

Village of Creston Minutes Tuesday, January 3, 2023

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

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

Visitors & Communication – President Byro asked if there were any visitors. Linda Arnold was present but did not have anything to bring before the Board. President Byro said he did not have any communications.

Attorney Crull said he didn't have much to report that would not be discussed later in the meeting. He addressed 6 complaints for properties that he has been working on with Casper Manheim. Title searches were done on all properties, and one came back with a different owner. The complaint will still be filed as notices have been sent to that address. He looked up old negotiations on NICOR contract and has been getting NICOR contracts from other communities and once he has everything together, he will send out a proposal.

Casper Manheim addressed a letter he was working on. Curtis Loyd had contacted him last week about a semi parked in the subdivision in a driveway. Casper plans to send the resident a copy of the ordinance regarding this issue. He said that was the only thing he had to report.

Kevin Bunge was not present and did not send any communications to pass on.

Committee Reports

Finance - Trustee Hopkins had nothing to report.

Streets & Alleys – Trustee Ward had nothing to report.

Water & Sewer – Trustee Kerns said he had about 4 complaints regarding rusty water the previous month. President Byro asked him where. Trustee Kerns said every corner of the town. Curtis Loyd dealt with an issue on Kaye Lane, and he flushed the hydrants. Trustee Kerns said it didn't do any good. He stated that he had a Mason jar of that water, and it looked like orange juice. Trustee Ward said he had rusty water one day, and it was the day that it was really windy, so he wondered if that had something to do with it. Trustee Kerns said that there is a spigot at the meter on Kaye Lane and the water came out at that spigot and the water in the mason jar came from that spigot. President Byro said that typically water that rusty means there is a leak somewhere. Trustee Kerns let Mr. Loyd know and he flushed the hydrant. Trustee Hopkins said he noticed it at his resident when it freezes on the outside and then it starts to thaw. Trustee Williams suggested checking the pumps to make sure we aren't pumping more than normal. President Byro said he keeps a good eye on the pumps, and Trustee Williams asked if he compares the previous week to the current week, and President Byro said he didn't know. Trustee Ward said the pump volume would be higher than normal over the holidays because everyone was home. President Byro said there is an outside faucet at the lift station that RMU uses when it flushes, and that pipe froze roughly 6 feet underneath the ground at the elbow. President Byro stated that the faucet stands pretty high in the air and he asked if it needed to be that high. Trustee Hopkins stated that there are different bury lengths. The pipe has been capped and it will be fixed in the spring. President Byro stated there was an issue on a house on North St and Moose Knuckle also had some issues with frozen pipes. Trustee Hopkins stated there were no water main breaks as of yet and Trustee Kerns suggested keeping an eye on the issue going forward.

Health & Safety - Trustee Hibshman was not present.

Zoning & Planning – Trustee Katzman was not present. President Byro asked Reid Elliot if he had any planning/zoning issues to present and Mr. Elliot said he did not.

Subdivision - Trustee Williams said he had nothing. President Byro stated that Mr. Loyd has been driving around to make sure there are no leaks in that area. Trustee Williams said that most of the mains are shut off in that area, and that he drives through a couple of times a week to make sure everything is status quo. President Byro stated that Mr. Loyd flushed the hydrant in that area when a resident made him aware of the issue. Trustee Kerns said that Trustee Hibshman has had problems since he moved into his home. Trustee Williams asked if President Byro had heard anything about the lost that supposedly sold at the subdivision and President Byro

stated he had heard nothing. Casper stated that he had gotten a phone call asking if duplexes could be built up there. Casper stated that as far as he knew they were zoned R1 and he would have get a zoning change approved to build a duplex. Trustee Ward stated there might be a special use on that. Casper told him he would need to have a site plan, copies of blueprints and other information to bring to the board. President Byro stated that they were willing to talk to anyone about new construction.

New Business – President Byro introduced Adam Heal to talk about the Village insurance. Mr. Heal stated that there were some changes made to the policy that resulted in a rate reduction. He cited the first page regarding property and stated that they re-evaluate the properties every year to make sure that they are insured properly. Underwriting felt that replacement costs were about \$300,000 too low so they increased those values. Inland Marine is the equipment, and those values remained the same. Nothing was depreciated. Aging equipment is not necessarily cheaper to replace, especially not currently. Crime coverage remained the same. General liability values remained the same. A 2022 Ford Super Duty truck was added to Autos. Vehicles can be added in the middle of a policy period, and they don't increase premiums until the policy is renewed. The new policy shows the renewal amount. Public Officials Errors and Omissions Policy was also included as well as Worker's Compensation, which is based on expiring payrolls from the most recent audit. Changes may happen based on new audit. Excess liability is another \$5 million that sits on top of other liabilities. The last page is the premium breakdown. The total premium amount for the expiring policy was \$11828. Overall, the premium went up \$1100 based on increased property coverage and the new truck that was added. President Byro informed Mr. Heal that the 2003 GMC Sierra has been sold and needs to be taken off the policy. Trustee Kerns asked if the coverage for the well houses was enough. Trustee Kerns asked if the water tower could be rebuilt for \$500,000. Trustee Ward stated no. A smaller water tower in another community was rebuilt for over \$1.5 million. Mr. Heal stated that he probably insures about 6 different water towers, and they are all insured for about \$500,000. He went to the underwriters and asked if the coverage was enough. It was \$400,000 and they raised it to \$500,000, He said it is hard to judge because they don't get a lot of claims for water towers. Trustee Ward asked Trustee Kerns if \$440,000 was enough replacement cost of Village Hall. Trustee Kerns said that amount was pushing it. Debris removal would add another 20% to the replacement cost. Mr. Heal asked if they should over-insure it and then re-evaluate in a year to see where building supply costs are. Trustee Ward asked if it was insured for set cost or replacement value. Mr. Heal stated it was insured at replacement cost. Agreed value would apply if it turned out that something was drastically underinsured. Trustee Ward raised the concern of a well house meeting EPA standards should it need to be replaced. Trustee Kerns stated that \$500,000 would probably not be enough. Trustee Ward asked where the maintenance shed was on the property listing. Trustee Williams said there are 2 well houses on North St. Trustee Ward said that one is the maintenance building with the controls in it and the other is a well house. Mr. Heal stated that he believed that was on the list and it was labeled as a well house because it has the well house inside of it. Trustees Williams and Hopkins both confirmed there is a second well house. The far east one would be a lot cheaper than the one that is listed. Mr. Heal stated he would double check it, but he seemed to remember that a decision was made not to insure one of the well houses because it is not in working capacity anymore. President Byro stated that no, it still runs. Trustee Ward stated that a new roof was put on it. Mr. Heal said he wanted to cross-reference the actual policy because what the Board was looking at was a summary and he wants to make sure it wasn't just left off the summary. He said he walked every property, and he would find it hard to believe that it wasn't on the policy. Trustee Ward asked if the policy would be approved as is and amended if necessary, so that the Village would stay insured, and President Byro stated yes. Trustee Ward made a motion to approve the insurance policy at the current premium amount of \$12,994 and authorized the mayor to make any changes as needed. Trustee Kerns seconded the motion. Roll Call vote taken. Trustees Ward, Williams, Kerns and Hopkins all voted yes. Trustees Katzman and Hibshman were not present.

