

Village of Creston Minutes
Wednesday, November 6, 2024 – Amended for Clarification

President Byro called the meeting to order at 7:00 pm. Trustees Elliot, Hibshman, Hopkins, Kerns and Ward were present. Trustee Katzman was not present. Attorneys Crull and Wilt were also present.

President Byro introduced the October 1, 2024 minutes and asked for additions or corrections. Trustee Hibshman made a motion to approve the minutes. Trustee Elliot seconded the motion. All present voted yea. Minutes were approved as presented.

Visitors & Communications – President Byro introduced Kristi Scherer from Creston-Dement Public Library. She announced that Christmas in Creston is coming up and that the parade will be held on Friday 12/6/24. The route will be the same as last year but will be changed next year after the new building is open. Kristi handed out maps of the route for the board members to review. Trustee Ward asked what time the parade will start, and Kristi stated at 6pm. Trustee Ward then asked if line-up starts at 5:30 and Kristi said yes. Kristi said that the tree-lighting will be held afterward, and she is having the gazebo decorated again. Trustee Ward suggested letting Curtis Loyd know so that the Village can have its Christmas decorations up before the date of the parade.

President Byro thanked Attorney Crull for everything he has done for the Village over the years, and he stated that the Village will miss working with him. Attorney Crull stated that he enjoyed working with the Village and appreciated how responsive and helpful the Village has been.

Attorney Crull announced that the two property condemnations were progressing well. He was tying up some loose ends with the subdivision. He said that he was also working on the landfill with some of the additions. He said that it looked like they were doing a fair amount of work out there. He said that was all he had unless someone had questions for him. No questions were raised.

Casper Manheim said that he had a few things going on. Drywalling had begun at the house at the corner of Hall and Prairie and by the end of the year, it should be ready for occupancy. He said with the cold weather coming, the occupancy would be temporary pending the completion of the driveway and the yard. He expected that to be done by May 1, 2025. He went down Regulators St and thought 5 permits had been issued. 2 of the properties had foundations dug already and he said he was assuming by the following week a third would be started, and he expected all 5 to be dug before winter. He said that would give the construction crews plenty to work on over the winter. The slab had been laid for the garage on Woodlawn and he expected that to be done before winter. President Byro asked Casper to talk about the letter he wrote. Casper said that with all the work that is going on in Creston Commons and all the additional work that Casper will have to do in conjunction with all the new construction, he asked for 25% of the permit fees. This fee would only apply to new construction in the subdivision and not to other projects outside of that scope. With all the new construction, he would possibly have to come to Creston more than just Tuesdays and Thursdays. He would have to come whenever something needed to be looked at, and that would incur extra expenses. Aaron would be starting with him full-time in January, and Casper said it was possible they could be in town every day if need be. Trustee Hibshman asked what the permit fee was, and President Byro said it was \$1000. That was for the first 20 permits and then it would go up. President Byro said that the board had discussed increasing Casper's fees and Casper said that was done last year. President Byro asked if it was something the Board wanted to do and Trustee Hibshman made a motion to give 25% of the fee to Casper. He said it was only \$250, and Trustee Ward added that it was coming out of the permit fee, so it wouldn't cost the Village anything extra. Trustee Hibshman also explained that part of what the permit fee is for is to cover the cost of the inspections. Trustee Elliot asked if the permit fee was to be set at \$250 and Trustee Ward said 25% of the permit fee. Trustee Elliot pointed out that after the first 20, the fee increases to \$2000. Trustee Hibshman asked if the fee then stayed at \$2000. President Byro said it was for the next 20 permits. Trustee Ward suggested setting the fee at 25% of the first ten permits and then revisiting it. He didn't feel they would get 10 homes started this year. Attorney Crull corrected it to the first 20, and he said he would rather Casper come out and do the inspections in person than look at pictures. Trustee Hibshman made a motion to grant Casper 25% of the building permit fee for the first 20 permits issued. Trustee Kerns seconded the motion. President Byro asked if there were any questions. There were none. Roll call vote taken. Trustees Ward, Elliot, Hibshman, Kerns and Hopkins voted yes. Trustee Katzman was not present.

President Byro moved on to Kevin Bunge's portion of the meeting. Kevin was not present, but President Byro read an email that Kevin sent to the Board members. President Byro was hoping that Kevin would be at the meeting, but he was unable to attend. Kevin stated in the email that they were in communication with the 5 residents about the requisite easements related to the large storm sewer project and asked for help from the Village with a couple of contacts. Kevin's email stated that Attorney Crull was able to get him one of the contacts that he needed. The email also stated that C.E.S. was in contract with several vendors about cleaning the water tower and asking those that offer inspection services for a proposal for that as well. C.E.S. had also mapped out where the rust concerns are near South St and Kaye Ln and were checking records for water main depths in that area. Kevin believed that the "bellies" in the old mains

