

Village of Creston Minutes Tuesday, March 4, 2024

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

Trustee Hopkins introduced the minutes from February 4th, 2024 and asked for additions or corrections. Trustee Ward said that the only thing he saw had to do with why the vac truck was at the lift station. It had to do with the sewer system, not the water system. Clerk Payton made note of the correction. Trustee Hopkins asked if anyone had additional corrections. There were none. Trustee Hopkins asked for a motion to approve the minutes. Trustee Hibshman made a motion to approve the minutes. Trustee Ward seconded the motion. Trustee Hopkins asked all in favor to vote yea and all opposed to vote the same sign. All present voted yea.

Visitors & Communications – There were no visitors or communications.

Attorney Wilt stated that he had two things going on. In relation to the demolition of the house at 209 W Depot St, he was still trying to get all parties involved served. He said he thought he knew where everyone was now, so they should be able to finishing the service process.

An improvement plan contract was drawn up for the buyer of the house at 224 E Depot St. The new owner will have until 7/31/25 to complete all the work that Casper and Aaron determine needs to be done.

Attorney Wilt also stated that there were some issues with the landfill. He said that Attorney Tess had been working with them and Attorney Wilt said he thought they were close to a resolution. He said he spoke to Attorney Tess that day and they hoped that everything would be resolved by the next board meeting. Trustee Hopkins said that he noticed there was a lot of debris all over the fields near the landfill. Trustee Hopkins said he assumed they would have a crew picking up the debris and he felt that they should pick up the debris in the fields as well as the ditches. Attorney Wilt made note of that.

Casper Manheim was not present. Aaron Moore said that the library was coming along. He said they did an above ceiling inspection the previous week so the ceiling tiles could be installed. He said there was still some finish work to do. He said he had heard that they were planning to move into the new building by St. Patrick's Day, so he anticipated a final inspection soon. He said the contractor had not called him yet. Trustee Hopkins said that he had helped them move some shelving into the building and he said he thought they had a punchlist they were going to go through and then start assembling shelves. Aaron said that he anticipated a final inspection that week or the next week. Trustee Hibshman said that he thought Kristy Scherer told him that she had a moving company coming March 6th and March 7th.

Aaron said he spoke to the owner of 123 W North St and his permit expires in April. He said that he was finished with the work on the inside and he was just waiting for the state plumbing inspector to come. Once the final plumbing inspection is done, Aaron and Casper could do their final inspection. If there were any issues, he could address those and then they could grant final occupancy. The owner was originally planning to rent the house to his daughter, but she thought it was too big for her, so he is going to put it up for sale. Aaron said that there was a lot of work being done out at Creston Commons. He said that he and Casper had been out there for several rough-in inspections on lots 104 and 3. He said it wasn't the first lot Mr. Hayden built on but the next two. He had 3 of the houses sided. The first lot would be done in about a month for a final and the next two would follow. He had the 4th house framed with trusses and the 5th framed with walls. He said there are four he will be doing on the farthest west street (he couldn't remember the name), but Mr. Hayden hadn't submitted any more permits. He said that in relation to the sidewalk on the first house that Mr. Hayden had built, the contractors didn't put the sidewalk through the driveway as required by ordinance and Mr. Hayden said he would have that done in the Spring. He said he would plan for those sidewalks in all the other houses. Trustee Ward stated that it had been discussed previously that the ramps that are put in need to be ADA compliant and no discussion was ever had about how that would be accomplished. Trustee Ward clarified that if they are on a corner lot, and Trustee Hopkins added that they have to put the ADA ramps in and Trustee Ward added that they needed to have the truncated domes. Aaron said he spoke to the concrete contractor and the contractor is aware that they have to be ADA compliant with the less than 2% slope and the plate has to be the same width as the sidewalk and it has to be aligned in the direction of travel. Trustee Ward said that the house that was built out there last year only has a 3-foot plate and it's not aligned properly. He said that they followed the standard that was acceptable 10 years ago, but by today's standards they are not ADA compliant. Aaron said he would make sure the contractor knows he needs to follow the current standards. Aaron also said that it appears that Mr. Hayden has sold a lot to a gentleman who is going to build his own house. The gentleman had been in contact with Aaron about the requirements. He said he believed it was lot 111, which is farthest one on the corner were the road stops towards the landfill. He thinks the gentleman will get a permit in the next month. Aaron said that was all he had.

