

**VILLAGE OF PEOTONE**  
**REGULAR VILLAGE BOARD**  
Minutes of October 24, 2022

**I. The Pledge of Allegiance was led by Mayor March at 6:00 pm.**

**II. Roll call**

Mayor March, conducted the roll call and following persons were present: Administrator, Aimee Ingalls, Trustee Hudson, Trustee Marevka, Trustee Sluis, Trustee Strba, and Trustee Jones.

**III. Public Comments:**

(1) Mandy's at Archy's spoke and had a few questions. (1) Christmas in the Village is approaching and would like some information on the activities inside the businesses. Trustee Strba will reach out to Tammy to get in touch with Mandy. (2) On the Village website how do we get Archy's on it? Mayor March stated to get in touch with Aimee and we will get a picture up on the website. (3) Interested in the plans for 206 N. Second St. since we have Archies and have an interest. Mayor March stated there will be a discussion tonight but no action. I want the board to discuss it and come up with a plan.

(2) Brian Shaw spoke, and he lives at 109 North, and he owns a neighboring home to the 206 S. Second Street property. He was interested in knowing about the court order to demolish the home. We are still following up and this is the discussion for tonight. Brian just wanted to express his concern it has been and has been a "eye sore" for a long time. His concern is for the safety of the property and the kids running around there. Brian would like to encourage the demolition of that home.

**IV. Approval of Consent Agenda**

**Trustee Jones moved, and Trustee Strba, seconded the Consent Agenda consisting of:**

- A. Approved the Minutes of the October 10, 2022, Regular Village Board meeting.
- B. Approved the Payroll period ending October 15, 2022, in the amount of \$72,282.40  
Accounts Payable pay period ending October 21,2022 in the amount of \$44,337.86.  
This will all be coming out of the general fund.

Approved by Trustee Jones and seconded by Trustee Strba

Roll Call Vote: Ayes: Trustee Sluis, Trustee Hudson, Trustee Jones, Trustee Marevka, and Trustee Strba.

Nays: None

Motion passed.

**V. Committee Reports:**

**A. ADMINISTRATIVE OVERSIGHT COMMITTEE**

Trustee Hudson, one of the members on the committee had a AOC meeting on October 13, 2022, and the meeting to discuss the Building/Zoning Administrator position. This position was last filled in 2003/2004. I don't think we ever found that person and so we started using other companies. If we could fill this position and it would work out better for us. Trustee Hudson checked into all of this and what other Villages do including size populations of towns. More importantly, I spoke with Aimee and what is best for us. What we were looking for back in 2004 is exactly what we need

now. We are putting a job description together and will post when we decide to fill this position. We talked about the update on the underwriter request along with the bonds.

## **B. CHRISTMAS AGENDA:**

Nick stated we had a meeting on this last week. The next meeting will be on November 16, 2022, at 4 p.m. Donations are due on Monday, October 31, 2022. If you have any questions, you can either get a hold of Tammy or me. It will be on December 10, 2022.

## **C. ADMINISTRATOR**

Aimee stated that the Blood Drive will be on November 1, 2022, at the Fire Station which will be our last one for 2022. If you can donate, there is a shortage.

Reminder that there is a Village Clerk position open, and the position is P/T. If you know of anyone interested, please contact the Mayor March or Aimee with the information. We are also gearing up for the budget season and will get the calendar out to everyone soon.

Trick or Treat hours is Monday, October 31, 2022, from 4 p.m. to 7:00 p.m.

On December 30, 2022, there will be an Open House from 4 p.m. to 7:00 p.m. for Chief Mort. He is retiring from the Village of Peotone. It's going to be at the Legion if you want to stop by to see him.

## **D. POLICE CHIEF - None**

**E. PUBLIC WORKS** – Bob was on vacation and leaf collection is in full swing. Just a reminder not to put leaves in the street, just put them in the parkway. Fall tree plantings have been completed. Planted 61 trees and 50 last Spring and they did a great job. Trustee Jones, thank you for putting the program together. Street sweeper will be running to help with the leaves off the street. Branch pick up is done. Branch pick up will restart in the Spring.

**F. ENGINEERING** – Troy stated that the Railroad Street Project we are trying to keep the contractor moving. The storm sewer has been installed; concrete has been removed. We have not gotten a date yet when they are going to start the excavation. There is a concrete shortage now which may be an issue. Also, there might be some soil contamination that might be an issue as well and will investigate this issue.

**G. AQUA** – Angie could not be here, but she sent me information that Rathje Road water tower is out of commission. There is rehabilitation and painting on the tank to be done. Contractors have asked for 5 days extension. This will put the completion date to November 4, 2022.

## **H. TREASURER:**

Mayor March stated the Treasurer gave him a report for the period ending September 30, 2022, along with our fiscal year. Highlights are, we are collecting more than we have budgeted and expenses are under control. We are in a pretty good position. The sales tax and income tax are up quite a bit as well. It's a positive report from our Treasurer.

**VI. Mayor Comments:** Clean-up has been done on I-57. We have been on IDOT for the past 2 ½ years to clean up our intersection. There is more to go as far as clearing the trees. Good visibility and would like to thank everyone who has contacted the legislature. IDOT, Bob at Public Works, Troy, myself, and Aimee have been in contact.

## **VII. Old Business: None**

## **VIII. New Business:**

**A. Public Hearing** – To receive public comments on the proposal to sell in the amount of not to exceed \$3,100,000 general obligation bonds (alternate revenue source), series 2022, for the purpose of financing certain tax increment financing District improvements.