might be collecting sediment which then breaks loose from time to time. Analysis was ongoing. President Byro said he was hoping that the board was going to get something going with that issue. The email also said that C.E.S. would be checking the Village Hall for ADA compliance very soon. Crews had been behind the last 2-3 months. President Byro said that because of more rules from the government, the village must upgrade the building. The email also asked if the Village wanted to get a bid pack together for spring to replace the old 2" and 4" subs/mains. He said that the Village could add a few valves or hydrant replacements with such a package. Trustee Ward said the only one left is the one that runs down Ridge near Mr. Loyd's house. President Byro said he might need to meet with Trustee Kerns and Mr. Loyd and figure out the next spot that needed repairs. He didn't know if replacing any of the lines up by Kaye Ln would do anything to help with the rust issue. Trustee Kerns said that he thought the next move was to finish the projects that were on the list. Henry (Altepeter) appeared before the board 2 years ago and there are still broken tiles there. Trustee Kerns said he did not feel that the list should be increased until items that are already on the list were addressed. Trustee Hopkins stated that the mains could be replaced at some point, but replacing the valves could continue. Trustee Kerns said that was fine, but there were items that needed to be addressed first. Trustee Kerns said those projects most likely wouldn't be done until May 2025. Trustee Hopkins said that the easements needed to be secured first. Trustee Ward said there was no point in putting together a bid package if the Village couldn't get the easements. Attorney Crull that there would be 2 residents left that Kevin needed addresses for if the address Attorney Crull got to him was good. **President Byro asked why Kevin would need Farris' house. Trustee Kerns said Farris owned one of the lots. (Brought up by Trustee Ward when minutes were introduced at December meeting.)** President Byro said he didn't think Mr. Farris' daughter was living in his house. Trustee Hopkins said that Kevin talked to his daughter extensively one night after a meeting. (Brought up by Trustee Ward when minutes were introduced at December meeting.) Trustee Elliot asked if her name was Denise. President Byro confirmed that it was. Trustee Elliot said he thought she was around as Joe Whitaker talked about living next door to her. Trustee Hopkins suggested pushing to get the easements done. President Byro wanted to get this out for bid soon but that didn't look like it would happen. Trustee Ward said that it would be nice if bids could go out in January/February because if the Village waited until March or April, everyone would be asking for bids.

Committee Reports

Finance - Trustee Hopkins had nothing.

Streets & Alleys – Trustee Ward asked if the Village wanted to do sealcoating next year. He said that some communities are going with crushed pea gravel instead of crushed limestone, which creates much less dust for not a whole lot of cost. He said if anyone was in Franklin Grove, to look at their streets. They did their streets 3 years ago with steel slag and the streets still look like a blacktop street today. President Byro asked which side of the tracks would be done, and Trustees Ward and Hopkins said the south side. Trustee Ward said he would talk to the contractor about the cost difference. The gravel must come from Adeline and the slag comes out of Sterling which would involve more trucking. He said he would get a couple of options and see which was best. President Byro asked if Trustee Ward has spoken to Dick Young about his sidewalk and Trustee Ward said that they were looking to do it next Spring.

Water & Sewer – Trustee Kerns said he had nothing other than what had already been discussed.

Health & Safety - Trustee Hibshman said he had nothing.

Zoning & Planning – Trustee Elliot said he had nothing.

Subdivision - Trustee Elliot said that they had the weeds sprayed in some of the right of ways and he said President Byro knew about the pond. Harrington Environmental in Rochelle came out and took care of that. Trustee Kerns said it looked good. Martinson Seed down in Waterman does grass and he said that he had stuff for retention ponds that could be put down before the first snow and it would lay dormant until next Spring. They only sell the seed. The Village would have to find someone else to lay the seed. Trustee Kerns asked if Mike Lockard was going to continue to do the mowing, and President Byro said that Chuck Martinson was doing it. Trustee Elliot asked if Mr. Martinson was doing the mowing for Hayden and President Byro said he was doing the mowing for the Village. It took him about 4 hours to mow everything and he said it wouldn't take as long next time. President Byro said he walks up to the subdivision every day and the thistles were decreasing. Trustee Hopkins said it was a good time of year to spray them. President Byro said the subdivision looks great to him. Trustee Elliot said that if Mr. Martinson was interested in doing the mowing, let him. Mr. Martinson said it would only need to be done about 4 times a year.

President Byro said that they had one basement poured and the other one would be poured the next day. President Byro said that the diggers were up there and would dig some more. Trustee Elliot asked how many square feet the house on the corner by the retention pond and the bike path would be and President Byro said he had no idea. Aaron said he thought it was 1400-1500 square feet. Trustee Kerns asked if there was water to the new homes that were being built now. President Byro said no, as those still must be fixed. Trustee Ward asked if it was on Regulators across from the park or the discontinuation of where they built the model. President Byro explained that where that corner is, there are 3-4 leaks on that corner. Trustee Ward asked if they are continuing the row of houses and

President Byro said yes. Trustee Kerns said he thought the water was off right about to where the pedestal is at. President Byro said it was off at the fire hydrant. President Byro said he wanted to get that loop going, but Mr. Hayden wanted to get the lines replaced first. President Byro said there were trees out in the park. He said someone planted a bunch of trees and he assumed it was Mr. Hayden. Trustee Elliot said that Mr. Hayden approached the park district last year with that kind of a concept and he said that was the last they had heard about anything.

