

Village of Creston Minutes Tuesday, April 5, 2022

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

President Byro introduced the minutes and asked for additions or corrections. Trustee Kerns made a motion to approve and Trustee Williams seconded the motion. All voted in favor. Minutes were accepted.

Visitors & Communication – President Byro asked for visitors or communications. Reid Elliot spoke on behalf of the Park District. He stated there was some discussion at the last Park District meeting about seal coating and he asked if any seal coating will be done. President Byro and Trustee Ward both stated that no seal coating would be done this year. Mr. Elliot also spoke about a tree on the corner by the stop sign at Grant and Prairie. He doesn't know if it is dead or not. He wants to know if it is on Village property or on his property. President Byro stated that if it is on the inside of the sidewalk it would be on Mr. Elliot's property and if it is outside of the sidewalk it would be on the Village's property. Trustee Ward stated there is no sidewalk in the area that Mr. Elliot was referring to. President Byro said that the Village would look at it. President Byro asked if anyone else had anything to bring before the board. President Byro thanked Trustee Williams for running the March meeting in his absence.

Attorney Crull said that he did not have much to report. He stated that he is working on some of the problem properties. He also stated that after the March meeting, he and Casper spoke about the solar ordinance. The Village is treating them as accessory structures and contractors will need follow all of those rules. Other communities are doing a moratorium until they can figure out how they want to address the structures. President Byro asked if Rochelle had changed their policies, and if so, he assumed the Village would have to comply with the changes they made. Trustee Ward stated that all RMU can regulate is the interconnect into their system. They cannot regulate Village codes. Mr. Elliot stated that he believed that had to do with compensation for metering. Rochelle is doing net billing. It doesn't have anything to do with the structure. Casper stated someone did contact him recently about installing a ground mount, and he assumed he would hear more from the interested party in the next week. Casper said at this point, he could not stop them from installing the structure as long as they follow current code. Other communities are treating them as special use structures, so the interested parties would have to come before the board and get approval.

President Byro asked if we have heard anything about our agreement with the landfill. Atty Crull said he has not heard anything and it has been about 12 months since we signed that agreement. Atty Crull said he would look into it.

Casper Manheim stated he has not issued many permits recently, but he is starting with some letters. A small house on W Depot near Hueber's has an old Jeep sitting in the yard. A letter was sent out regarding this same issue last year and nothing was done about it. He is also looking at a property on the corner of South St that always has stuff in her yard. He will be sending her another letter regarding that. He got a call from a contractor regarding the new subdivision. He is interested in building a couple of houses back in that area and was making inquiries. President Byro stated he owed Casper and the board an apology for the situation with the brush on Woodlawn. He had spoken to Robby over the summer, and they had put a plan in place to take care of it, and he didn't communicate that to Casper.

Kevin Bunge stated he got two quotes in Trustee Ward's hands very recently: one for the ARPA Funding Project and one for the Quiet Zone Project. He said that Trustee Ward got the Quiet Zone Project quote about an hour before the meeting started. Trustee Ward told him to go ahead and talk about it. Most of the details were worked out between Kevin's office and Trustee Ward. It will entail 3 different work zones on Transit, Main and Woodlawn, each of which requires a median to be placed north and south of the tracks, and the proper signage to be put into place. The quote includes: coordination with State and Federal authorities; a topographic survey of the three work zone areas; creation of bid packages; assistance with establishing a diagnostic committee as required, and attending 2 meetings; and assistance with the bidding and contract phases of the project. It does not include construction phase services, which can be discussed at a later time. The total design engineering quote is \$10,400. Construction engineering is not included. He can estimate it, but he needs more information that is driven by review authorities and contractors, so it is hard to say with any kind of certainty what those costs would be. Trustee Kerns asked if there was any way to do 2 gates instead of a median. Trustee Ward stated those cost around \$800,000 and the Village would have to pay an annual maintenance fee to the railroad. Trustee Kerns expressed concerns with how the medians would fit in the space available on either side of the Main St crossing. Trustee Williams said he was concerned about how the medians would impact Hueber's with the trucks coming in and out right near the tracks. Trustee Ward stated that the medians have to extend back 60 feet, which would go to the alley on the north side by Headon's. Trustee Kerns and Trustee Williams were concerned about how the medians would impact parking for the library and for Headon's. Trustee Ward stated that there would still be parking based on the width of the medians and how far back they go. Trustee Kerns reiterated that he sees problems with the medians and their impact on the area on Main St. Trustee Ward stated that the board needs to make a decision because the