Moose Knuckle wants to serve breakfast on Sunday mornings once a month at 9 am. They want to serve alcoholic drinks such as Blood Marys. Attorney Crull looked through old ordinances and he stated that the earliest opening time on Sundays is 10:00 am. The earliest opening time for the other days of the week is 6:00 am. Trustee Ward suggested making the earliest opening time the same for all days. President Byro stated it might be more than once a month depending on how popular it is. Trustee Kerns stated that they are making an effort not to schedule their breakfast, so it conflicts with other events in the area. Attorney Crull asked what the Board wants to do regarding the opening time on Sundays. Attorney Crull asked what time and Trustee Hopkins recommended 6:00 am to align with the other days of the week.

President Byro brought up Wreaths Across America event which happened at Woodlawn in December. He was asked if the Village would be interested in donating money to buy wreaths. The Village has a lot of veterans in town and buried out at Woodlawn. Trustee Williams stated there are about 180 veterans buried at Woodlawn. Daughters of the American Revolution is in charge of it and they ask for help buying the wreaths as well as laying them. The entire ceremony took less than a half an hour. This past December was the first year that Woodlawn Cemetery participated. President Byro stated it would be nice for the Village to honor our veterans. If the wreaths are ordered by 1/15/23, you get 2 wreaths for the price of 1. Trustee Ward stated it would cost \$1350 to buy wreaths for every grave. Trustee Kerns made a motion to donate \$500 to Wreaths Across America. President Byro stated that this would not be just one year, but every year. He said we could use our tipping fees to pay for it. Trustee Kerns said he thinks it should be voted on every year and other agreed. Trustee Hopkins seconded the motion. Roll Call vote taken Trustees Hopkins, Kerns, Williams and Ward voted yes. Trustees Hibshman and Katzman were not present. Motion passed.

President Byro brought up the furnace replacement in the maintenance building. Mr. Loyd was not in attendance, so President Byro was not sure exactly what the issue was. Trustee Williams stated that the radiant heater in the back of the building was replaced the

previous year because Mr. Loyd was having issues with it. Trustee Ward asked how old the forced air furnace was in that building. Trustee Ward stated it is probably about 70% efficient. Trustee Kerns said that may be, but it hardly ever breaks down. Trustee Hopkins stated that unless the heat exchanger is cracked, he feels that the furnace should not be replaced as newer furnaces have a lot of issues. Trustee Kerns said that new furnaces break very often. President Byro said he would talk to Mr. Loyd to find out more information and he wanted to know if he had permission to take any emergency measures that might be needed. Trustee Williams said to do it. Trustee Ward said that some insulation installers should be called to see what can be done about the insulation. The roof is falling down, so he is unsure what can be done, but someone can look at it and see. President Byro suggested putting the issue of until the next meeting.

Old Business – Attorney Crull spoke about the NICOR contract earlier in the meeting and that is being worked on.

Treasurer's Report – Trustee Williams made a motion to pay the bills. Trustee Ward seconded the motion. Trustee Hopkins mentioned the heating bill for the maintenance building was \$628. President Byro was trying to figure out the Query Insurance bill and why it was not the same. Trustee Ward stated that the previous year's premium was probably paid to keep the insurance current until the new amount could be approved. President Byro asked for questions or discussions. Both trucks have been running well. Trustee Ward asked if the charging system got figured out and President Byro said it had and it was the battery. President Byro asked Trustee Kerns how he supply of salt was. Trustee Kerns said he has plenty, but Mr. Loyd doesn't have any yet. President Byro wanted to make sure Trustee Kerns knew that if he needed any money to buy salt, the Village would help out. Roll call vote taken. Trustees Williams, Kerns, Hopkins and Ward voted yes. Trustees Hibsman and Katzman were not present. Motion passed.

President Byro said he had nothing else. Trustee Hopkins made a motion to adjourn. Trustee Ward seconded the motion. All voted in favor. President Byro adjourned the meeting at 7:32:15 pm.