

Village of Creston Minutes Tuesday July 1, 2025

President Byro called the meeting to order at 7:00 pm. Trustees Elliot, J. Hibshman, M. Hibshman, Hopkins, Kerns, and Ward were present. Attorney Wilt was also present.

President Byro introduced the minutes from June 3, 2025 and asked for additions or corrections. Trustee Kerns made a motion to approve the minutes. Trustee Ward seconded the motion. President Byro asked all in favor to vote yea. All present voted yea.

Visitors & Communications – President Byro introduced visitors and communications. He said he didn't believe that there were any visitors or communications. Trustee Elliot said that someone in town had spoken to him about the Nuyen property which used to be the Davidson property on Woodlawn Rd. The resident wondered what was going on with the lot next to the house. He didn't know if they had started a towing business. There were a lot of different things on that lot and someone was complaining about it. President Byro said that lot is zoned as light industrial. Trustee Ward said that light industrial is limited to 8 uses in that class. Trustee Hopkins said that was what Davidsons had originally used it for. Trustee Ward said there were only 8 permitted uses for light industrial and trucking is one of them. President Byro said that Mr. Nuyen hauls water and Trustee Ward said that the Village has to give him everything in that industrial class. Trustee Ward asked if it would be something Attorney Wilt could look into. Attorney Wilt asked if anyone knew the address and President Byro said no. Trustee Ward then said he meant Aaron Moore, not Attorney Wilt. Clerk Payton said that she had the address for the house, but the Village doesn't bill them anything for the lot. Clerk Payton said she would look it up on Google Earth to see if that gives an address.

Clerk Payton announced that she did look up the animal ordinance and there is nothing in there that talks about a limit on dogs as Trustee Hibshman asked about at the previous meeting.

Attorney Wilt stated that he had planned to give an update on the property at 209 W Depot St. It appeared in court on 6/11/25 in front of the Honorable Judge Crull, who said he had to recuse himself as he had dealt with it as an attorney. It was reassigned to the Chief Judge. However, Attorney Wilt received a letter that day that the property was sold the previous day based upon its delinquent taxes. As of the meeting, Attorney Wilt said that they had no idea who had purchased it. Generally, if someone is so far behind in their taxes, property speculators can buy the property. They often buy the property sign unseen. The property is up in court again on 10/30/25. Attorney Wilt said he was going to try to find out who purchased it. He said that often times what happens is when they go to court, they reach out to the owners to see if the owners would pay them as they would get what they paid plus 20%. Attorney Wilt said that in this scenario, he didn't know if they would have any luck finding the owners. He said they would most likely look at the property, say "No, thank you" and try to cancel the sale. Attorney Wilt said that if he could find out who it was, he could reach out to them and ask if they had seen the property. Trustee Kerns asked if the Village could buy it. Attorney Wilt said that the purchaser would probably be willing to sell it, but he didn't know how much they paid for it. Trustee Kerns asked if the delinquent taxes would tell him that and Attorney Wilt said yes, and he said they normally want the delinquent taxes plus 20%. Trustee Kerns said he thought that the County had an interest rate that they were required to pay over time. Attorney Wilt said that the purchase of the property by the speculator would be final in 6 months. During that 6 months, the purchaser tries to work something out with the former property owner to have the former property owner pay off all the delinquent taxes plus a fee that is generally within the 20% range. If that doesn't happen, it goes to court and the speculator can either claim the property or file a claim in error stating they do not want the property and then it reverts back to the original owner. Trustee Kerns said that the Village could pay the 20% plus the delinquent taxes. Attorney Wilt said that is something that would need to be worked out with the purchaser of the delinquent taxes. The former property owner has 6 months to come forward and pay all the delinquent taxes but he doesn't think they are going to. They sent something to the same Financial Freedom Senior Corp in Atlanta that the Village reached out to, so they don't know any more than the Village does who owns it. Trustee Ward asked how it affects the Village's condemnation plans. Attorney Wilt said that this will put it on hold. Trustee Ward said that the Village may have to start from square one with the new owners and Attorney Wilt said yes. Attorney Wilt said that the purchaser may see that the Village had something filed in court asking to condemn the property and wash their hands of it. Trustee Kerns said they may want the 20%. Trustee Elliot suggested paying them what is owed in taxes, and Trustee Kerns said there are companies that only buy delinquent taxes. Trustee Ward said they go to tax sales and buy the properties sight unseen. Trustee Ward said that everyone in town has seen that house surrounded by water. President Byro asked Attorney Wilt if he needed to keep the letter. He said he did not. President Byro said he wanted to keep it at Village Hall in case someone came in wanting to talk about it. President Byro asked if Attorney Wilt had anything else and he said he did not.