Kevin Bunge said that everything he had to talk about would be addressed later in the meeting.

Committee Reports

Finance - Trustee Hopkins had nothing.

Streets & Alleys – Trustee Ward said that he didn't have much. He said that they haven't had to do much plowing.

Water & Sewer – Trustee Kerns said he didn't have anything

Health & Safety - Trustee Hibshman said he had nothing.

Zoning & Planning – Trustee Elliot said that they had a zoning meeting a week ago Monday. He said that he brought Travis and Brenda into the loop about the Storm Sewer Project. He said they didn't have too many questions. Next step was to send notices to all the landowners within a certain distance and have a public hearing. Trustee Elliot said he would like to have that meeting by March 27th if possible, that way the variance could be brought to the board at the next meeting. Trustee Katzman asked if it had to be a variance or just a public hearing. Trustee Elliot said it would be a public hearing about the variance. Trustee Katzman said a variance is a long, drawn-out process. Trustee Elliot said that they would get all the property owners notified and post the meeting in the paper and hopefully have the meeting by the 27th. He wanted to be able to bring it to the board at the April meeting. Trustee Elliot said that once that is all done, the ball is in Kevin's court.

Subdivision - Trustee Elliot said the last time he drove around up there, it looked good. A lot of progress is being made.

New Business – Trustee Hopkins brought up the Emergency Generator for the Well House. Kevin said that they were applying for a grant, and the application was due that Friday, March 7th. He said that he would be working with Treasurer Payton and Clerk Payton to work around a glitch in the system. He said that Treasurer Payton did everything she could and they couldn't get it to work. He said that a couple of his people would most likely be coming down to Village Hall to work with Treasurer Payton. He said the application was complete. The problem came with submitting it.

Trustee Hopkins brought up the Statements of Economic Interest that need to be submitted. Clerk Payton handed them out to everyone, and she is willing to take them and send them in if people want to fill them out and give them back to her. They are due May 1. If they are submitted late, the Village can be fined.

Trustee Hopkins introduced the Variance for the Farris Lot and the Adjacent Lot. That had just been covered by Trustee Elliot.

Trustee Hopkins moved on to the Curb Cut Ordinance. He asked Attorney Wilt if he was working on it. Trustee Katzman said that it was brought up last month. Trustee Ward said that President Byro had gotten a copy of Byron's Curb Cut Ordinance for reference. Attorney Wilt said he had not done that much work on it, and he would reach out to President Byro when he returned from Florida. Trustee Ward said it was basically a right of way ordinance. Kevin asked if the Village did one six or seven years ago. Trustee Ward said that it has been discussed for twenty years, but nothing was ever done about it. Trustee Ward said it was really about accountability for the people who were doing work. Trustee Hopkins said he thought that once upon a time there was a permit for working in the right of way. Kevin said he was pretty sure the Village adopted one. Trustee Hopkins said he vaguely remembered something about that, but it had been a long time ago. Kevin said it came up again when one of the utility companies came through about six to eight years ago. Trustee Hopkins said that he thought it was someone bringing fiber through. Clerk Payton said she would check and see if she could find it.