train horns are the number one complaint that he hears from Village residents, and Trustee Kerns agreed. Trustee Ward stated that if the board decides not to do it, then they need to stand up and explain to the residents why they aren't doing it when there is a process available. Trustee Hibshman asked if a median would fit on Transit. Trustee Ward stated that a discussion would need to be had with ICC regarding Transit to see how they would address that. One option may be to make it a one-way street. Trustee Hibshman asked if the same problem would exist on Woodlawn and Trustee Ward said no, Woodlawn will accommodate a median. Trustee Hopkins said he had had people ask about farm machinery and he explained that the equipment should be able to straddle the median. There will be two work zones for the ARPA project: Cederholm from Main to Grove, and Prairie from Cederholm to Grant, and a T in the northeast quadrant of town at Ridge cutting over to Transit. IEPA will not allow dead end mains anymore. Kevin's office met with the homeowner on Transit regarding the needed easement. She agreed to it, and the easement paperwork needs to be completed. She is on board as long as everything is restored to the way it was, or better. The next phase is to prepare construction plans and bids, and get IEPA permits for that construction. A total of 1700 feet of water main is being replaced, plus hydrants and valves. Kevin will work with Curtis Loyd on where the hydrants should go on. The pricing is still uncertain as the cost of materials is so high. Kevin said that they will not know the true cost until bids open up. The work at the inflated prices is more than the ARPA funds will cover. The work at the "cheap end" prices will be covered by the ARPA funds. The total for the ARPA quote is \$9,250. Curtis asked if the 2-inch line will have to be removed on Ridge, and Kevin said it could be abandoned where it is. Trustee Williams asked if 6-inch mains would be used and Kevin said yes, but Mr. Loyd asked for an alternate bid for 8-inch mains for the two east-west lots. Kevin didn't think it would be a huge jump in price and putting in the 8-inch mains could prepare the Village better for the future in case there is an issue as the Village currently doesn't have a good feed going to the east. President Byro asked if there were any more questions, and there were none. President Byro stated that it would be best to start it now rather than wait until the IEPA tells the Village we have to do it. President Byro asked for a motion to accept the quotes for the ARPA water main project. Trustee Hopkins made a motion and Trustee Williams seconded it. A roll call vote was taken. Trustees Kerns, Hopkins, Ward, Williams and Hibshman all voted yes. Trustee Katzman was not present.

Committee Reports

Finance - Trustee Hopkins had nothing for Finance. He did mention that there was standing water at the end of Prairie by Casey's. The water is held by the grass growing and it is not going into the drain. There is also a low spot on North Street where the water pools. It is a matter of getting the shoulders cleaned up. Trustee Ward stated that if Jack Kerns wants to take care of that, the Village should ask him to do it.

Streets & Sidewalks - Trustee Ward said he had nothing.

Water & Sewer - Trustee Kerns stated that he saw the crew doing the manholes. He asked how many they did. Kevin stated he didn't know exactly how many they did. Kevin said he heard they did a great job. Kevin said he would pass that information along as soon as he got it. Trustee Williams brought up a water line break that happened out at the subdivision. Mr. Loyd said that it is not fixed, but they got it shut off. President Byro said he talked to Mr. Megurdichian, and he said that the Village was losing about 100,000 gallons a week. Mr. Loyd said he doesn't know if it's a water main issue or water service under the road. Trustee Kerns said he doesn't know the street names, but it is the T at the northeast corner of the park. Mr. Loyd said they had to dig up one gate valve, but the rest of them got shut off. All the water is shut off except for the water to the houses that are currently occupied. The houses out there are currently on a dead-end main. Mr. Loyd and Mr. Megurdichian have been monitoring the chlorine levels and so far they seem to be fine. Trustee Hopkins brought up the fact that the Village has been doing a lot of work out at the subdivision, at our cost, including snow removal and all the digging that has been done. He asked if it would be prudent to put a lien on the subdivision. If the amount spent on mowing, snow removal, digging, etc, can be quantified, it can be presented to the owner. Trustee Williams stated that if the Village has not sent them a bill, they won't be aware of it. The Village needs to start with a bill and go from there. Atty Crull said that the Village has kept them apprized of everything that has been done out there, but a formal bill has never been present. Trustee Hopkins stated that the Village should send them a bill, and if they refuse to pay it, put a lien on it.

Health & Safety - Trustee Hibshman stated that he didn't have anything health & safety related, but he announced that the Street Fair will start up again the first Saturday in May. It will be the 1st and 3rd Saturdays of each month through September, except for the 3rd week of September as that is Booster Day Weekend.