Aaron Moore was not able to attend the meeting as he was at a different meeting. President Byro stated that everything is going well. He has a couple of things to look at. They are digging in two more basements. President Byro said that he was going to finish those two homes and get everything cleaned up and then build six more in the fall. Trustee Ward said that he and Curtis Loyd were talking and there was a house in the subdivision in which a family had moved in and lived there for a couple of months without a water meter. President Byro said he didn't know if they had been there that long. Trustee Ward said that that is one thing Aaron needs to be checking on is that a meter is installed prior to occupancy.

Kevin Bunge said that everything he had was later in the meeting.

President Byro brought up the situation with the Farris variance. He said that he thought everything was taken care of. Kevin said that everything was taken care of. The Village gave them what they asked for. The Village passed the variance and Kevin emailed them that night telling them that the variance was approved and the next day he got an email stating they had changed their mind. They now want the Village to purchase the lot. Up until the last Board Meeting, they had been in contact with them every couple of days to make sure everything was lined up and as soon as the variance was approved, the project could get underway. Kevin said that there are 2 sisters, and one sister is harder to get along with than the other. He said one of the sisters said that they changed their mind and they want the Village to buy the lot for \$10,000. Kevin said he has no right or room to negotiate. All he could do was bring it back to the Board. Trustee Ward asked if the Village should go ahead with the project and risk the sisters filing a stop work order which would result in the Village spending all kinds of money on legal fees or if the Village should just buy the lot and do the project. President Byro said he was not happy with the situation at all. Trustee Elliot asked if the Village still has the right to go through that lot. Kevin said that he has dealt with Illinois Drainage law enough to know that if the drainage already exists, then the Village has the right to improve it, but he wanted Attorney Wilt to confirm that. Attorney Wilt said that he looked into that matter after he saw the email thread and he agreed with Kevin. He said that there were a couple of stipulations such as it cannot be expanded beyond what it currently is, but the Village has the right to go in and work on it and improve it if it already exists. Kevin said that given that, the project can start, but he wants the Board to tell him it's okay. Trustee Hopkins said drainage law is kind of like that in that if it's coming your way, you have to take it. Kevin also reiterated that the Village is allowed to improve it as long as the improvements don't harm the property. The work will not cause any harm and will actually make things better. Trustee Ward said he doesn't want to get in the middle of the project and have to stop. Trustee Hopkins said that if Attorney Wilt doesn't feel there is a legal issue to it, have at it. Trustee Kerns said they could still stop work. Attorney Wilt said that he thinks it's 100% fine to do the work, but the sisters said they now have an attorney involved and that doesn't mean that the attorney won't try to get an injunction to stop work while things are figured out. Trustee Ward said that now that they have an attorney, Kevin would have to talk to their attorney and not them. Kevin said that their attorney has not reached out to him. He said it was the two sisters that reached out. President Byro reiterated that he did not like the situation one bit. He thinks the Village should go ahead with the project and if they file a stop order, the Village has an attorney to deal with that. Trustee Elliot asked which end they were starting at. Kevin showed him where and Trustee Hopkins asked how quickly the Village could work through that property. Trustee Ward said it has to be built from downstream to upstream. Trustee Hopkins said that if they could start on the south side of Cederholm, a good excavator could be through that property at grade pretty quickly. Kevin said that there were a couple of potholes at Cederholm and North to make sure the pipes are at the depth we think they are, but after that is confirmed, that is the easiest part of the job. President Byro said he didn't like them holding that over the Village at all. His opinion is that the project should move forward ASAP. Trustee M. Hibshman said he agrees with the others who said that if Attorney Wilt thinks that the Village has the right to improve the existing drainage on that lot, then the project should move forward. President Byro said the Village does not need that lot for \$10,000. Trustee Hibshman said it would have been different if they had brought that up at the beginning. Kevin said that the Village jumped through a lot of hoops to get them the variance they requested. President Byro asked how the Board felt. The consensus was that the project should move forward.