Old Business – Trustee Hopkins introduced the Storm Sewer Project. Kevin said that they were 90% ready to go, as they had been. They didn't want to cross the t's and dot the i's until all the easements were in place. The only outstanding easement was the one tied to the variance. Once the property owners have the variance, they will sign the easement. Kevin said that there was one that the Village representatives still needed to sign and once that was done, there was only the one left. Trustee Elliot said that they plan to include both lots in the variance so that it doesn't have to be revisited. Trustee Ward asked if Kevin finally tracked the owner of the north lot down. Kevin said no, that they were operating under the auspices of the Village having the right to do it. Kevin said that they couldn't find anything and neither could the attorneys. He said Illinois state law gives the Village the right to do it, but he wanted to be proactive with the owners. He said if the variance is approved at the next meeting, within a week or two the project could be out for bids. Trustee Ward asked if the variance was contingent on the easement or if the owners could back out of the easement once the Village gave them the variance. Trustee Kerns said that the Village is going to have the work done anyway, so why not send it out for bids now. Trustee Kerns also said that if we are going to use the law in relation to do the work on the lot on the north, they can do the

same for them if it becomes necessary. Trustee Elliot said the property owner was the one that brought up the easement so if the Village gives her the variance that everyone else has, she should be satisfied and give us the easement. Kevin said that the only reason that they were waiting was if plans changed during negotiations. Kevin said it was kind of hard to change the plan. Trustee Kerns said that the project needs to get going as the plan has been in the works for 2 years. Trustee Ward stated that it is bid season now. Attorney Wilt said that there can be problems with quid pro quo, so the Village should make sure it isn't phrased that way. It may work out that way, but the easement and the variance are two different things. Trustee Hopkins said it would be nice to be getting the bids out now. Kevin said that he can, he just didn't want to get too far out ahead of things. Trustee Hopkins said that the Village is at least at the point where they wouldn't have to redesign, and Kevin agreed with that. Trustee Elliot asked how long the project would take. Kevin said it isn't that big of a project and could probably be done in two weeks.

Trustee Hopkins said he talked to President Byro about Comcast and President Byro said he had heard nothing from them.

Trustee Hopkins introduced the Water Tower Project. Kevin said that he said that his firm checked with KLM about a week ago and they were just waiting for the weather to get warm enough.

Trustee Hopkins brought up the rust concerns. Kevin said that they got quotes to locate the services that were discussed last month. They are time and material quotes because they don't know what they're going to have to do. They will have to latch onto something to find the services. It could be a hose bib, or a close enough hydrant or a water valve, or they may need to knock on doors to see if they can get access. There are 50 houses that need to be checked, so it's hard to say exactly what they will need for each one. Kevin gave them some parameters. Bloodhound out of Chicago quoted \$4164. GRPS, also out of Chicago, quoted \$6600 and Tri-County Locator quoted \$6000. Kevin said that Bloodhound was the best and that his firm has done a number of jobs with Bloodhound and they do a decent job. They are hard-working when they are in the field. He recommended going with Bloodhound. He said that they were ready to go if the board is okay with hiring them. He said that they will come out and lock onto what they can. They will start with a hose bib if there is one. If not, they will try to lock on something close in the water system. Worst case scenario would be having to knock on the door and try to get inside. Trustee Hopkins said if the Village is going to make any progress on solving this rust issue, this is where to start. Trustee Kerns made a motion to accept Bloodhound's \$4164 bid. Trustee Ward seconded the motion. Curtis Loyd stated that it had been discussed at a previous meeting that he should close a couple of valves on that 4" main and flushing the 8". If he had houses coming off of that 4" main, he wasn't sure how he would know which houses he shut off and if they were shut off, they would have to be under a boil order. He held off on doing that because he doesn't want to go out there and shut off a valve and shut off the water for 2-3 houses without knowing it and they are supposed to be on a boil order. Roll call vote taken. Trustees Kerns, Katzman, Hopkins, Ward, Hibshman and Elliot all voted yea

Treasurer's Report – Trustee Hopkins said all he had was the Treasurer's report. He asked if anyone had anything else that they wanted to discuss. No one brought anything up. Trustee Hopkins gave the board time to review the bills and asked for a motion to pay the bills. Trustee Hibshman made a motion to pay the bills. Trustee Katzman seconded the motion. Roll call vote taken. Trustees Hopkins, Ward, Kerns, Katzman, Hibshman and Elliot all voted yea.

Trustee Ward made a motion to adjourn. Trustee Elliot seconded the motion. All voted in favor. The meeting adjourned at 7:20:24 pm.