

Village of Creston Minutes Tuesday, February 7, 2023

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

President Byro introduced the minutes and asked for additions or corrections. Trustee Kerns made a motion to accept the minutes. Trustee Ward seconded the motion. Minutes were approved by Trustees Hibshman, Katzman, Kerns, Ward and Williams. Trustee Hopkins was not present.

Visitors & Communication – President Byro asked if there were any visitors or communications. There were none.

Attorney Crull said that he had filed 6 actions against homeowners in town and had had pretty good luck with service. Some have moved or passed. One gentleman reached out Atty Crull and was supposed to reach out to Casper about fixing up the property. The first court date is March 15 and if he doesn't get service to all of them by that date, then he will have to hire someone to help with service. In relation to the landfill, the IEPA had denied the Village's application because there were a couple of issues with the application. The Village has fixed the errors from the first application and resubmitted an application to the IEPA. Realistically the earliest time frame for approval would be June.

Casper Manheim was not in attendance due to illness.

Kevin Bunge spoke about the well project, and stated that the only thing left was to pick a point to discharge as it was discussed how much water would be coming out of the well. Kevin stated he needs to come to town and work something out, and then meet with President Byro and Curtis Loyd and talk about the plan. Other than that, everything is ready to go. The goal was to replace the well in the Spring and Spring is fast approaching. He is trying to pick a point where something or someone won't be flooded. Regarding the Quiet Zone, an engineer was going to contact Trustee Ward early the following week to talk about concepts and if what they came up with matched what Trustee Ward envisions. Kevin deferred to Trustee Ward as he has dealt with most of the contacts before. Once Trustee Ward has looked over the concepts, then a meeting will be set up with all parties. Kevin said he could not remember the exact date, but the bid opening for the water bids had been scheduled for later in the month. Kevin asked Clerk Payton if she had gotten a communication about that, and she replied that she had not. Kevin said he would have Sherrie send something. Trustee Ward asked who was distributing the bid packets. Kevin stated that the packets were out. Trustee Ward asked how a bid would be submitted and Kevin replied online through BHFx. Kevin said that the Village could get decent bids or bids that are excessively high. It is a matter of who can get the materials and how busy they are. President Byro stated that he read in the paper that Hillcrest got some money from a grant for water lines/mains and he asked Kevin if he could look into it. Kevin said he could, but he thought most of the grants available at this time were for the lead project. President Byro stated that the grants Hillcrest got were for water mains and it sounded like Hillcrest got a good amount of money. Kevin stated that C.E.S. keeps an eye on grant opportunities and a lot of them are tied to loans. Some of the loans are forgivable, but it can be hard to meet the standards. Kevin said he would look into it what Hillcrest got and most of the grants being chased right now are for the lead line replacements. Kevin stated that unless someone had questions, he didn't have anything else. Curtis Loyd asked Kevin if he got the pictures that he sent him of the recent water line repair, and he asked if Kevin could put that on CAD so that the Village would have the two new gate valves included. Kevin said it was already in there, but they would share whatever Mr. Loyd wanted. Kevin said they changed the plan that went out for bids to reflect that so that they know where it is. Mr. Loyd asked if the 6" would replace the 2" and Kevin said that they would pull off the part facing west and they will connect right at the T and if they go east in the future, the T will need to be replaced by a cross. President Byro stated that he has a photo of the valve on his phone and he wanted everyone to see it. He stated it is an odd-looking valve. Kevin stated he didn't think he saw the old valve, only the new one. President Byro stated that the valve was huge and it was lead according to the people who worked on the main.

Committee Reports

Finance - Trustee Hopkins was not present.

Streets & Alleys – Trustee Ward said he got notified by the County that they need to send the resurfacing information to IDOT that week so they need an answer. He did a quick estimate based on per unit prices, which are a little high. For everything north of the tracks, plus Main Street to South Street, and Woodlawn past the tracks all the way to the end. The cost is roughly \$92,000, and \$120,000 would do the whole town. President Byro asked how much money was in Motor/Fuel Tax Fund and Treasurer Payton replied about \$82,000. Trustee Ward said that the estimate could be reduced if there is a specific budget in mind, and President Byro stated that the north side needs to be done, as it is the north side's turn. He also stated that there is a corner that will need to have some work

done. Trustee Ward felt that the Village is good on patching. Trustee Ward said it was probably 4-5 years since the north side was resurfaced. Some cracking is starting to happen. President Byro asked the Board what they thought. Trustee Kerns stated that the Village should resurface the north side. Trustee Ward stated he thought the price could be closer to the \$82,000 than the \$92,000. Reid Elliot asked if any resurfacing would be done down by the bus barn for the Park District. Trustee Ward said that that could probably be included. Quantities can be adjusted by 25% if need be. President Byro stated he thought that the whole north side of town should be done. Trustee Kerns stated that he agreed, and so did Trustee Hibshman. President Byro told Trustee Ward to go ahead and contact the company and set it up. Atty Crull stated that he could draft a resolution to spend the money, and Trustee Ward said the resolution would not need to be done until the award the bid.