Committee Reports

Finance - Trustee Hopkins said that Treasurer Payton had something to discuss later in the meeting.

Streets & Alleys - Trustee Ward said that the County had been patching the streets. Trustee Ward said that a lot of the tonnage would probably be used in front of Huebers. He said that they skimmed over it, but the road is pretty broken up. There is no base under it. The skim coat and the sealcoating will keep the water out of it for a while, but down the line it will need to be rebuilt and that will not be cheap. He said the last repair cost \$10,000. Trustee Ward said the sealcoating will probably be done in late July or August. Mr. Loyd said he told them that it would be 2-3 weeks depending on weather. Mr. Loyd said they did tell him that they would sweep up the excess which will be weeks after because they want it pack really good and get hard. Mr. Loyd said he hoped that nobody asks what we are going to do with the excess. Mr. Loyd asked if there was any use for it. Trustee Ward asked if it could be used as cinders for de-icing/traction. Trustee Kerns said he didn't know if it would run through a spreader. Trustee Ward suggested using it to rebuild the drive to the water tower. Trustee Kerns agreed and so did President Byro. Trustee Kerns said that would use quite a bit of it and he thought it may bond back together. Trustee Ward said it was slag out of the bottom of a wet bottom boiler and Trustee Hopkins added that it doesn't have any oil in it.

Trustee Ward said that Dick Young put a note in his water bill about having the sidewalk in front of his house replaced. Trustee Ward said he thought that the Board had talked about Kevin putting something together for the sidewalk in front of Village Hall and Mr. Young's sidewalk as one project. Trustee Elliot asked where the sidewalk was located. Trustee Ward said at the corner of South and Grove Streets, next to Marty Bee's house. President Byro said that Mr. Young doesn't get around well and that is why he is asking to have the sidewalk replaced.

Water & Sewer - Trustee Kerns said he the only thing he had was that the water tower looks nice all cleaned up. He said he did see some paint peeling underneath, which could be a future project. Kevin said that they got the project done. He got the report the day

before but he hadn't had a chance to look it over yet. He said it was 30 pages and a lot of them were photographs. President Byro said that Mr. Loyd was up there with them most of the weekend with the crew and he was up there when the guys went inside and with the guys who cleaned the outside. He said he would have Mr. Loyd talk to Kevin about it down the line. Trustee Ward asked Kevin how he was coming with the plans for the South Street tie-in and the water valves. Kevin said it was in progress. They got all the field work and the drafting done, they just have to get the engineers on it. President Byro asked if Trustee Kerns had anything else and he said no.

Health & Safety - Trustee M. Hibshman said he had nothing to report, but he did say that the mosquito guy is awesome. He said he still has not seen a mosquito in town. Trustee Ward said it would be nice if he could email Clerk Payton alerting the Village that he would be spraying. Trustee Ward said he hadn't had any complaints, but it is kind of surprising when he comes through town. President Byro said they probably have it all planned out. Trustee M. Hibshman also spoke about the work Jack Kerns used to do for the Village, and he was wondering if the Village could hire someone to do that kind of work now. He asked if Mr. Martinson might be interested in doing some of that work. President Byro said that he could ask Mr. Martinson if he would be interested.

Zoning & Planning – Trustee Elliot said there was nothing new.

Subdivision - Trustee Elliot said the subdivision is looking good. He said that the streets have been swept and he is pretty impressed with how things are going up there. President Byro said that there are 2 foundations being dug and one house is being built by Mr. Hayden and one is being built by someone he sold a lot to. Mr. Hayden said he wanted to get everything all cleaned up before building 6 more houses in the fall. Trustee Ward asked how many homes are occupied now. President Byro said he didn't know. Mr. Loyd said he thought that 4 of the new ones were occupied. President Byro said that the house by the lift station had half the roof blown off. Trustee Ward asked if it was shingles and President Byro said it was trusses.

