

Williamsfield Village Board Meeting Monday, March 4, 2024

The Williamsfield Village Board met on Monday March 4, 2024 at 7:00 p.m. at the KP Village Hall. Present were Trustees Nancy Everett, Stuart Hickerson, Andrew Scott, Julie Van Dran, Trudy Self and Lucas Leckrone. Also present were Rick Smith, Pam Courson, Susan Ott, Mark Ott, Abby Ott, Ruth Ann Herman, Peg Miller, Cecilia Ruck, Butch Kimler, Mark Ebner, Linda Wexell, Mary Rice, Gary Doubet, Ann Murdock, Lee Ballard, Rich Goodin, Kent Rigg, Debbie Newell, Kyle and Laura Gibbs, President Robert Johnson, Linda Baker (Treasurer), Nick Vlahos (Weekly Post), and Tori Courson (Village Clerk).

Motion by Trustee Van Dran and seconded by Trustee Self to approve the minutes from the February 2024 meeting as presented. All in favor. Motion carried.

Treasurer’s Report: The following bills and financial statement were presented for approval. Motion by Trustee Scott and seconded by Trustee Leckrone to approve the bills as presented. Roll call vote – Everett-yes; Leckrone-yes; Hickerson-yes; Scott-yes; Van Dran-yes and Self-yes. All in favor. Motion carried.

Village Of Williamsfield		
Bills to be Paid March 5, 2024		
<u>GENERAL</u>		
<u>ABC Fire Extinguisher</u>	Annual inspection and maintenance	\$430.45
<u>Altorfer</u>	Registration for Advance Platinum	\$4,130.00
<u>Altofer</u>	Credit Memo	-\$354.12
Ameren - 7374	114 E Gale St	\$156.47
Ameren - 1292	203 W Gale St	\$184.51
Ameren - 9615	114 E Gale St City Hall	\$169.08
Ameren - 7135	108 Gale Street Optional lighting charge	\$14.22
Ameren - 8734	Optional lighting charge	\$842.06
Ameren - 0732	117 W Gale St	\$356.44
Ameren - 2819	Scheeler Dr	\$102.58
Bouchez	Trash pick up	\$2,583.00
Brimfield Hardware	Screwdriver Set	\$24.99
Brimfield Hardware	Parts	\$39.93
Eagle Enterprises	Garbage Removal	\$1,497.50
Econo Signs	Rainwear	\$274.47
H & H Lighting	Installation of LED yard light	\$400.00
IMT Insurance	Bond - Treasurer Linda Baker	\$156.00
John Deere Financial	Repairs	\$86.42
Ladd's Food Mart	Charmin toilet paper	\$19.33
Menards	Weld Wire	\$21.99
Menards	6 Panel doors and Grease Fitting	\$221.97
MidCentury	309 639-2067	\$46.64
MidCentury	309 639-4068	\$64.25
MidCentury	309 639-2303	\$164.90
MidCentury	309 639-2167	\$124.62
Miller, Hall & Triggs	Lawyer correspondence	\$138.00

Robert Johnson	Monitor, case of paper and 3 boxes of window envelopes	\$208.88
Robert Johnson	Walmart - wall charger	\$18.34
Stephen Campbell Insurance Agency	Bond - Assistant Clerk Trudy	\$417.00
Stephen Campbell Insurance Agency	Bond - Village President Robert Johnson	\$350.00
Verizon	114 E Gale St	\$36.01
West Central FS - 8389	Fuel	\$414.32
West Central FS - 1115	Fuel	\$110.14
Wight Chevrolet	Tire disposal	\$6.00
	TOTAL	\$13,456.39
OPERATIONS & MAINTENANCE		
Ameren - 1294	113 N Chicago Ave	\$3,366.19
Brimfield Hardware	Parts	\$9.99
Brimfield Hardware	Parts	\$8.99
Brimfield Hardware	Parts	\$86.87
Brimfield Hardware	Parts	\$19.98
Core & Main	Parts	\$657.70
Core & Main	Probes	\$73.80
Core & Main	Meter Pits	\$1,220.00
Core & Main	Parts	\$143.13
Core and Main	Parts not paid by ARP	\$25.17
Corrpro	Maintenance Agreement	\$820.00
Economy Builders	Parts	\$53.25
Hawkins	Azone	\$782.96
Ladd's Food Mart	Water	\$10.08
Ladd's Food Mart	Water	\$10.08
Menards	Tools	\$416.14
U.S. Postmaster	Stamps for Water Billing Invoices	\$204.00
Susan Ott	Mileage for January (11 miles @ .67)	\$7.37
	Total	\$7,915.70
BENJAMIN - DOUBET		
Ameren - 4008	N Pine St	\$34.58
	Total	\$34.58
ARP		
Core & Main	Misc parts	\$3,294.43
		\$3,294.43
MFT		
Cargill	Salt Delivery	\$2,099.26
		\$26,800.36

The auditors have started the audit for 2023; the Village will not get fined at this time from the State's Comptroller's Office for the reported delinquency. However, the Village is still unable to apply for grants.

