Village of Creston Minutes
July 7, 2026

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

President Byro introduced the minutes from June 2, 2026. Trustee M. Hibshman made a motion to approve the minutes. Trustee Hopkins seconded the motion. President Byro asked if there were any questions. There were none. President Byro asked all in favor to vote yea. All present voted yea. There were no opposing votes. Minutes were approved.

Visitors & Communications - President Byro introduced Adam Lanning from RMU, who in turn introduced Autumn as well as Zeke Taylor who is Rochelle's new city manager.

Village Attorney - President Byro asked Attorney Wilt what he had to present. Atty Wilt stated that he had drafted a letter to send to the last known address of those associated with the property at 209 W Depot St if the Village chose to move forward with condemning the property. He said that the most recent address is a PO Box in Creston and that he may hand deliver it rather than send it through the mail. He also said that it was due in court again. He said he did not see that a probate case had been filed as of late the previous week. He said there was still had time for someone to file a probate case and if it goes into probate, that will create other issues for the Village. He said that they have someone to serve and if that is not successful, they will send a letter. He said that the letter listed all the code violations and gave the owner a 7-day deadline to respond otherwise the Village could start fining the owners or move to foreclose on the property. Atty Wilt said that if he had the Board's approval, he would go ahead and deliver the letter to the last known address. President Byro granted him permission. Atty Wilt also stated that everything was finalized for the property at 128 E North St. He said that some additional paperwork was needed and that had been completed and submitted.
President Byro asked if anyone else had anything for Atty Wilt.
Trustee Elliot said he had seen some activity at 224 E Depot Street a couple of weeks prior. President Byro said that the owner had been keeping the lawn mowed. Trustee Ward said that the owner told the neighbors that he was going to convert the home into a duplex and a duplex is special use in a single-family residence. Trustee Ward said that if that was what the owner was going to do, he would have to go through a variance process.

Building Inspector - President Byro moved on to Aaron Moore. Aaron announced that he had issued permits for a shed, a patio and a driveway and he had also issued 3 permits for new houses in the subdivision. The contractors have put in silt fences and stormwater retention protections. The silt guards and the catch basins had been filling up quickly and those need to be cleaned out periodically, so they don't hold too much water. There had been issues with residents poking holes in the silt guards because

they didn't like all the water backing up, so the developer was working on that. He said that with the 3 new excavations the silt fence was already there from the previous builds, so things should be better.
Aaron said he was anticipating 3-5 additional homes for a total of 6-8 new homes being built this year.
President Byro asked if anyone else had anything for Aaron and no one brought up anything.

Village Engineer - Matt Hansen reviewed the project status report. He first discussed the West Street Water Main project. He said that all the mains and valves had been installed at the 4 intersections and testing was still being completed on the last 2 intersections. Pay request was submitted for the project. He said areas were being marked that need to be replaced for bituminous. He said that there was no date scheduled yet.
He moved on to the Sidewalk Project. The drawings, bidding documents, and specifications were complete. Trustee Ward gave him some paperwork that he assumed had his markups and comments on it so Jeff can make any final changes. Regarding the bidding and award schedule, Rochelle's paper advertises on Wednesdays, so they planned to put the ad in the paper the following Wednesday. He said there would be a bid opening on 7/30 at 11 am if everyone was okay with that, and then the bid award will take place at the Board Meeting on 8/4/26. Once the bid is awarded, then the contracts can be sent, and the work can be scheduled.
He moved on to the IEPA Lead Line Service Replacement grant. He had reached out to his contact person that morning and he said that they were still processing the formal grant agreement and the Village should receive an email that states when it is available in the GATA Portal. He said that the only thing left to do is to decide how the Village wants to complete the inspections. The Village could hire an individual or company to go door to door or vactoring work could be done, or a combination of both could be done. Once a decision is made, then the Village can get some proposals from people or companies that can do that work.
President Byro said he had asked Mr. Hansen to look into a grant that was received from Dominic. Mr. Hansen said there was a webinar on that grant and it is for revitalization of downtowns. He said that some of it could be used for sidewalks or streetlights, but they are really pushing it to be used for buildings in downtown areas or in other commercial areas where revitalization is needed. They want to get tenants back into buildings, so they are allowing communities to spend money on rehabilitating the structures and then renting them out or turning them over to someone that would use it for a business. It is not for streets or sewers or other work of that nature.
President Byro revisited the West Street Water Main Project. He stated that Martin did a great job on the project. He said that he was really pleased with the work they did and how willing they were to go above and beyond for the Village. Mr. Hansen said that his field personnel said that they were pretty organized and the shut-off times were pretty short based on the amount of work they had to do.