New Business – President Byro brought up the grocery tax. He wanted to know how the Board was feeling about the 1% grocery tax. He said that it needed to be discussed as there are people on the Board that will be involved in it. President Byro stated he didn't know exactly what was considered a grocery store. Trustee M. Hibshman said that the 1% applies to any foods. He said at Headon's it would apply to everything but alcohol and non-food items. President Byro said it would impact Headon's and Casey's. Trustee Elliot asked if there used to be a 1% tax before COVID. Trustee M. Hibshman said yes and when COVID hit, the grocery tax was suspended. The 1% tax was reinstated he thought in January of 2024. President Byro said that if the Village wants to reinstate the tax, all the paperwork has to be filed by October 1. Trustee Ward asked about the revenue sharing agreement between Rochelle and Creston and if groceries was one of the things that the Village was supposed to be in parity with. Treasurer Payton said she didn't think groceries was involved in that. Trustee Ward said if he remembered it correctly, Rochelle was implementing more of a sales tax than a grocery tax. Trustee Kerns asked if it was up to the Village to apply that 1%. Treasurer Payton stated that the state repealed their 1% grocery tax and the law is written that individual municipalities would then decide if they wanted to charge the 1% to replace the 1% that the state is no longer collecting. It is not a new tax. It would be replacing the 1% that the state will no longer charge. Trustee Ward asked if the Village was currently getting the 1% and Treasurer Payton said yes. He asked what kind of revenue is involved. Treasurer Payton said it isn't huge. He said the last time they received it, it was about \$7000 or so. She said it was huge for the Village. Trustee M. Hibshman said that he sends in between \$2000-\$3000 every month. Treasurer Payton said that the Village would notice if we didn't get it. President Byro asked the Board if they wanted to keep the tax going. Trustee Kerns said he wasn't a fan of taxing people's food. President Byro said he wasn't, either. Trustee M. Hibshman said that people now know that Pritzker dropped the tax. Davis Junction or Stillman Valley opted to keep the 1% tax. He said the news is going to say that there is no grocery tax anymore and then they will come into Headon's and have to pay grocery tax and they'll want to know where the money is going. Treasurer Payton said that the list of municipalities that are instituting the grocery tax is huge. Trustee Hopkins asked if it was \$7000 and Treasurer Payton said between \$5000-\$7000. President Byro asked if that was quarterly and Treasurer Payton said it is monthly. Trustee Hopkins said that is \$60,000-\$84,000 per year. Trustee M. Hibshman asked if some of that money was from taxes on things other than groceries. Treasurer Payton said that it can't be charged to candy, soda and other things like that. It can't be charged on sandwiches, but it can be charged on things like flour, sugar and other things people would buy to make their own. Discussion was had about whether the \$7000 was grocery taxes only or sales tax in general. President Byro asked Treasurer Payton to check into exactly what taxes are part of that \$7000 amount. President Byro suggested holding it over to the next month. The Board agreed.

President Byro spoke about getting a new sign for Village Hall. He stated that he did some research and he provided the board with information to look at. He spoke to someone at the school about their sign and he was informed that the company that the school got their sign from is Stuart (Stewart?) Signs in Florida. He said he didn't know how much the school spent on their sign, but the gentleman that he spoke to was happy to help him out. He said there are a lot of different types and sizes of signs. He asked if the Board wanted the sign to be two-sided and if they would like it mounted on the wall or the building. He said that there are some decisions that need to be made if the Board decides to purchase a new sign. President Byro stated that the gentleman he spoke to told him that for a double sided sign would cost about \$25,000-\$30,000. Trustee Kerns stated that he thought the sign that the school ordered cost about \$15,000 and that the company did not install it, he did. He stated again that he thought it was about \$15,000, but it had been a few years since he installed it. President Byro said that a decision did not need to be made at the meeting, but he wanted the Board to talk about it. Trustee Kerns said that the school's sign was wireless and their IT person put some kind of safety provision in place so that no one can hack into the system and update the sign. President Byro said that the gentleman he spoke with was very pleasant and gave