Water & Sewer – Trustee Kerns said that the only thing he had President Byro was going to talk about. The water main break at Grove and Cederholm ended up costing \$20,000. The parts were \$5500 and Queens was there for 3 days. They thought the repairs were done on Wednesday and had to shut off the water to the whole town, and then Thursday another leak was discovered, which required the water to be shut down again. Queens was available to help, and it was 2 days before it was all done. They ended up putting 3 new valves in. Curtis Loyd was present while the repairs were being done. President Byro fears there may be more repairs like that in the future. He suggested that in the future they should install valves at certain points so that portions of the town's water can be shut off as opposed to shutting off water for everyone. Trustee Williams stated there is a valve on Depot St that can't be shut off. President Byro said there was also one on Prairie St near Dorothy Lockard's house. Kevin asked if they feel that they know where all the valves are and Trustee Kerns replied no. Curtis Loyd said that they found some over the summer that were 2"-5" below the blacktop. Kevin stated that the master map needs to be updated every time a new valve is found. President Byro agreed that needed to be worked on this Spring. Trustee Williams asked if Curtis Loyd's phone would detect valves when he stands over them. Mr. Loyd stated that his phone used to do that, but it doesn't work anymore. Kevin said that they have a reasonable starting point from when they did the sewer system, but they did not locate all the valves. They also have the prior set of plans and between the two sets of plans, that should be a good starting point. Kevin stated that he wanted everyone involved who knows where valves are to meet and establish their locations. The map will need to be kept at Village Hall and at the well house. Trustee Kerns suggested adding the information as it is remembered or discovered. Trustee Ward said he had a map from when the ISO inspection was done that is a composite of Will Hoffman and the new valves that Trustee Ward knew were installed, and he could email it to Kevin. Kevin said that they could collate 3-4 maps and have Curtis Loyd check if there was really a valve where the map showed. Trustee Kerns said the best map is the one that is hand drawn and it was made years ago. Curtis said he had a map on the wall and every time he found a new gate valve, or one was added, he put a red mark on the map so the next person knew where they were. Trustee Ward referenced all the chatter on social media about the repairs not being done correctly the first time and he clarified that it was two different issues. Tony from Queens said the biggest problem they encountered was that the outside diameter of the main was bigger than the inside diameter of the modern valve. Curtis said he was putting fuel in the pump every 2-1/2 hours to make sure that there was no flooding

Health & Safety - Trustee Hibshman had nothing. Trustee Williams had a question on safety. He asked how much the speed limit signs that run on solar cost. He thought about putting one up on Main St and a couple near the school if they don't cost very much. Trustee Williams said he had had a lot of complaints about people speeding up Main St and near the school. Kevin asked if speed tables have been discussed at all. Kevin said they use them in mall parking lots, and they work. Kevin said to picture a speed bump with a 10' top. They can be built with asphalt or you can order them premade and spike them to the pavement. Kevin suggested buying a couple of them and trying them to see how they work. New Milford had recently installed some and they are effective. If someone is driving the speed limit, the impact is minimal. If someone is speeding, the impact is substantial. Trustee Williams stated that South Street is bad because people driving from Rochelle to Dekalb and vice versa go the back way and they drive past the school too fast.

Zoning & Planning – Trustee Katzman said he hadn't heard anything and President Byro said he hadn't either.

Subdivision - Trustee Williams said he had nothing. Atty Crull stated he hasn't heard anything other than someone bought a lot. Trustee Williams stated that noticed when we plow the subdivision they block off the sections in the back, and someone had plowed through them.

New Business – President Byro introduced the audit. Bill Newkirk from Newkirk & Associates presented the audit. The biggest issue was that Motor/Fuel Tax revenue deposited into the wrong fund and it took quite some time to unwind all of that. Pages 1-2 was the audit opinion. It was an Unmodified Audit Opinion, which is what the state and other entities are looking for. The financial statements were good based on auditing procedures used, which was good. Page 3 was a high-level balance sheet, and pages 4-5 was an income statement. These pages consolidated all the funds into a single statement. Page 6 split it out as the General Fund and MFT. Page 8 was an income statement by fund. The 3rd number up from the bottom on page 8 was the net income by fund, and the nice thing about the MFT going to the wrong account and having to straighten that out, was that there were no expenses. MFT owes \$28,000 back to the general fund based on the work done to unwind the accounts. This also affected Water & Sewer, on pages 10-11. Page 10 was a balance sheet and page 11 was an income statement. The 3rd number from the bottom was -\$7300. There was a