Motion by Trustee Hickerson and seconded by Trustee Scott to pay the Hoerr invoices with the IEPA loan disbursement funds for repairs to the water plant. Roll call vote – Everett-yes; Leckrone-yes; Hickerson-yes; Scott-yes; Van Dran-yes and Self-yes. All in favor. Motion carried.

Treasurer Baker is setting up automated ACH deposits for state tax funds the Village receives for motor fuel, cannabis, gaming etc. Treasurer Baker successfully set up the digital Onpay system; paychecks are now direct deposit, employees punch in and out on their phones or computers, taxes can be paid and reports for the auditors can be ran easily.

Correspondence: NA

Public Comment: Rick Smith expressed his concerns with solar panels being installed where the Village leased farm ground currently is; he stated the Illinois Association of Park Districts relayed there are no large-scale solar arrays in any parks in Illinois, Jubilee College State Park stated there are no large-scale solar arrays in any Illinois state parks and a solar array was rejected for the Fondulac Park District. Rick stated Verla Scheeler left her land to the Village and not her relatives and the largest park of her farmland went to the Village for the Doubet-Benjamin Park to be used for a playground, bicycle path etc.

Peg Miller stated she was not notified that solar panels were being installed; the Board informed her there is no plan set in place, BOW Renewables made a presentation and Galva's City Administrator explained their process with installing panels and good standing relationship with BOW Renewables. Peg Miller asked how much the Village will have to pay for installation and how much for maintenance and upkeep of the panels; the Board answered zero, BOW Renewables is just leasing the land from the Village, all fees are covered by them. Peg Miller asked why there wasn't a meeting to inform the community; President Johnson stated a hearing would be held if the Board moves forward with the panels, they are nowhere close to holding a hearing. Trustee Hickerson stated he feels like the farm ground should be for farming and housing and is concerned the panels will be outdated soon. Trustee Hickerson stated some elements are good, he isn't completely against them, just concerned. Peg Miller asked why she is charged the extra fee for the "out of Village" water rates; this will be investigated.

Cecilla Ruck stated her home is within the city limits and should not be charged the extra "out of Village" water fee; she feels like she does not get the in-city limits care from the police department because she has had 4 catalytic converters stolen; her water rates will be researched.

Linda Wexell is a cousin to Verla Scheeler who donated the land to the Village to be used for housing and a park; she had a love for nature and plans for a solar panel would dishonor her; solar panels are an eyesore and would negatively affect the beauty of the land and not let the community grow.

Mark Ebner stated the land from Verla Scheeler was a gift with a contingent; her love for the community should be honored and the generations of her ancestors; she could have sold the land but chose to donate it. It would be unethical not to consider her wishes for the land's future. Mark Ebner was told years ago recycling pick up was unavailable to him so he paid out of pocket and then decided it wasn't worth it with 2 people in the household; when he received the new itemized water bills; he realized he had been charged to recycle for years without using their services. President Johnson stated the ordinance stated anyone that received the Village's water service must pay for garbage and recycling whether they use the services or not and recycling is offered to him. Mark also stated he heard there was a "hand shake" deal was made in the 80's that if residents on south highway 180 paid to

have water lines installed, the Village would maintain the water lines; Mark stated his property was annexed in 4 years ago and when he had water issues in the past, the maintenance department would repair them and an additional curb stop was installed. President Johnson stated it is illegal for the Village maintenance department to repair private water lines, water ordinances are available for public viewing anytime and since he is so unhappy with city water, a well could be an option for him.

Leland Ballard stated he purchased a lot on Cottonwood court and is currently building a home and is concerned about the solar array being considered; he is concerned the value of his new home will decrease and stated the Board would not be abiding by the wishes of the donor if solar is installed.

