVISION SPECIAL SERVICE AREA, OF
THE COUNTY OF TAZEWell, ILLINOIS”**

adopted September 27, 2017, and effective as of September 27, 2017, no petition having been filed opposing the creation of the Special Service Area pursuant to 35 ILCS 200/27-55, as amended by an ordinance entitled:

**“AN ORDINANCE AMENDING ORDINANCE NO. E-17-111
CREATING THE HERITAGE LAKE SUBDIVISION SPECIAL
SERVICE AREA, OF THE COUNTY OF TAZEWell, ILLINOIS”**

adopted October 25, 2017, and effective as of October 25, 2017. The SSA consists of the territory described in the ordinance aforesaid. The County of Tazewell is now authorized to issue bonds and levy taxes for Special Services in said SSA.

SECTION 2: That the total amount of appropriations for all purposes to be collected from the tax levy of the current fiscal year in the Heritage Lake Subdivision Special Service Area is ascertained to be the sum of \$425,000.00.

SECTION 3: That the following sums be, and the same hereby are, levied upon the taxable property, as defined in the Revenue Act of 1939 in the Heritage Lake Subdivision Special Service Area, said tax to be levied for the fiscal year beginning December 1, 2025, and ending November 30, 2026:

	AMOUNT APPROPRIATED	AMOUNT LEVIED
SPECIAL SERVICES	\$ 0.00	\$ 0.00
ROAD MAINTENANCE	\$ 662,955.00	\$ 159,647.00
BOND PRINCIPAL	\$ 159,700.00	\$ 159,700.00

BOND INTEREST	\$ 99,653.00	\$ 99,653.00
LEGAL & PROFESSIONAL SERVICES	\$ 5,000.00	\$ 5,000.00
ADMINISTRATIVE EXPENSES	\$ 1,000.00	\$ 1,000.00
TOTAL APROPRIATION & LEVY	\$ 928,308.00	\$ 425,000.00

SECTION 4: This tax is levied pursuant to Article VII, Sections 6A and 6L of the Constitution of the State of Illinois and 35 ILCS 234/1 *et seq.* and pursuant to an Ordinance Concerning the Establishment of Heritage Lake Subdivision Special Service Area.

SECTION 5: That there is hereby certified to the County Clerk of Tazewell County, Illinois, the sum aforesaid, constituting said total amount and the said total amount of \$425,000.00 which said total amount the said Heritage Lake Subdivision Special Service Area requires to be raised by taxation for the current fiscal year of said County, and the County Clerk, of said County, is hereby ordered and directed to file with the County Clerk of said County on or before the time required by law, a certified copy of this ordinance.

SECTION 6: This Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

ADOPTED THIS ____ day of _____, 2025, pursuant to a roll call vote as follows:

Ayes: _____ Nays: _____

APPROVED by me this ____ day of _____, 2025.

Chairman of County Board

ATTEST:

County Clerk

INVOICE

D&D Pavement Solution Inc
1300 County Road 700N
Eureka, IL 61530

ddsweeping@aol.com
+1 (309) 339-5050



Bill to
Heritage lake subdivision - Special Service
Area
2 Bradford Drive
Mackinaw, Illinois 61755

Invoice details
Invoice no.: 1556
Terms: Net 30
Invoice date: 07/08/2025
Due date: 08/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Spray Patch 2025	Spray Patch 2025 Seal Coat Area's and Various other Area's Identified by Brad Reed	1	\$6,389.00	\$6,389.00

Total

\$6,389.00

Note to customer

7-7-25
Used 720 Gal. Crs2 @ \$8.00 = \$5760.00
Used 18.5 Tons Cm16 @ \$34.00 = \$629.00
Total \$6389.00



AUSTIN ENGINEERING CO., INC.