Zoning & Planning - Trustee Ward stated that the city of Rochelle just entered into an intergovernmental agreement with the Northern Illinois Land Bank. Trustee Williams suggested that Trustee Katzman could reach out to them for information. It is a non-profit that helps get control of blighted properties. They chase the liens and provide other services. Their goal is to get the blighted properties back on the tax roll or get rid of them and move forward. President Byro ask Mr. Elliot if he had anything. Mr. Elliot said that they need to have a meeting.

Subdivision - Trustee Williams stated that most issues had already been discussed, but he asked if anyone had seen people back by the dirt pile. President Byro said it is evident that someone has been back there. Trustee Williams said there is dirt down the highway. He said he didn't know if someone was dumping garbage or taking dirt. Trustee Kerns said that there is no black dirt left back there. President Byro asked Mr. Loyd if he had seen anyone back there, and he said he had seen some 4-wheel trucks back there mudding. Trustee Williams suggested putting up barricades.

Old Business – President Byro spoke about truck route signage. He would like to get them ordered if the board can figure out what they need and where they need them. Trustee Ward stated he drew up a map based on what was discussed previously. The main goal is to keep the truckers that get lost from driving all over town. Trustee Ward stated he has no idea how much they cost. Trustee Ward said that the Village could get by with just the No Truck sign. They have to be posted anywhere off the truck route that you don't want trucks to go. Food, Fuel and Deliveries are permitted, but no other truck traffic. Trustee Ward thought the signs might cost about \$200 a piece. He thought the total cost might be \$4000-5000 with signs and posts. Trustee Williams asked if the truck routes have to be submitted to the GPS system. Trustee Ward stated that the Village will pass a Truck Route ordinance that establishes truck routes. Under Illinois law, if you don't establish truck routes, then any street is a truck route. Once the ordinance is passed, it will be submitted to the state and get published to the state's Truck Route database. Atty Crull will write up an ordinance. He asked if the traffic heading east on Depot will go all the way to Prairie. President Byro said no, it will just go to Hueber's. Trustee Ward stated that Truck Route signs have to be on the right side of the road. The only signs that can be on the left side of the road are no passing zone signs. He also asked if the township where it hits Woodlawn is 80,000 lb weigh limit, and Trustee Kerns said no, it is 73,000 pound weigh limit. That would need to be posted as well.

President Byro asked Kevin about a 34-page IDOT document. Kevin stated it regards 3 new grants are coming out, and 2 of them the Village doesn't have a prayer of touching and the 3rd one might even be too big for Creston. Trustee Ward stated they are IDOT and Federal oversight funds. Kevin said the little bit of money you would get aren't worth the headache of submitting the paperwork.

New Business – IDOT I-39 & IL Route 38 project. President Byro was asked to attend a meeting, and he was not able to attend. Trustee Kerns attended the meeting. Trustee Kerns spoke about the meeting and said it mostly revolved around on-off ramps for Route 38 and I-39. Nothing involved Creston and the only thing that involved Rochelle was a bike path.

President Byro also spoke about the IEPA audit. Mike Megurdichian will be attending the May meeting to discuss this. It is going to be a big deal for the Village as it is an unfunded mandate. Every house in the Village will need to be checked to see if the pipes coming into the house are lead or copper. Trustee Ward asked if Anderson kept any records of whether the pipes were lead or copper when they installed the meters. President Byro said he didn't know, but it would be nice if they did. Trustee Ward stated that they can do assumptions based on what is coming into the house. President Byro said that the Village has been doing a 3-year study with Mr. Megurdichian so that will help. Everything is time sensitive. The study looked at the age of the structures and anything built after a certain date (1970) can be removed from the list. President Byro said that if there are any houses with lead pipes in them, the Village will have to pay to have those pipes replaced. He also said that Mr. Megurdichian is going to speak about the wells and what needs to be done as far as repair and maintenance goes. Trustee Ward asked if there were still IEPA abatement funds available. Kevin said he didn't know, but he was willing to be that there are not. The project needs to start this year, and so much of it has to be done this year, and then it goes in different phases with different due dates. President Byro said the steps need to be followed and each step has a specific timeline.

Treasurer's Report – Mr. Loyd presented a bill he got from Henry Altepeter for a repair that was done and he submitted that bill. President Byro also brought up the Statements of Economic Interest that need to be filled out and returned to the Ogle County Clerk. Some errors were made, and Clerk Payton needed to reach out to find out if new forms need to be sent or if corrections can be made. Trustee Ward made a motion to approve the bills. Trustee Williams seconded the motion. President Byro asked for further discussion. There was none. Roll call vote was taken. Trustees Kerns, Williams, Hibshman, Hopkins and Ward all 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 Kerns seconded the motion. All voted in favor. President Byro adjourned the meeting at 8:00:55 pm.