President Byro said that they didn't try to do all 3 areas at once. They did it in stages so that the entire town was not affected by the shutoffs. President Byro said he really appreciated the great job Martin did and Mr. Hansen said he would let them know.

President Byro moved on to Committee Reports.

Finance - Trustee Hopkins said he had nothing to report finance-wise, but he asked if the reconstruction was done at the FSA office. President Byro asked if he was supposed to do that. He said he hadn't. Trustee Hopkins said it needed to be done by someone who can sign for the Village. President Byro asked Trustee Hopkins to remind him, and he would go get that done.

Streets/Alleys/Sidewalks - Trustee Ward said he had talked to Martin. They do have a street sweeper, and they charge $330 per hour from the time they leave their door to the time they return. He said that was the only one he found that did street sweeping. He said that there would be an additional $150 per load each time they'd have to dump the sweeper unless we have a place for them to dump the excess aggregate. President Byro said that they had previously put it at the back of the subdivision. President Byro asked the board what they wanted to do. Trustee Kerns said that at the very least Main Street should be done. President Byro said that some of the intersections also need to be done. Trustee M. Hibshman asked if it would take about 4 hours to do it all and President Byro said they would probably work all day.
Curtis Loyd asked if he could contact Rochelle about the street sweeping. He said that he had contacted them the previous year and they came out and worked with the Village on the subdivision and did a really good job. He said that he would be willing to contact them and see if he could work out some kind of deal with them. President Byro suggested that Trustee Ward and Mr. Loyd talk. Mr. Loyd said he would try to call Rochelle the following day. Trustee Ward confirmed that the Village would like to get that done before July 17th.

Water/Sewer - Trustee Kerns said that he agreed with President Byro that Martin did a great job on the water main project. He also said he contacted Mr. Adamski about putting gravel in the alleys and he thought that worked out well. President Byro agreed.

Health/Safety - Trustee J. Hibshman said that Mr. Loyd had put up the Child At Play signs that had been discussed at the previous meeting. President Byro said that if any more were needed to let Mr. Loyd know. Trustee J. Hibshman said he didn't have anything else.

Zoning/Planning - Trustee Elliot said that he had nothing.

Subdivision - Trustee Elliot said that the silt down the roads from the heavy rains was the only issue. President Byro said he didn't see the dirty water coming through by the school. He said he thought with all the rain that fell over the weekend he would have seen some. Trustee Elliot said he drove around and didn't see any, either.

New Business – President Byro introduced Adam Lanning for RMU to talk about the new maintenance agreement.
Mr. Lanning said that the agreement was last renewed in 2023. He stated that all they did at that time was update the hourly rates, and that is what they are updating in this new agreement. He said that they just closed their union contract, and they saw some significant salary increases which resulted in increases on the Village's end. He stated that they would continue to provide the same services that they have been providing doing locates and monitoring the 2 lift stations. President Byro stated that they talked about the other lift stating being in there. He asked if it was. Mr. Lanning stated that it was in there. He said it is on their SCADA system and they monitor it. President Byro asked Mr. Loyd if the water tower was on a SCADA system and he said it was not. President Byro asked if everyone had a chance to look over the agreement. He said that the Village appreciates RMU's help with various projects. Mr. Lanning asked President Byro if he wanted him to go through the other items or if the Board wanted to vote on it. President Byro asked if the Board had any questions about the agreement. Trustee M. Hibshman made a motion to approve the new RMU Maintenance Agreement. Trustee Kerns seconded the motion. President Byro again asked if anyone had any questions. No one did. Roll Call vote taken. Trustees J. Hibshman, Elliot, M. Hibshman, Kerns and Hopkins all voted yea. Trustee Ward abstained. Motion passed and agreement was approved.
Mr. Lanning said that they would take the approval to the Rochelle City Council and get the agreement signed and provide us with a copy.
He said that RMU looked at the last 12 months of bills and that they treated roughly 22 million gallons of wastewater for the Village, which is about 60,000 gallons per day and they billed the Village around $92,000 for that. There will be an upcoming rate increase of about 3.1%, which will raise the rate from $2.87 per cubic foot to $2.96 per cubic foot and that will go into effect 8/1/26. He said that the Village pays about 2/3 or what the Rochelle residents pay, and that is because Creston has its own sewer system.
Mr. Lanning said that RMU completed around $20 million in sewer projects over the last 5 years. He said a big part of that was to meet the new regulations that will be coming up in 2030 regarding phosphorous. He covered future projects that they will be working on. He also spoke about future regulations regarding phosphorous and pfas. He said he wasn't sure what would happen regarding pfas, but that they would be set up to deal with it if directed to do so.
President Byro said that the Village is still trying to get our sewer flow down. Mr. Lanning said he looked at April of 2025, and it shows 2 to 2-1/2 times the normal flow. He said it is an impossible task to stop. He said that they had made some pretty good strides in Rochelle, but all they can do is keep working at it.