expense of \$63000 for depreciation. This was a non-cash expense. On page 12, the increase in cash flow showed \$58,000, so even though there was a \$7300 loss showing, most of it was generated by depreciation. The cash flow statement might be a better operating metric. The table on page 18 regarding water and sewer showed that a little more than half the useful life has been used based on depreciation. On page 20, there were really detailed schedules that show budget versus actual. General fund was found on pages 20-21 and MFT was page 22. Stapled in the back was a packet that showed required communication to the board. The middle of page 2 started a letter regarding what must be communicated and noted that verifying interfund transfers between general fund and MFT caused some delays and extra work, and corrected and uncorrected misstatements was the next one. Schedules of journal entries started on page 4 and the larger amounts dealt with MFT transfers. Page 6 talked about internal control, and the findings on pages 7 and 8 were the same as last year. It dealt with checks and balances and divisions of duties to make sure that at least 2 people are involved in transactions. No wrongdoing was done, but it is good to be cognizant of the risks that exist in small villages. The last comment on preparation of financial statements dealt with the inherent risk involved with having the auditor do some of the functions such as figuring depreciation. The audit has already been submitted to the state and Treasurer Payton stated that the adjustments have already been made. Trustee Hibshman asked about the entry on page 6 that there is \$28,000 due to the MFT fund. Bill corrected that MFT owes the money back to the General Fund. Bill asked if there were any other questions, and President Byro stated no. Bill stated that if anyone had any questions in the future, he was available to answer them. President Byro asked for a motion to accept the Audit. Trustee Ward made a motion to accept the audit, and Trustee Williams seconded the motion. Roll Call vote taken. Trustees Hibshman, Katzman, Kerns, Ward and Williams voted yes. Trustee Hopkins was not present.

Mike Megurdichian has been with the Village since 1994. He is retiring within the next 6 months. He had mentioned other people who might be interested in taking over the job. Adam from RMU is considering taking over the position. President Byro is also meeting with someone that Mike M. has used extensively in the past. President Byro asked for any help anyone is willing to give him in the process to find a replacement. Trustee Ward stated that Mike M. had a lot of records on our water system and the Village needed to make sure they have all those records. Trustee Katzman asked if Mike M owned the business and if he was willing to sell it. President Byro said that is a possibility. Kevin asked how much we spend on the water operator a year, in case anyone asks him. Treasurer Payton stated that the Village pays him about \$500 per month. Curtis Loyd said that Mike M. comes to the Village every Monday and he orders the chemicals and makes sure testing gets done.

Old Business – Liquor Amendment regarding the time change on Sundays so that the Moose Knuckle can serve breakfast. Atty Crull looked back at the old ordinances to see what times were listed. The start time on Sundays would be changed from 10 am to 6 am and that is the only change that would be made. The start time allowed on all other days except Thanksgiving and Christmas is 6 am. Trustee Ward made a motion to amend the ordinance. Trustee Katzman seconded the motion. President Byro asked for discussion. There was none. Roll call vote taken. Hibshman, Katzman, Kerns, Ward and Williams all voted yes. Hopkins was not present. Ordinance passed.

President Byro announced that the other well house was added to the insurance for no additional cost.

President Byro also announced that the Village donated \$500 to Wreaths Across America. The Park District and the Township also donated money. We are giving them \$300 this year and they will save \$200 for next year. The Village can add more to next year's money if so inclined.

Treasurer's Report – Trustee Williams asked what was done with the furnace. President Byro stated it is not on the agenda. Trustee Williams asked if it was the forced air furnace in the maintenance shed. Curtis Loyd said yes. Curtis said during the cold spell he had to run a couple of extra heaters to make sure the furnace kept working. Duct work was going to be upgraded to the south of the building over toward the well house and put on a 100,000 BTU furnace that is 80% efficient. Trustee Williams asked about 92% efficient, and Trustee Kerns said the problem with furnaces that are 90% or more efficient don't function below 32 degrees. The 80% efficient has a regular flue. It will be connected to the chimney and run a duct toward the back so that there will be heat in the back of the building. It's a 5-year guarantee, and it's \$3600. Anderson Heating and Plumbing submitted the quote. President Byro asked if he could do his due diligence and approve the purchase. Trustee Ward stated it could be approved as an emergency purchase. President Byro stated that they were going to take the Christmas lights down that week.

Trustee Kerns made a motion to pay the bills. Trustee Hibshman seconded the motion. President Byro asked if there were any questions. Trustee Williams asked about the sheet that was on the top of the bills. Trustee Ward stated it was the credit card expenditures. Roll call vote taken. Trustees Williams, Kerns, Hibshman, Katzman and Ward voted yes. Trustee Hopkins was not present. Motion passed.

President Byro said he had nothing else. Trustee Ward made a motion to adjourn. Trustee Williams seconded the motion. All voted in favor. President Byro adjourned the meeting at 7:56:23 pm.