him all sorts of ideas to think about. President Byro said he was going to go to Malta and talk to someone there about their sign and where they got it. He also wanted to Board to think about where the sign should be installed if the decision is made to purchase it. He thought it could go where the current sign is. Trustee Kerns asked if it would go between the sidewalk and the building and President Byro said yes. It would not need to be as big as the one at the school. He then asked if the Board wanted it to be one-sided or two-sided. He said that the sign could also be mounted on the wall. Trustee Ward said that they they had their new sign for the fire station installed, they would going to have a two-died sign installed, but it would have encroached on the setbacks as dictated by village ordinance, so they put up the sign they have now to avoid violating the setback. Trustee M. Hibshman asked if it would be used for informational purposes and President Byro said yes. Trustee M. Hibshman suggested putting it out by Route 38. Trustee Ward said that the problem with putting it on Route 38 is that Malta's sign is too small and you can't read it as you're driving by. He said it would have to be a much bigger sign. Trustee M. Hibshman asked if Malta's signs was as big as the school's sign and President Byro said it was not that big. Trustee M. Hibshman asked if a sign the size of the on at the school would be big enough for Route 38. Trustee Ward said that the sign company should be able to recommend the right sign size for that. Trustee M. Hibshman said that the purpose of it is to inform people of what is happening. Trustee Elliot said that the one in Malta and the one at the school are two completely different things. Trustee M. Hibshman that the Village could put pretty much everything on that sign from Booster Days to other things that are going on, and with the way the Village is located right off Route 38, it would be nice to get that information out to people driving by. Trustee Ward said that the Village could put things like hydrant flushing and boil orders on there. Trustee M Hibshman said a lot of people don't go down Main Street. Trustee M. Hibshman said 38 might be aa better option. Trustee Ward asked how big Holcomb Bank's sign is. He said it would probably have to be about that size. He also said that the Village would have to get an easement somewhere and it's going to have to have power, and the Village don't have any land on 38 unless the Village puts it on the farm and that's kind of out of town. Trustee Elliot said that is a bad enough intersection as it is. Trustee Ward suggested talking to Tim Bruns about getting an easement to put it by the elevator and Woodlawn and Route 38. President Byro said that was a good idea, but he said he would like to see it downtown. Trustee Kerns said that the sign needs to be two-sided. Trustee Elliot suggested talking to the library and putting it on the north side of their lot at the corner. Trustee M. Hibshman said that was not a bad idea. President Byro.wondered if they would split the cost. Trustee Elliot said to just get permission to put the sign there. Trustee Kerns said that would be a nice place for it. President Byro said to think about it. Trustee Ward said that even if the sign was in front of Village Hall, the Village would still let the library use it to promote their events. Trustee Hibshman said that businesses could also rent advertising space for a fee for events. Trustee Elliot said he liked the idea of the sign and we just need to figure out where to put it.

President Byro introduced FY26 Appropriations Ordinance. He asked if it had to be voted on at that meeting and Treasurer Payton said it did not. It was just being presented and the Board would have a month to think about it and it would be voted on at the next meeting. Treasurer Payton joked that she would probably have to revise it as the Board is spending money. She stated that the ordinance she put together was \$122,000 less than last year. She gave everyone a copy of and she asked them to peruse it. She asked the Board members to let them know what they thought and if she needs to put more money elsewhere in the appropriations. She said she'd like to know about any suggested changes before it is voted on at the next meeting. President Byro said he saw the bill for the mosquito spraying and he wanted to know if the Village was going to keep that in the same ballpark. She said if he doesn't raise his rates, it will gee about the same as last year, which was about \$10,000. Trustee Wards asked what the bid was for the Storm Sewer Project. Treasurer Payton said that she put in \$300,000. Kevin said he thought it was just over \$300,000. The correct amount was \$297,034.80 to Martin and Co. Treasurer Payton asked if she needed to pad the amount a little more and Kevin said no, it should be okay. She once again urged the Board to really look at it and let her know if there is anything she should increase or decrease. The State of Illinois helped by passing a bill saying that any municipality under 1000 does not have to do annual audits anymore. An annual financial report must be submitted, but an audit does not need to be done. President Byro asked if anyone had any questions for Penny. There were none.

President Byro moved onto the Illinois Funds Investment Approval. He asked Treasurer Payton to go through everything so that the Board would know what was going on. Treasurer Payton stated that the Village has been members of the Illinois Fund since 2005. She opened the fund when the Village started getting big checks from the landfill because the business account didn't get any interest. She said the Village still has \$576,762 in that line item. The Village has had that CD since they sold the first land to the landfill. The fund also contains the two bequests from Fred Cederholm and the business money market is all landfill money. The \$527,000 is just what the Village has accumulated over the years that we haven't spent all our money, and the Village has never, ever spent all of its money. Treasurer Payton said that The Village has money that should be put into Illinois Funds. The interest rate on the money market was 3.05% on June 30th and the rate of earnings for Illinois funds as of the date of the meeting was 4.469%. Treasurer Payton said it would behoove the Village to earn the extra interest by putting some money from the business money market into Illinois Funds. Trustee M. Hibshman asked if all the money from the business money market account was in the same account. Treasurer Payton said yes, there is a separate account for that. President Byro asked if it would be another fund or if it would be part of the \$576,000. Treasurer Payton said it would go into the General Fund, but it would have its own line item. She said she contacted Illinois Funds and she hadn't moved any money around in years, so they gave her a new username and a PIN number to use so they can put our money in with an ACH. Trustee Ward asked what Illinois Funds was. He said he knew it was an investment funds. Treasurer Payton said it contained money from all kinds of entities. Illinois Funds has billions of dollars in it. Trustee M. Hibshman asked if the state managed the funds and Treasurer Payton said it is managed by the Treasurer of Illinois. Trustee Elliot asked what the rating of the state is and Treasurer Payton said she didn't know the exact rating, but it is very high, possible AAA. Trustee Ward asked if the state could come in and