### **a. Call to Order**

**b. Acknowledgement of Publication of Public Hearing Notice**

As per Mayor March, please see attached Sections 10 and 20 of the Bond Issue Notification Act of the State of Illinois, as amended and discussed on October 24, 2022. There were no written comments submitted to Aimee Ingalls. Mayor March, at this point, is there any questions or comments by any of the public here. Since there are no comments, Mayor March moved to a motion to adjourn the public hearing.

**c. General Obligation Bonds Presentation – (See attached Presentation)**

**d. Questions and Comments by Public – None**

**e. Adjournment of Public Hearing**

Moved by Trustee Hudson and seconded by Trustee Jones

Roll Call Vote: Ayes: Trustee Sluis, Trustee Hudson, Trustee Jones, Trustee Marevka, and Trustee Strba. Mayor March

Nays: None

Absent: Trustee Bowden

Motion passed.

**B. Motion to Approve Robert W. Baird & Co. Incorporated (“Baird”) to serve as sole Managing Underwriter or placement Agent for the Village of Peotone, Illinois (“Issuer”) on its proposed offering and issuance of approximately \$3,100,000 general obligation Bonds (Alternate revenue source), Series 2022 (the “Securities”) to finance TIF District Improvements**

Mayor March stated this Motion is to hire Robert W. Baird & Co. to handle the general obligation Bonds that are going to be issued. Aimee stated a very reputable firm and staff would recommend that we utilize them.

Moved by Trustee Marevka and seconded by Trustee Sluis

Roll Call Vote: Ayes: Trustee Sluis, Trustee Hudson, Trustee Jones, Trustee Marevka, and Trustee Strba. Mayor March

Nays: None

Absent: Trustee Bowden

Motion passed.

**C. Ordinance to Approve Variances necessary for requested signage for the Peotone Travel Center**

Mayor March stated we have the application for the different signs. Travel Center is in your packets. Our sign Ordinance needs to be updated and does not cover a lot. The highway signs are why we need these variances. Larry Spence with Doyle Signs asked if we have any questions about any signs? There will be two tall signs. One sign is 20ft and the other one is 90ft. One will have an electronic message and one will have a price changer for diesel/gasoline. We will have a digital display for advertising. IDOT has only a say if we were advertising brands. That is the litmus test. One is only showing a night view, front view and side view. Ordinance No. 25-22.

Moved by Trustee Marevka and seconded by Trustee Hudson

Roll Call Vote: Ayes: Trustee Sluis, Trustee Hudson, Trustee Jones, Trustee Marevka, and Trustee Strba. Mayor March

Nays: None

Absent: Trustee Bowden

Motion passed.

**D. Resolution to Approve a Settlement Agreement with Commonwealth Edison Company and Azavar Audit Solutions, Inc. in the amount of \$33,077.00**

We entered into a agreement with Azavar and they are a company who audits utility companies. We want to make sure we are getting everything we should from the utilities. They check to make sure people's addresses are correct, in the Village and being charged for the proper utility tax.

They did find some discrepancies with Commonwealth Edison bills. This is a settlement agreement with Commonwealth Edison. Commonwealth Edison did not agree with Azavar what we were owed. Instead of going through litigation with Commonwealth Edison, Azavar handled it. Azavar and our attorneys will take a certain percentage. Our take will be around \$18,000. We will make sure all the addresses are on the goals and going forward.

Moved by Trustee Sluis and seconded by Trustee Marevka  
Roll Call Vote: Ayes: Trustee Sluis, Trustee Hudson, Trustee Jones, Trustee Marevka, and Trustee Strba. Mayor March  
Nays: None  
Absent: Trustee Bowden  
Motion passed.

**E. A Resolution accepting a proposal from Robinson Engineering for engineering and surveying services for the Downtown Streetscape Phase 2 Project within the Village of Peotone**

A reminder that Trustee Jones and Trustee Hudson, since they own property in the TIF District they will have to recuse themselves since they own property in that area.

The Downtown Committee reviewed this proposal from Robinson Engineering and asked them to update a few things. This is something that is eligible reimbursements from the grant funds we are going to be getting. This is something to get started with this project through the engineering and construction drawings. Resolution R22-12.

Moved by Trustee Sluis and seconded by Trustee Marevka  
Roll Call Vote: Ayes: Trustee Sluis, Trustee Marevka, and Trustee Strba. Mayor March  
Nays: None  
Absent: Trustee Bowden  
Abstain: Trustee Hudson and Trustee Jones  
Motion passed.

**F. Discussion regarding Demolition Order for 206 N. Second Street and potential plans for property**

We did receive permission from the legal system at Will County court system. They issued a Demolition Order for the property we asked to condemn. They agreed on it and have a Demolition Order. Mayor March wanted to give some guidance that we are moving forward on the Demolition Order. We will proceed getting some demolition quotes for this Order. Resolution R22-13

Trustee Sluis moved to approve and Seconded by Trustee Marevka  
Roll Call Vote: Trustee Marevka, Trustee Sluis, Trustee Jones and Trustee Strba, Trustee Hudson  
Abstain: Trustee Hudson and Trustee Jones  
Nays:  
Absent: Trustee Bowden  
Motion passed.

**IX. QUESTIONS OF THE PRESS - None**

## **X. CORRESPONDENCE/COMMUNICATIONS/PETITIONS**

Trunk or treat this Sunday, October 29, 2022, between First Street/Main/Corning 11 a.m. to 2 p.m.

Halloween hours are on October 31, 2022, from 4 p.m. to 7 p.m.

Zombie run on Saturday, October 28, 2022

## **XI. Adjournment**

Motion Trustee Jones and Seconded by Trustee Strba

All said AYE

Roll Call Vote: Ayes: Trustee Hudson, Trustee Jones, Trustee Marevka,  
Trustee Sluis, and Trustee Strba

Nays: None

Absent: Trustee Bowden

Adjournment at 6:32 pm

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Aimee Ingalls      Village Administrator