

Regular Meeting December 5, 2013

The Village Board of Trustees met at 7:00, local time, in the Gifford State Bank Board Room, to hold their regular monthly meeting. Officers and Trustees present were President Ackerman, Clerk Duden, and Trustees Baxter, Cler, Ehler, Jones, Severins, and Youmans.

Guests were Mary Sutherlin, Joan Dixon from Community Foundation of Central IL, Greg Crow and Dave Atchley from MSA, Larry Hethke, Michelle Juday, Tom Ihlenfeld, Cheryl Bemount, Andy Keiser from Fehr-Graham, three gentlemen from Riley Homes, Ryan Latvaitis from Rantoul Press, Village attorney Brian Schurter, Wilber & Gloria Heimbürger, Earl Smith, Tom & DaVeda Rietz, Tony McLain, Steve Griswold, Jack Russell, and Tom Kacich from the News Gazette. Sutherlin asked about the possibility of the lot just south of her being rezoned commercial. She commented that she would not like for that to happen. Trustee Ehler talked of the process involved in rezoning and said that it would be difficult for that to actually happen.

Joan Dixon wanted to inform the public of applications for assistance with a matching grant available from the Stevick Foundation up to \$25,000 for a total of \$50,000.

Greg Crow talked about the water tower construction and grant application. The costs for a 150,000 gallons tank would be about \$500,000, using the insurance proceeds for the tower as well. He had an estimate from Caldwell for around \$240,000 for improvements to the existing water tower. He said if we received the grant, we could use the money for a new tower, but would have to run the structure pressure system during construction. Caldwell proposed about 3-4 months for repairs. After discussion, Trustee Cler made a motion to proceed with having MSA apply for two grants from USDA Rural Development. It was seconded by Trustee Ehler. All Trustees concurred in a roll call vote (6 yes, 0 no). Andy Keiser suggested the location for the third well and water treatment plant be built east of the existing plant. There was discussion regarding the size of a new water tower. Keiser said the EPA rule is to go with storage that would be a one day average usage, which in this case would be about 60,000 gallons. It was decided to investigate all options before making any decision on the size. There was discussion regarding the repairs to the old tower and doing only what is necessary until any final decision is made on the USDA grant. The boil order is currently off, but could go back on if the electricity would go out for any reason. Trustee Ehler asked about a replacement generator and all of the equipment necessary to pump. Keiser said he had most of the items required. They were able to salvage the dialer, so Childress could be notified if any issues arise, once the phones are installed. Keiser said he would check into a generator.

ZONING REPORT

Village attorney, Brian Schurter, said he had looked at Rantoul's building codes and decided that the National Standards are a good key to follow, adapting to our own Village. There was discussion regarding enforcing codes, options available, costs to the owners and builders, and when to perform inspections. A fee of \$300 for residential and

\$500 for commercial was suggested. Eric Rademacher said the construction would be massive for a year or two and then it would drop off considerably to only one or two new home constructions a year. There was discussion regarding having contractors register with the Village, for a fee, giving their credentials, proof of insurance, and references. The gentlemen from Riley Homes offered what building codes they follow and the fees they usually incur (\$200), attaching homes to their foundations and trusses to the side wall. Keiser suggested the Village pass an Ordinance enforcing building codes requiring new home construction to follow 2006 or 2009 state building codes for residential construction. Rademacher suggested the Village do all of the paperwork, investigate each contractor, and collect fees. Sutherlin suggested the Village offer a list of approved general contractors to the residents to help them get started. There was discussion regarding a \$55 building permit and maybe a \$200 fee for the general contractor to register. It was decided to have Schurter draw up a 2006 building code for the Village to follow and approve at the next meeting. There also was discussion regarding surveying properties.

President Ackerman said that Ordinance #271, adopted in 2004, indicated specifics regarding garages and pole barns on commercial and residential properties. Anyone who had properties destroyed in the tornado will have to apply for a building permit, and a variance if necessary, before rebuilding. There was discussion regarding the process involved in approval of the zoning board for a variance. The resident first approaches the Zoning Board, and if they give approval, then a letter is sent to the Village Board to discuss and approve or deny at their next regular meeting. Anyone who had property destroyed, who had previously been granted a variance, will be considered for approval for reconstruction.

Treasurer Duitsman said he had talked to Donna Goldenstein regarding the Busboom property just to the west of the Village Hall, at the corner of Main and Center Streets. She said they had not made any decision regarding that property at this time, but would keep the Village informed.

President Ackerman said a truck and snow plow had been given to the Village by the Village of Farmer City.

As each Trustee and Officer had been given printed copies of the minutes from the last meeting, Trustee Severins made a motion to dispense with the reading of the minutes. It was seconded by Trustee Baxter. All Trustees concurred in a roll call vote (6 yes, 0 no). Trustee Cler made a motion to accept the minutes as read. It was seconded by Trustee Youmans. All Trustees concurred in a roll call vote (6 yes, 0 no).