Consulting Engineers / Landscape Architects / Surveyors
Peoria, IL - Davenport, IA – Chattanooga, TN

austinengineeringcompany.com

Thank you for partnering with Austin Engineering Co., Inc. Attached please find your current invoice. If you have any questions regarding your invoice, please let us know. We hope the services we recently performed for you met your expectations. If not, please let us know how we can improve. Our company goal is to make sure we provide you responsive, accurate and valuable service in a timely manner that meets your needs, as well as working safely on your projects.

Our goal is to make sure we get your feedback and if necessary to pass that along to our project managers and the rest of our team so we can improve our services to you on future projects.

If you feel that we have earned a five-star rating from you, please take a moment to visit the link below and leave us a review. It is very much appreciated!

<https://g.page/Austin-Engineering-Peoria/review?rc>

If for any reason we have been unable to earn a five-star rating from you, please reach out to us so that one of the owners can discuss your project in detail.

We also offer online bill pay if you prefer to utilize this option. Below is a link to the online bill pay platform. You will need your invoice number and the invoice amount when you visit this platform. Payments by credit card will be assessed a processing fee, however, payments by EFT Bank Transfer will not incur a processing fee.

<https://www.billandpay.com/go/austineng>

Thank you for your business!

Devin L. Birch
Michael P. Cochran



AUSTIN ENGINEERING, CO., INC.
Consulting Engineers / Surveyors
311 S.W. Water St. Ste. 215
Peoria, Illinois 61602-1414

Tazewell County Highway Department
21308 IL Route 9
Tremont, IL 61568

Invoice number 40194
Date 05/19/2025

Project **50-24-001 HERITAGE LAKE SSA
CULVERT LINING 2024 & 2025**

For Professional Engineering & Land Surveying Services rendered in connection with SSA Culvert Lining 2024 for Heritage Lake in accordance with approved proposal and HLSSA Committee approved resolution dated August 28, 2024 and subsequent approved proposal dated 01-23-2025 and approved by HLSSA Committee resolution dated February 26, 2025.

(Note: This is a progressive monthly invoice as a percentage of work completed through month ending April 2025.

Description	Contract Amount	Percent Complete	Prior Billed	Remaining Percent	Remaining	Current Billed
Construction Plans - Lump Sum	16,000.00	50.00	0.00	50.00	8,000.00	8,000.00
Total	16,000.00	50.00	0.00	50.00	8,000.00	8,000.00

Invoice total

8,000.00

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Remaining Percent	Current Billed
2024 & 2025 CULVERT LINING CONCEPTUAL PLANNING & ESTIMATES (HOURLY)	15,000.00	86.62	12,992.50	12,992.50	2,007.50	13.38	0.00
CONSTRUCTION PLANS - LUMP SUM	16,000.00	50.00	0.00	8,000.00	8,000.00	50.00	8,000.00
CONSTRUCTION OBSERVATION SERVICES (HOURLY BUDGET)	15,000.00	0.00	0.00	0.00	15,000.00	100.00	0.00
CONSTRUCTION SUPPORT SERVICES (HOURLY BUDGET)	5,000.00	0.00	0.00	0.00	5,000.00	100.00	0.00
Total	51,000.00	41.16	12,992.50	20,992.50	30,007.50	58.84	8,000.00

Approved by:

Devin L. Birch
Principal

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Our goal is to make sure we get your feedback and if necessary to pass that along to our project managers and the rest of our team so we can improve our services to you on future projects.

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Thank you for your business!

Devin L. Birch
Michael P. Cochran



AUSTIN ENGINEERING, CO., INC.
Consulting Engineers / Surveyors
311 S.W. Water St. Ste. 215
Peoria, Illinois 61602-1414

Tazewell County Highway Department
21308 IL Route 9
Tremont, IL 61568

Invoice number 40275
Date 06/30/2025

Project **50-24-001 HERITAGE LAKE SSA
CULVERT LINING 2024 & 2025**

For Professional Engineering & Land Surveying Services rendered in connection with SSA Culvert Lining 2024 for Heritage Lake in accordance with approved proposal and HLSSA Committee approved resolution dated August 28, 2024 and subsequent approved proposal dated 01-23-2025 and approved by HLSSA Committee resolution dated February 26, 2025.