President Byro moved on to the Martin payout. President Byro asked if it was included with the bills and it was. Trustee M. Hibshman confirmed that the amount didn't change as it was already approved. Mr. Hansen said that the bill request includes the water main, valves, and one line stop. He said that they would pick up restoration and bituminous replacement on the next bill request.
President Byro moved onto to the property demolition for 128 E North St. He said that they received 3 bids. President Byro said that there was one from Queens for $16,015,

and one from NI Service for $21,250 and one from Bob Kyler for $20,000. He said that the gas and electric were still hooked up to the house, so the demolition wouldn't happen immediately. Trustee Ward said that they did show up and found out that the house is teed off the service for the maintenance building. He said it's on the same meter. They will have to put a new service in for the maintenance building. Mr. Loyd said that they also found a leak. Trustee Elliot asked if the leak was at the house or the maintenance building. Mr. Loyd said it was between the house and the maintenance building. President Byro said that the Village was still in the process of getting the gas and electric disconnected from the home.
Trustee Kerns said that he likes Queens' price but they aren't going to dump that for $3600. He said that he just dumped with a smaller load and it was $10,000. He said that $3600 was not enough money for the landfill. President Byro asked Trustee Kerns what he thought they should do. He recommended holding off on awarding the project and allow Queens to re-examine their bid. Trustee Kerns said that he thought the bids would be $28,000. He said he did his dumping with a tipper and it cost him $10,000 for 3 trips. President Byro said he could reach out the bidders again. Trustee Kerns said that the Village could let them do it for the quoted price, but he doesn't think that's fair. He doesn't think the bids are high enough.
Trustee Hopkins said that Kyler demolished a home near him that was a comparable size. He said that they hauled it away in roll-offs. Trustee Kerns said he used a tipper truck, which was 53' long with 10' walls. He said one of those trucks would hold about 8-10 roll-offs. Trustee Elliot said that Queens had someone come out and look at the house and they had to sit down and figure out their costs. President Byro said that Kyler had someone come out and look at the house as well. Trustee Ward said that Northern Illinois Service has a crew that just does demotions. Trustee Elliot suggested accepting Kyler's bid if they think the Queens bid is inaccurate. Trustee Hopkins said that he didn't want to see Queens lose out on the bid, but he also said that they did say they could do it for the price they quoted. President Byro said a bid is a bid. Trustee Kerns stated that it is not a bid, it's an estimate. It was asked if any of the bids had exclusions, and Trustee Elliot said that Northern Illinois Service's did. Trustee Ward said that the Village already took care of the asbestos mitigation and are dealing with the utility companies. Trustee Kerns said that Northern Illinois Service would put down topsoil while the other 2 would just spread the existing dirt. President Byro said that he told them that the Village is going to put a building on that spot, so no rich black dirt was needed. President Byro asked if the Board wanted him to reach out to the three companies that submitted proposals and remind them that dumping fees are pretty high or does the board want to go ahead and award the bid. Trustee Hopkins said that one says it is an estimate while the other 2 appear to be proposals. Trustee Ward said that NISC does a lot of demolition work and Kyler also does a lot around the Malta area. Trustee J. Hibshman said that NISC and Kyler's bids were pretty close. Trustee Kerns said that there would be another $10,000 in labor and/or trucking.
Trustee M. Hibshman asked if there was a problem a year or so ago with Queens not showing up when they were supposed to or was that someone else. Trustee Ward said that Queens has fixed some water main breaks for the Village and President Byro said they do good work. Aaron stated that they are also digging the foundations at the subdivision for Mr. Hayden, so they have equipment in town already.

Trustee Hopkins said that if Queens' amount is a firm bid, he said he thinks the Board should go with it. Trustee Ward said that it is almost $5000 less than the other 2 bids and since the Village is using taxpayer money, we fiscally responsible. Trustee M. Hibshman suggested reaching out to Queens and letting them know that the Board had a couple of questions about the proposal and ask if they were good with the quoted price and then go from there. Trustee M. Hibshman said that if they say no, then it can be revisited at the next Board meeting. Trustee Ward said that with Kyler and NISC, they won't have availability next week. He said with Queens because they are local and already have men and equipment in the area, they might have a day or two they can squeeze the work in.
President Byro called for a motion.
Trustee M. Hibshman made a motion to accept Queens Trucking's proposal not to exceed $16,015. Trustee Hopkins seconded the motion. Roll Call vote taken. Trustees Hopkins, Kerns, M. Hibshman, Elliot, Ward and J. Hibshman all voted yea. No opposing votes. Motion passed.
Trustee Ward asked if the big tree was staying for now as that would probably cost an additional $6,000-$8,000 to remove. President Byro said it is.