sweep those funds and Treasurer Payton said no. President Byro said that the Village can get money out of those funds any time. Trustee Ward asked what the interest rate was on the CD. Treasurer Payton said she hadn't gotten any of that information in a while, but it isn't much. Trustee Ward suggested moving the CD into Illinois Funds as well because the CD has to be locked in for a year or two, and if you can get money out of Illinois Funds anytime you need it and it pays more interest, it might be good to move that CD. Trustee M. Hibshman said that the Village is not getting 4.4% interest on a CD. Treasurer Payton agreed and said it is probably more like 2%. President Byro proposed taking \$2.5 million of the \$4.7 million the Village received from the landfill and moving it into Illinois Funds and leaving the rest with Holcomb Bank. President Byro said he felt the Village owed it to the residents to get the best return that we can on that money. Kevin asked if as of today the rate on Illinois Funds was 4.47%. Treasurer Payton confirmed that rate was correct. Trustee Elliot said that is about \$112,00 a year. Trustee Kerns asked versus what, \$70,000? That would be a difference of \$52,000 per year. Trustee M Hibshman suggested pitching to Holcomb Bank that the Village can get 4.469% interest from Illinois Funds and see what they say. Treasurer Payton said that there is no way Holcomb Bank can compete with Illinois Funds. Holcomb Bank doesn't have the money Illinois Funds has. President Byro said that the Village did that one time in the past. Trustee Elliot said then the village is a liability. Trustee Ward said that the Village has already had to get the equity agreement with the bank because we exceed the FDIC. Treasurer Payton said that the Village is collateralized each month. President Byro said that the interest off that money is what is keeping the Village running. Treasurer Payton said that the \$500,000 gets about \$2500 per month in interest. Trustee Elliot said the the annual difference on an annual basis on the two is about \$36000-\$37000, which is \$100 per day. Trustee Ward said he would be in favor of moving the CD over when it expires, too, as the Village is only earning about 2% interest on that. President Byro asked Treasurer Payton to look into the interest rate on the CD. President Byro asked for a motion to move \$2.5 million from Holcomb Bank to Illinois Funds. Trustee Hopkins made a motion to move \$2.5 million from Holcomb Bank to Illinois Funds. Trustee Elliot seconded the motion. Trustee M. Hibshman asked if the Board wanted to move the CD, too, as he agreed with that. Trustee Hopkins said that could be done when it comes due. Treasurer Payton said that she wanted that put in the minutes so that when it does come due, she can go ahead and move it. Trustee Hopkins added to his motion to move the money in the CD to Illinois Funds when it comes due. Attorney Wilt asked for the dollar amount to be announce. It was \$283, 346.12 plus any accrued interest.