Susan Ott stated she attended the January and February meeting and asked the lease term for the solar array and how many acres; President Johnson stated 40 years with (2) 5 year extensions was presented to the Board by BOW but there is no lease set in stone, as the current farmland is 29 acres, Norman Drive will be extended to N. Park Road and possibly a soccer field will be installed. Susan stated the Village does not need more revenue due to water rate increase, street light tax and real estate tax increase and she enjoys the view at the barn park and solar panels are sterile and ugly. President Johnson stated the raise in the water rates to help offset the \$1.6 million debt (\$10 debt added to water bills) the Village owes for replacing the water lines in order to be compliant with the IPEA, the water rates have not been raised in years past to keep up with inflation and after the water study, the water facility is at a \$67,000 loss; the state law dictates that the Village has to cover the cost to operate. The real estate tax increase cannot go toward the water loan and the streetlights cost \$14,000 a year and the street light tax will only cover 1 month. Susan asked the Board opinions; Trustee Everett stated she is glad to see people show up to the meetings and express their point of view but there is still a ton of planning, and a hearing would be held if the plan got that far; there is no commitment with BOW right now.

Mark Ott stated his family has been farmers for 5 generations and does not like solar panels and suggested installing them on buildings instead of the farm ground, the houses that were built in the new subdivision were sold before they were completed and generous people donated to the barn park and would not want to see solar panels.

Kyle and Laura Gibbs stated they have lived in the community their whole lives and housing is at a shortage; the community cannot grow without young families moving in and 3-4-bedroom homes are in need and the solar array would prevent the new subdivision from growing. They experienced the limited housing market but chose to stay in Williamsfield and solar is not the best option for that piece of land.

Rich Goodin asked the timetable of the solar array and stated the village cannot grow without having the farmland as an option to develop. If the solar array plan moves forward, the land/environment research alone takes 2 years so the land would still be farmland for a couple of years. Trustee Scott stated the Board would never commit without discussions.

Ann Murdock stated Verla's will and wishes should be taken into consideration and inquired what the will states; President Johnson stated the Village attorney studied the will and did not include a greenhouse nor the library to be built on the land.

Kent Rigg representing Williamsfield School and FFA is still interested in having the students farm the land for education purposes and tie into AG Day; the Board had approved Kent to move forward and cash rent the land but he had to back out of the proposal; he is willing to pay current market value an acre. President Johnson asked him to send him and the Board his presentation.

The Board asked the public, since they want the community to grow, what are some ideas to achieve that; the MAPPING group was brought up.

Police Report: Chief Robertson emailed: Unfortunately, calls of service were unavailable to search for the month of February. I can provide that officers conducted traffic stops, documented properties they believe are in violation of nuisance ordinances and conducted business checks while on duty. I am in the process of changing the way the officers document what they do during their shifts to avoid being totally reliant on the report software for times like this. We will be using activity logs to document traffic stops, door/business checks, contacts and calls of service, streetlights out etc. The information will be very basic as dispatch tends to keep track of the details of every call, stop and radioed service the officers provide. March 1st, I advised officers we would start taking photos of properties with nuisance violations and creating files to serve and enforce. The plan is to provide the board members with a list and photos so you can have all the information in case you are questioned by residents or violators about the issues. If you choose not to, feel free to forward them to the police department and we will gladly explain it again. Please tell your neighbors or friends to follow the ordinance rules for UTV/ ATVs. Its getting that time of year and we have not had many issues over the years

CITATIONS ISSUED IN FEBRUARY

Violations	Citations	Warnings
Seatbelt	0	0
Speeding	1	1
Disobeyed Stop Sign	0	0
Ordinance Violations	0	0
Other	1	1

Infrastructure and Maintenance Committee: The committee toured the water plant and stated it is very organized after being cleaned up; Trustee Scott and Trustee Leckrone stated it was very eye opening to see the process and the cost that is involved with running it. Test Inc and Brayden are creating a runbook with step-by-step instructions and procedures. Items under OSHA requirements will be purchased/installed.

Andy Logsdon from Bruner, Cooper and Zuck will have the stormwater study plan next month.

Trustee Scott stated the quote to replace the old maintenance shed roof came in at \$90,000; he will continue to get bids. The Board discussed putting solar panels on buildings to help with energy costs.

Debbie Newell stated Michael Johnson’s interest in purchasing lots 3 & 4 on Cottonwood Court for \$17,000 is now in contingency if the solar array is installed. Debbie stated there is a high demand for 3-4 bedroom houses and the solar array would stop the development of new houses; would kids and grandkids want a solar array in 40 years?