New Business – President Byro said that he didn't have any information for water tower cleaning.

President Byro said he felt the Cross Connectional Survey was going great. He said that it can be filled out online or submitted on paper. He read the verbiage on the back that states that if they do not turn in their surveys, their water service may be terminated. President Byro asked what kind of deadline the Village should set. He suggested that December 1 would be good due to the delay with the water bills, and Clerk Payton said that they had sent the notices out independently of the bills except for the commercial surveys. Clerk Payton asked if they wanted to give residents until 12/1 or until the end of the year. Trustee Ward said that the Village is already past due on the report to the EPA, so the sooner the better. Trustee Ward asked if Clerk Payton thought the Village has received 50% or more and she said no. She said people have called and said they don't know what their water service was made of, and she told them they could answer that as an option. She said another resident had called and Clerk Payton told them to take a magnet, and the magnet would stick to galvanized steel and not to lead. It was decided that 12/1/24 would be the deadline.

President Byro introduced Treasurer Payton and the FY 25 Tax Levy. She said that the Village likes to keep it under 5% so that they don't have to have a Truth in Taxation hearing. The total taxes for next year are \$25,607 and the levy will be approved at the next meeting. Treasurer Payton said that if anyone wants to go over 5%, they need to talk to her so that they can schedule a hearing and publish it in the paper. Treasurer Payton said that she indicated it was going toward salaries, but if the Board members wanted to look at the levy and see the appropriations, and if based on that they wanted the taxes to go toward something else to let her know and she will change it.

Old Business – President Byro went through the agenda and addressed all the items listed under Old Business that had already been discussed. President Byro had Clerk Payton talk about the upcoming Consolidated Elections next April. She announced that the filing period for Candidacy Petitions was 11/12 – 11/18/2024 so candidates interested in running had to submit their paperwork during that time period so that they can be on the ballot 4/1/25. Clerk Payton reminded everyone present that may be interested in running that they needed to file a Statement of Economic Interest with the County Clerk's office. The one that was filed in May was not sufficient. A new one must be filed. Trustee Ward asked what hours Clerk Payton would be in the office during that time period. Clerk Payton said she would come after work on Tuesday, Wednesday and Thursday 6pm-9pm, Friday 1:30pm-4:30pm, and Monday 6pm-9pm. She said she would not be in the office on Saturday or Sunday, but if anyone wanted to turn it in on those days to call her and she would meet them at Village Hall for that purpose.

President Byro said he had nothing else and asked if anyone had anything they wanted to discuss. Trustee Elliot asked about the emergency generator for the wells that was discussed a couple of months back. President Byro said nothing was moving at the present time. He said that the Village had an EPA audit either that week or the previous week. President Byro said that a generator needs to be on site. Trustee Elliot asked what size would be needed and President Byro said that was a good question. He asked how that would be determined. Trustee Ward said that someone would have to figure out what the load is. President Byro asked if the Village would have an electrician come over and look at it. Trustee Kerns said that it would need to be someone who knows about the wells. Trustee Hopkins said that well draws would need to be considered. He said the entire building would be put on the generator, but the well would be the big draw. Trustee Elliot asked if it was a single phase or three phase. Trustee Kerns said he wasn't sure, but he thought it might be a single. Trustee Hopkins said it should be three. Trustee Elliot said he thought of it when he was talking to someone about a generator. Trustee Ward felt that someone should be able to look at the load and determine what size the generator would be. He asked if the Village needed one for both buildings or just one. President Byro said that having it in one building means that the Village would always have that building if the other one went down. Trustee Ward said the Village could put the generator in one well house and all we would need is a little suitcase generator to run a heater to keep the other one from freezing. President Byro said that the Village already had one. President Byro asked if Trustee Ward knew how big the generator at the fire station was. He said that they were told it would run about 3 fire stations, and they purchased it with grant money, so they maxed out the grant money. Trustee Hopkins asked if it was 25 KW. Trustee Ward said he wasn't sure, but he said he knew it turned on the lights and opened the garage door. Trustee Elliot said that was all he had.

President Byro asked for a motion to leave regular session to go to Executive Session. Trustee Elliot made a motion to go into Executive Session and President Byro added it was for the potential sale of property. Before Treasurer Payton left, she said that the

Village needed to make sure that the Christmas lights were put up before the parade on 12/6. Trustee Ward asked if Casper had to stay or if he could go and President Byro said he would like Casper to stay.

Board exited into Executive Session.

President Byro asked for a motion to return from Executive Session to Regular Session. Trustee Hopkins made the motion. Trustee Elliot seconded the motion. All voted in favor.

Treasurer's Report – President Byro introduced the bills. He asked if anyone had any questions. There were none. Trustee Hibshman made a motion to pay the bills. Trustee Ward seconded the motion. Roll call vote taken. Trustees Elliot, Hibshman, Hopkins, Kerns and Ward voted yes. Trustee Katzman was not present. Bills were approved.

President Byro said he had nothing else. Trustee Hopkins made a motion to adjourn. Trustee Ward seconded the motion. All voted in favor. The meeting adjourned at 7:46:21 pm.