Treasurer Payton said there was one other thing she needed to discuss. She pointed out an item that was highlighted in blue on the listing. That was transition fees paid by people who built houses in Creston Commons when it was Creston Commons. It can't be put into a savings account, it cannot accrue interest, and it cannot be spent. She asked for permission to pay it out to the people that it is owed to so she can get it off the books. Trustee Kerns asked if that was how it was originally set up and Treasurer Payton said yes. She said it is just a matter of paying it out to the people it was owed to in the first place. She kept waiting to see if it would be resolved as a result of the dissolution of the original Development Agreement. Trustee Ward stated that the bottom 4 items come to the Village. Treasurer Payton said that when they included law enforcement they didn't specify what law enforcement. Trustee Ward said that thought was that if the population grew enough, the Village may have to contract with some law enforcement. Trustee Hibshman asked what Thoroughfare Improvement was. Treasurer Payton said that they put they put the stop signs up around where you turn onto Creston Rd and that was part of that. Trustee Ward said that he'd like to see Storm Water Drainage Fee set aside for maintenance of the ponds in the subdivision. President Byro asked what the Board thought about it. The Board concurred. President Byro asked if a motion needed to be made on refunding the transition fees. Clerk Payton said that the vote still needed to be taken regarding moving the funds from Holcomb Bank to Illinois Funds. President Byro asked for a vote on moving the \$2.5 million from Holcomb Bank to Illinois Funds. Clerk Payton said she had a motion to move the \$2.5 million plus to \$283,346.12 CD when it comes due and Trustee Hopkins added plus accrued interest on the CD. President Byro called for a vote. Roll Call vote taken Trustees Elliot. M. Hibshman, Kerns, Hopkins, J. Hibshman, and Ward all voted yes. Motion passed.

President Byro then went back to the transition funds. Trustee Elliot made a motion for Treasurer Payton distribute the transition funds as appropriated as present. Trustee Kerns seconded the motion. President Byro asked if there were any questions. There were not. Roll call vote taken. Trustees Kerns, J. Hibshman, Hopkins, Ward, Elliot, and M. Hibshman all voted yes. Motion passed.

Old Business – President Byro asked Curt Loyd to talk about the water tower cleaning project as he was present for most of the project. Mr. Loyd said they pressure washed the outside of the water tower. Some of the paint was peeling and some of the purple paint blew off. He said the water tower cleaned up nicely. He said there were a few marks from the big man lift because the ground was kind of soft, but he said it was really not a big deal based on where they are.

Mr. Loyd said that the men who came on Saturday inspected the water. They used a robot to inspect the inside of the tower. Mr. Loyd said that he asked them to let them know about the iron content in the bottom of the tower and how it looked. He said that it was built out too high that he flushed the tower and the guys were running the robot into it to try and break it loose because it won't break loose when Mr. Loyd flushes. He said they flushed the mud valve for 10-15 minutes. He said he asked the black man who was helping what the water looked like and he held his arm out and said it was as black as his skin from all the iron that had broken loose. He said other than that, everything in the tower looked good. All the pipes looked good. The mud valve is on the bottom of the tower but the iron, once it gets in there with the phosphate, clumps. He can get rid of some of it in the summer, but since he doesn't flush in the winter, it just builds up. He said it is like concrete because the water flow won't leak it loose and they told him there was a lot of it. He asked if the Village should have it cleaned out and they said it wouldn't hurt. They recommended shutting the tower down and draining it in order to clean it. President Byro said that is a lot of water. Mr. Loyd that the Village would have to possibly put 3 pressure sensors on hydrants, turn the wells on and the wells would run consistently until it is done. Mr. Loyd said that the Village would go through a lot of

chemicals and a lot of water with that process. Trustee Elliot asked how long it would take to fill the tank up. Mr. Loyd said they didn't say. Trustee Elliot asked how deep it was. Mr. Loyd said that they didn't give him any measurements or anything. They just said it was really built up. President asked how far up the mud valve was from the bottom. Trustee Hopkins asked if there was a riser. Mr. Loyd said there is not riser on the mud valve. Mr. Loyd said he was talking them that he could flush, turn it off for 10 minutes, flush again and he still had iron coming out. The man told him that he could do that every day for month and not even get rid of part of it because so little of it breaks loose. Trustee Ward said that from what he understands, the standpipe that brings water in and out is higher than the bottom of the bowl. It is building up around that standpipe and the mud valve only flushes out a little bit. Mr. Loyd said that the man called him on his phone and he would try to help him out by breaking it loose and it was so bad he gave up. He said he couldn't see the robot after a few collisions. Trustee Elliot asked how often the mud valve is flushed. Mr. Loyd said he only flushes it in the summer time, once a month, from spring to fall. He said that before they came to clean the inside of the tower, he was flushing every week to try to get rid of some of the iron. President Byro said they were doing that when they were working on the rust project and trying to get it out of the water tower before it went out to the residents. Trustee Elliot verified that it was just the mud valve and there are not multiple outlets. Mr. Loyd said that after they cleaned the inside of the tower, he was flushing every day for almost a week because that is what they recommended. He said now he is back to flushing once a month. President Byro suggested flushing every other week. Mr. Loyd said it really surprised him that as bad as the water was in the tower, he never heard any complaints from residents. Trustee Elliot confirmed that the inlet pipe coming from the well is above the mud valve and asked where the outlet was for the domestic services. Trustee Ward and Mr. Loyd both said it was the same pipe. Trustee Ward said that if that tower was built today, it would have to have 2 separate feeds in and out. Mr. Loyd said that when they finished he flushed the hydrant out on Roberts St, the last street to the west on commons. He flushed that hydrant out twice and the water out there was clean. President Byro said that the guys who cleaned the outside of the tower were there about 2 hours. Trustee Elliot asked if they used some kind of algicide. Mr. Loyd said they sprayed some kind of detergent on it and then pressure washed it. President Byro thanked Mr. Loyd for filling everyone in on what went on.

