

VILLAGE OF ELIZABETH

BOARD MEETING MINUTES

Village Hall / 200 E. Myrtle St. / Elizabeth, IL

Wednesday, May 15th, 2024 @ 7:00 p.m.

Attending: Jason Thomasson-Acting Mayor; Michael Sellers, Nate Karberg, Denise Anderson, Craig Ketelsen-Trustees; Terry Kurt-Attorney; James Mensendike-Public Works Superintendent; Michael Dauphin, Treasurer

Absent: Judy Glew-Trustee; Fred Cass-Police Chief; Karla Rolwes-Clerk

- I. Call to Order - Mayor Thomasson called the meeting to order at 7:00.
- II. Roll Call - 4 Trustees present; 1 absent
- III. Approve any Board Agenda additions - None
- IV. Audience - Bryce Streicher to observe; Erin Keyer to discuss new business letter F; Pastor Donna gave a summary of upcoming events including Vacation Bible Camp in June (can register for this at Apple River State Bank).
- V. MSA - Didn't attend. No updates.
 - A. Well House Improvements Project (IEPA)
 - B. Downtown Sidewalk Project
 - C. Unsewered Community Grant (IEPA)
 - D. Review of the revised preliminary plans submitted by Ambrosia Wurster subdivision on 3/25/24
- VI. CFPS, Inc.
 - A. Well House Project (IEPA Project #17-5787)
 1. IEPA Disbursement Request #2 (\$9,560) - A third invoice from Peerless was added to this disbursement request in the amount of \$6,766.65, bringing the total of the pay request to \$16,326.65. **Motion to approve the pay request in the amount of \$16,625.65. 1st Denise. 2nd Michael. Roll call vote. All ayes. Motion carried.**
 - B. Downtown Sidewalk Project - No update
 - C. Unsewered Community Grant (IEPA) - No update.
- VII. Police Report - Chief Cass didn't attend.
- VIII. Minutes
 - A. Regular / April 2024 - **Motion to approve. 1st Nate. 2nd Michael. All ayes. Motion carried.**
 - B. Special Board meeting 4/29/24 - **Motion to approve. 1st Nate. 2nd Michael. All ayes. Motion carried.**
- IX. Consent Agenda - **Motion to approve all items. 1st Craig. 2nd Nate. Roll call vote. 4 ayes. 1 abstain (Michael). Motion carried.**
 - A. Approve the cost of \$5,000 for CFPS to update the Capital Improvement Plan
 - B. Approve the Exterior Beautification Grant in the amount of \$500 for 205 W. Main St.

X. Finances

- A. Treasurer's Report - Michael delivered the report.
- B. Payment of Bills - **Motion to approve the bills in the amount of \$16,260.70. 1st Denise. 2nd Michael. Roll call vote. All ayes. Motion carried.**
- C. Budget

XI. Committee Reports

- A. Public Works
- B. Administrative
 - 1. Approve the TIF application for 145 N. Main St. (E-Town) - **Motion to approve. 1st Craig. 2nd Michael. All ayes. Motion carried.**
 - 2. Approve the Radio AD for Freedom Fest for \$499 - **Motion to approve. 1st Denise. 2nd Craig. Roll call vote. All ayes. Motion carried.**
- C. Economic Development

XII. Attorney Comments

- A. Update on 244 N. Main St.
 - 1. Last month the board approved to allow Attorney Kurt to submit an offer on this parcel reflected in the building appraisal (\$20,000). Since there is a lien on this property, we need to reduce our offer by the amount owed to the Village for unpaid utilities (currently \$3,226.40) Therefore, the Village needs to formally approve an offer to purchase in the amount of \$16,773.60. - **Motion to approve the offer to purchase of \$16,773.60. 1st Craig. 2nd Michael. Roll call vote. All ayes. Motion carried.**
- B. Sewer replacement Loan for 108 S. Hickory. Request from owner to finance 7,788 over 4 year period (\$162.25/month beginning June 2024) - The Village approved funding of \$7,000 at a cost of \$145.84/month for 48 months. Money transferred from the Citizens State Bank account to cover the payments to Engle Plumbing and Vincent Earthmoving, which is sewer allocated funds.
- C. Sewer replacement Loan for 201 E. Catlin St. Request from owner to finance \$2,972.25 over 3 years. (\$82.57/month beginning June 2024) - Approved. Money transferred from the Citizens State Bank account to cover the payments to Engle Plumbing and Exquisite Scapes and which is sewer allocated money.
- D. Discussion and possible action to adopt an ordinance similar to City of Galena re: pour/serve by persons 18 - Referred to the Admin committee.

XIII. Old Business *(Other than Committee Mtg Minutes/Consent Agenda)*

- A. Elizabeth Business Hub - No update.
- B. Ambrosia Wurster Subdivision - No update.

XIV. New Business *(Other than Committee Mtg Minutes/Consent Agenda)*

- A. Approve the Resolution authorizing a feasibility study for the *consideration* of a possible new TIF District - **Motion to approve. 1st Craig. 2nd Nate. All ayes. Motion carried. (2024-0515B)**

- B. Approve the Inducement Agreement for 550 Pleasant St. (Intent to reimburse, if the feasibility study is favorable AND the Village chooses to create the proposed TIF District; no monetary obligation is included in this agreement) - **Motion to approve. 1st Denise. 2nd Michael. All ayes. Motion carried. (2024-0515C)**
 - C. Create a Zoning Committee - The committee will consist of Mike Dittmar, Jason Thomasson, Denise Anderson, Steve McIntyre and James Mensendike.
 - D. Discussion and possible action to approve the Inducement Agreement for 145 N. Main St. (E-Town building) - **Motion to approve. 1st Craig. 2nd. Nate. All ayes. Motion carried. (2024-0515D)**
 - E. Discussion and possible action on the sign request for St. Paul's Lutheran Church - **Motion to approve. 1st Craig. 2nd Michael. All ayes. Motion carried.**
 - F. Discussion and possible action to allow Jo Daviess County Local Foods (JDCLF) to use our zoning and Village jurisdiction for possible new construction if they build within 1.5 miles of our current corporate boundary - There will be a special board meeting in June for this topic.
 - G. Resident request for memorial bench - The resident would like the Village to get pricing. Karla will see what the current cost is.
 - H. Discussion on the Village of Elizabeth and Village of Hanover utilizing the same part time police officers - Craig is looking into this.
- XV. Mayor's Comments - None
- XVI. Correspondence - None
- XVII. Executive Session - None
- A. Discussion and possible action
- XVIII. Adjournment - **Motion to adjourn. 1st Michael. 2nd Craig. All ayes. Motion carried. 8:20 p.m.**

Submitted by: Karla Rolwes; Clerk