President Byro said that the property at 209 W Depot St had already been discussed.

President Byro introduced the 2027 Appropriations Ordinance. Treasurer Payton said that she had to redo it based on what was discussed at the meeting. She said she was going to go ahead and introduce it so that it could be voted on at the next month's meeting, but she would have to make changes to it before the next meeting.

Old Business – President Byro asked Trustee M. Hibshman if he had had the opportunity to speak with Mr. Bruns. Trustee M. Hibshman said he had and that Mr. Bruns was okay with whatever the Village wanted to do. Trustee M. Hibshman said that the next step would probably be IDOT setbacks. President Byro said that the sign salesman called him this morning. He said that he told him that the Village had found a new location for it, but the location needed to be finalized as there will have to be electricity installed. Trustee Kerns said that the sign salesman would probably know about that, and President Byro said he could give him a call and have him come out and look at the location. Trustee Ward said that if the Village can keep the sign off IDOT's property, it will make things a lot easier. President Byro said he would give him a call and have him come up and look at the site. Trustee M. Hibshman said that they could consult Tim Bruns as well to make sure he's okay with the location that the Board chooses. Trustee Ward said that another thing to consider is the electrical demands of the sign and whether RMU has electrical available to operate the sign. Trustee Ward suggested calling RMU and speaking with Blake to find out. President Byro said that he would look into that in the next couple of days.

President Byro moved on to the July 17th celebration. Trustee J. Hibshman said that the Ogle County Sheriff will have a presence at the area. He said that they will get 2-3 Porta Potties. He said that they were also talking about getting an ice cream truck or shaved ice for the kids. Trustee J. Hibshman said that they reached out to the Creston PTO to

see if they wanted to do anything like have a raffle or some kind of fundraiser. Trustee M. Hibshman said that Driftless Glen was going to have a tasting booth. He said that Dorothy Lockard also called about having the Lutheran Church participate. The stage will be set up horizontal to the railroad tracks. President Byro said it would be nice to have a timeline so that people know when things are happening. Trustee M. Hibshman said that they times were on the banner and he had also advertised on the Coyote. Trustee J. Hibshman also asked if it could be shared on Facebook and he said he would send Clerk Payton a PDF to share on the website.

Mr. Hansen stated that if the Village is looking for a shaved ice vendor, the Village president of Davis Junction's wife runs a shaved ice truck. He said that he could pass on the contact information if needed.

President Byro moved on for the Treasurer's Report. President Byro shared information about a legislative update event being hosted by Rep. Brad Fritts on 7/14/26. President Byro asked if Clark had sprayed lately. He said he hadn't seen him lately. Trustee Ward said that he didn't see the Martin bill on the list. Trustee Hopkins said he didn't see it, either. Mr. Hansen said he didn't send it over to Martin until Monday and Martin did not return it to him until that morning. Trustee Ward asked Mr. Hansen if he remembered what the amount was. Trustee Ward asked if Martin was the only bill they needed to add, and President Byro said yes. Clerk Payton went to get the amount.
Mr. Loyd asked if he could add something to the meeting. He stated that the Village used to deal with abandoned cars in town. President Byro said yes. Mr. Loyd said that it has gotten out of hand and that there is a church in town that looks like a junkyard. There is a VW sitting behind it with no license plates, and a Fiero parked in the yard with missing quarter panels and no license plates and a camper that sits behind the church. He said that there are abandoned cars all over the place. He said that there is an old truck on Main St, and there is an old Thunderbird that the weeds have grown so high Scott can barely get back there to read the meter. He said there are cars on North St, and there are issues in the subdivision as well. He said that the Village needs to start monitoring that again because if they don't it is only going to get worse. President Byro said to get a list together and give it to Aaron. Aaron asked if the cars could be towed if they are parked in the street. Attorney Wilt said yes. If they were on private property, then Aaron would need to send a letter in order for action to be taken.
Mr. Hansen provided the amount for Martin of $175,631.40. Trustee Ward made a motion to approve the bills, adding the abovementioned amount for Martin. Trustee Hopkins seconded the motion. President Byro asked if there were any questions. There were none. Roll Call Vote taken. Trustees Elliot, M. Hibshman, Kerns, Hopkins, J. Hibshman and Ward all voted yes. No opposing votes. Bills approved.

President Byro asked if anyone had anything else they wanted to discuss. No one did.

Trustee Ward made a motion to adjourn. Trustee Elliot seconded the motion. All present voted to adjourn. There were no opposing votes. Meeting adjourned at 8:02:20.