President Byro said that the Storm Sewer Project had already been discussed.

President Byro stated that the property condemnation was already discussed.

President Byro said he received something about trees. He asked if the Village needed to get into the tree business. The organization is called Trees Forever and they have grants for trees, tree inventory, tree removal grants, Illinois Community Canopy planting grants, and all kinds of other initiatives. If the Village is interested, they need to sign up by the middle of July. Trustee Ward said there were some big rotten trees around town. If they have a grant to remove trees, then the Village should probably replace the trees that are removed. President Byro said he could look into it a little more. Trustee Hopkins said that with the disbursement of funds, perhaps some of the funds could be used to remove a dead pine tree at the school. Trustee M. Hibshman asked if they give money to plant trees as well and President Byro said yes. Trustee Ward said that the nursery in Rochelle they deal with charges about \$300 per tree and you have to order so many of them. They won't come and plant just one. Kevin said he recommends putting them behind the sidewalk in private property. He suggested making a deal with the property owner because he would hate to see trees being planted over newly installed water mains and gas lines. Trustee Ward said he didn't know if they would pay to plant trees on private property. Trustee Elliot suggested it could be a cost sharing program with the property owner. Trustee Ward asked if it was something the park district might be interested in and Trustee Elliot said yes. President Byro said he would look into it and let the Board know.

Treasurer's Report – President Byro said he had nothing else. Trustee Elliot made a motion to pay the bills. Trustee Ward seconded the motion. Trustee Hopkins had a question for Mr. Loyd. He asked about \$106 charge for gas for the maintenance building for May. Trustee Hopkins clarified it was for NICOR. Treasurer Payton said that most of that amount ends up being taxes. Mr. Loyd said that they have a furnace there. Trustee Hopkins said it shouldn't be running in May. Mr. Loyd said he didn't think so. Trustee Hopkins said he was just curious. Trustee Elliot said he wondered if it was a catchup from an estimate.

Trustee Ward asked President Byro looked into buying the house next to the maintenance shed. President Byro said he thought he would until he saw in the paper that that Village was interested in buying the house. Treasurer Payton said that she found out that both of the liens on that house have not been paid and that's about another \$3000. President Byro said he thought it was going to be a good deal as no one else would be looking at it. Trustee M. Hibshman said that there was a couple in Headon's a couple of weeks ago who had looked at it as they were interested in buying it. He thought they were from in by the city. President Byro said there was a guy who was interested in buying it to make it a two family home and Casper told them he needed to tear the whole thing down because it was wrong. He said he had the information on it if anyone wanted to look at it. They owe \$2257 in taxes. President Byro said he didn't know what the Village should do about it and Trustee Ward commented that the Village really can't do anything until the liens are satisfied. Mr. Loyd asked if he could make a comment about the maintenance building. He said Trustee Kerns looked at the roof on that building a couple of years ago as it is leaking where the trucks sit. It wasn't repaired and now it is expanding out and more of the plywood is getting saturated. Insulation is also falling out of the ceiling. Roll call vote taken. Trustees J. Hibshman, Ward, Elliot, M. Hibshman, Kerns, Hopkins all voted yea.

Trustee Ward said that they should get someone to look at the roof on the maintenance building. Trustee Kerns said that it had been about 20 years since any work had been done on it.

President Byro said he had nothing else.

Trustee Hopkins made a motion to adjourn. Trustee M. Hibshman seconded the motion. All voted in favor. The meeting adjourned at 8:10:49 pm.