As each Trustee and Officer had been given printed copies of the bills to be considered for payment, Trustee Cler made a motion to dispense with the reading of the bills. It was seconded by Severins. All Trustees concurred in a roll call vote (6 yes, 0 no). President Ackerman suggested paying the Township back \$10,000 for the fuel and other costs incurred during the storm clean up. Trustee Cler made a motion to pay the bills. It was seconded by Trustee Jones. All Trustees concurred in a roll call vote (6 yes, 0 no). There

was discussion regarding the loss of vehicles and equipment, replacement, and the truck given to the Village by Farmer City.

As each Trustee and Officer had been given printed copies of the Treasurer's Report, Trustee Severins made a motion to dispense with the reading of the Treasurer's Report, except for the summary. It was seconded by Trustee Youmans. All Trustees concurred in a roll call vote (6 yes, 0 no). The balance in Village accounts as of October 31, 2013 was \$664,965.70. Total money received for the month of November was \$171,615.89, plus \$10.51 interest from CD #8170 and \$15.36 interest from CD #15399. Total expenses for the month were \$258,599.12, leaving a balance on November 30, 2013 of \$578,008.34.

There was no Police Report as all information was lost in the tornado. Chief Weary said they will start to replace some of the signs lost or damaged in the tornado, once the big trucks are gone. The new squad car should be here in a week or so. FEMA may bring a command post truck in and have an armed guard 24/7. There were many towns and villages that sent help over and did not charge us for their time. He said he also lost his bullet proof vests in the tornado, so he will need to get two new ones.

There was no water and sewer report as all information was also lost in the tornado.

POWER LIGHTS AND TELEPHONE REPORT

Trustee Severins said he had received a complaint of a street light out, which he will report.

RESOURCES MANAGEMENT AND PUBLIC RELATIONS REPORT

Trustee Youmans mentioned putting information on the Village's website to assist tornado victims in moving forward in their construction process. It was also suggested putting information on the Community Building's sign indicating the address of the village website. He also suggested having Chris Duitsman help clean up limbs and other small debris around town.

FACILITIES CONSTRUCTION AND MAINTENANCE REPORT

Trustee Baxter said he talked to the grant administrator regarding the park grant. He said the Village still has to spend the last \$5,000 to finish it out before we can expect to get our grant money. He purchased a bench, swing, trash receptacle, and concrete bags units to complete the grant amount necessary. Once everything is in place, we can take pictures and send those in to the State and then they will send us the grant money. There was discussion regarding other work at the park on the pavilion, garage, restrooms, and a drain on the driveway.

NEW BUSINESS

Jess Childress said all the Christmas lights and decorations were destroyed. He said we will look into purchasing new items after Christmas for next year. The kids at the grade school will decorate the tree in front of the school.

Trustee Baxter asked if anyone noticed if any of the military signs along Main Street needed to be replaced. It was decided to investigate and order any replacements.

Treasurer Duitsman said one of the file cabinets has a combination lock and no one knows how to get into it. He will continue to check into the matter.

Trustee Ehler asked about costs to demolish and remove debris from the Village Hall and the old water building. After discussion, Trustee Ehler made a motion to have Randy Rademacher remove the Village Hall at a cost of \$6,500. It was seconded by Trustee Severins. All Trustees concurred in a roll call vote (6 yes, 0 no). Trustee Ehler made a motion to pay Aaron Fenter \$950 and an hourly rate to clean up the water treatment plant. It was seconded by Trustee Baxter. All Trustees concurred in a roll call vote (6 yes, 0 no).

Trustee Ehler said Randy Duden would like to buy the old generator that the Village has not used in years. After discussion, it was decided to give it to him for hauling it away.

Trustee Ehler said he found a deal on a pressure washer at 30% discount from Mark Wesch at C&M Pressure Supply.

President Ackerman said having a mutual aid agreement would make a huge difference in the amount of FEMA monetary assistance the Village would receive after a disaster. In this instance, we will receive \$138,000 instead of \$1.3 million because we did not have a mutual aid agreement with area villages in place. We do have a mutual aid agreement with the police and fire departments. Ackerman said the Village had been declared a disaster area for both homeowners and small businesses, but it may be 3-4 weeks before the governor will make any final decisions on the disaster.

Trustee Cler said Sherry Land from the USDA Rural Development would like to meet with the Village Board regarding grants programs. After discussion, it was decided to meet December 12 at 3:30 at the bank. Then the Board will have a special meeting beginning at 4:30 on December 12 to discuss municipal facilities, ordinances, and contractor lists.

Trustee Ehler said Chris Duitsman asked if he could stay on his wife's health insurance, and if so, could he get a pay reimbursement since it would be saving the Village about \$10,000 a year. Discussion followed. It was decided to further discuss this at a future meeting, since Childress is also on his wife's insurance, saving the Village money as well, and he doesn't get any reimbursement for that.

Trustee Youmans moved the meeting be adjourned. It was seconded by Trustee Jones. All Trustees concurred in a voice vote. The meeting was properly adjourned at 9:47 P.M.

Village Clerk

Approved by me this 2nd day of January 2014.

President of the Board