(Note: This is a progressive monthly invoice as a percentage of work completed through month ending May 2025.

Description	Contract Amount	Percent Complete	Prior Billed	Remaining Percent	Remaining	Current Billed
Construction Plans - Lump Sum	16,000.00	85.00	8,000.00	15.00	2,400.00	5,600.00
Total	16,000.00	85.00	8,000.00	15.00	2,400.00	5,600.00

Invoice total

5,600.00

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Remaining Percent	Current Billed
2024 & 2025 CULVERT LINING CONCEPTUAL PLANNING & ESTIMATES (HOURLY)	15,000.00	86.62	12,992.50	12,992.50	2,007.50	13.38	0.00
CONSTRUCTION PLANS - LUMP SUM	16,000.00	85.00	8,000.00	13,600.00	2,400.00	15.00	5,600.00
CONSTRUCTION OBSERVATION SERVICES (HOURLY BUDGET)	15,000.00	0.00	0.00	0.00	15,000.00	100.00	0.00
CONSTRUCTION SUPPORT SERVICES (HOURLY BUDGET)	5,000.00	0.00	0.00	0.00	5,000.00	100.00	0.00
Total	51,000.00	52.14	20,992.50	26,592.50	24,407.50	47.86	5,600.00

Approved by:

Devin L. Birch
Principal

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If for any reason we have been unable to earn a five-star rating from you, please reach out to us so that one of the owners can discuss your project in detail.

Thank you,

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Michael P. Cochran



AUSTIN ENGINEERING, CO., INC.
Consulting Engineers / Surveyors
311 S.W. Water St. Ste. 215
Peoria, Illinois 61602-1414

Tazewell County Highway Department
21308 IL Route 9
Tremont, IL 61568

Invoice number 40021
Date 03/25/2025

Project **50-24-001 HERITAGE LAKE SSA
CULVERT LINING 2024 & 2025**

For Professional Engineering & Land Surveying Services rendered in connection with SSA Culvert Lining 2024 for Heritage Lake in accordance with approved proposal and HLSSA Committee approved resolution dated August 28, 2024 and subsequent approved proposal dated 01-23-2025 and approved by HLSSA Committee resolution dated February 26, 2025.

(Note: This is a progressive monthly invoice for services provided to date on an hourly basis within approved estimated budget amounts for each work package deliverable. Services this invoice provided through month ending February 2025.

Description	Contract Amount	Percent Complete	Prior Billed	Remaining Percent	Remaining	Current Billed
Construction Plans - Lump Sum	16,000.00	0.00	0.00	100.00	16,000.00	0.00
Total	16,000.00	0.00	0.00	100.00	16,000.00	0.00

Professional Fees

	Hours	Rate	Billed Amount
Senior Professional Engineer	7.00	170.00	1,190.00
Project Manager	16.50	125.00	2,062.50
	22.50	130.00	2,925.00
Subtotal	39.00		4,987.50
Professional Fees subtotal	46.00		6,177.50

Invoice total 6,177.50

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Remaining Percent	Current Billed
2024 & 2025 CULVERT LINING CONCEPTUAL PLANNING & ESTIMATES (HOURLY)	15,000.00	86.62	6,815.00	12,992.50	2,007.50	13.38	6,177.50
CONSTRUCTION PLANS - LUMP SUM	16,000.00	0.00	0.00	0.00	16,000.00	100.00	0.00
CONSTRUCTION ADMIN (HOURLY BUDGET)	15,000.00	0.00	0.00	0.00	15,000.00	100.00	0.00
CONSTRUCTION OBSERVATION (HOURLY BUDGET)	5,000.00	0.00	0.00	0.00	5,000.00	100.00	0.00
Total	51,000.00	25.48	6,815.00	12,992.50	38,007.50	74.52	6,177.50

Approved by:

Devin L. Birch
Principal

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