Water Report: Pam Courson stated the new water billing system is complete and the January usage was billed on Munibilling; there have been a lot of questions, inquiries and compliments.

ARPA funds have been spent by the required date.

The Board has discussed installing a new system at the water plant that allows TEST Inc to connect to our water system remotely and always monitor; an issue will be discovered promptly. Motion by Trustee Everett and seconded by Trustee Self to purchase the new system for the water plant from Ci&s for \$17,000 to be paid out of the water depreciation fund; \$17,000 will cover engineering, PLC and software programming, field wiring/startup and testing. Roll call vote – Everett-yes; Leckrone-yes; Hickerson-yes; Scott-yes; Van Dran-yes and Self-yes. All in favor. Motion carried.

Motion by Trustee Leckrone and seconded by Trustee Everett to approve Corrpro's estimate of \$820 for the annual service and inspection of the water plant. Roll call vote – Everett-yes; Leckrone-yes; Hickerson-yes; Scott-yes; Van Dran-yes and Self-yes. All in favor. Motion carried.

Parks Report: The Parks Association met on February 26 in the caboose, they are going to ask Gregg Moore to construct a model of a corbel that can be used as the finishing touch on the pavilion to mimic the original Williamsfield depot. Ideas were discussed to fill in the two triangles formed by the sidewalks to make mowing easier in Veterans' Memorial Park. The annual spring workday will be held Saturday, April 6 at 9 am. Anyone wishing to volunteer for a few hours would be appreciated; mulching, cutting back bushes, blowing off the mini golf and installing a bell on a 4 by 4 stand are the jobs needed to be completed. The upgrades to the disc golf were completed in November. A reminder to call Pam Courson for pavilion reservation at Doubet-Benjamin Park at 639-2627. The first event at the park will be the Easter Egg Hunt sponsored by the Williamsfield Methodist Women's group on March 30th at 10am.

Old Business: Solar Project - BOW Renewables - Lease review & approval to send to Village attorney for review. The Board discussed other properties for solar to help with energy costs and discussed panels on roofs but would cost the Village money to install and upkeep.

Village website – waiting on .gov domain.

President Johnson stated the furnace for the KP Hall upstairs will be a fall project and he would like to eventually hold meetings upstairs because it is nicer, has more space for the public and would have remote access downstairs to be ADA compliant.

No update on the insurance quote from RMA, front seal of maintenance, intergovernmental agreement.

Ladd's Food Mart got their gaming license.

The Village attorney will review last year's budget to advise on the 2024-2025 budget.

Paint and Electronic Recycle - April 27th.

Motion by Trustee Everett and seconded by Trustee Leckrone to adopt Ordinance 2024-01 with updated trash and recycle cost. Roll call vote – Everett-yes; Leckrone-yes; Hickerson-yes; Scott-yes; Van Dran-yes and Self-yes. All in favor. Motion carried.

Public Comment on Non-agenda items – NA

Motion by Trustee Everett and seconded by Trustee Self to enter closed session to discuss the sale of lots 3 & 4 for \$17,000 on Cottonwood Court. Roll call vote – Everett-yes; Leckrone-yes; Hickerson-yes; Scott-yes; Van Dran-yes and Self-yes. All in favor. Motion carried.

Motion by Trustee Everett and seconded by Trustee Scott to exit closed session. Roll call vote – Everett-yes; Leckrone-yes; Hickerson-yes; Scott-yes; Van Dran-yes and Self-yes. All in favor. Motion carried.

Motion by Trustee Scott and seconded by Trustee Van Dran to enter regular session. Roll call vote – Everett-yes; Leckrone-yes; Hickerson-yes; Scott-yes; Van Dran-yes and Self-yes. All in favor. Motion carried.

Motion by Trustee Van Dran and seconded by Trustee Hickerson to approve the sale of lots 3 & 4 on Cottonwood Court for \$17,000 on contingent of the solar array project. Roll call vote

- Everett-yes; Leckrone-yes; Hickerson-yes; Scott-yes; Van Dran-yes and Self-yes. All in favor. Motion carried.

Motion by Trustee Van Dran and seconded by Trustee Self to adjourn the meeting. All in favor. Motion carried.

Next meeting will be held Monday, April 1, 2024.

Minutes approved as presented: Tom Cursa