

Minutes of the Regular Board Meeting of the
Village of Jerome Board

CALL TO ORDER: The President and the Board of Trustees held a regular meeting on Thursday, July 18, 2024, at the Jerome Civic Center, 2901 Leonard Street, Jerome, Illinois. The meeting was called to order at 6:32 pm by President Lopez, followed by Roll call and the Pledge of Allegiance.

ROLL CALL: The following were present:
Mike Lopez, Village President
Katrina Christofilakos, Trustee of Public Property, arrived 7:03 pm
Kathy DeHart, Trustee Public Health
Leigh Irons, Trustee of Public Safety
Ralph Irons, Trustee of Water Department
Dale Lael, Trustee of Building & Zoning
Phil Raftis, Trustee of Public Works

Also Present:
Lisa Cave, Village Clerk
Emily Snow, Village Treasurer
Jason Brokaw, Attorney, Giffin, Winning, Cohen & Bodewes, P.C.,
Steve Roth, Executive Assistant

APPROVAL OF THE MINUTES: President Lopez asked whether the Board had reviewed the June 20, 2024, Minutes and if they found need for any changes, corrections, or amendments. President Lopez asked the June 20, 2024, minutes would stand approved as presented.

Motion to approve the June 20, 2024, Meeting Minutes as presented by:
Trustee Leigh Irons and 2nd by Trustee Ralph Irons
Upon roll call vote, all voted AYE; except Trustee Lael voted present
MOTION PASSES.

President Lopez asked whether the Board had reviewed the June 6, 2024, Executive Minutes and if they found need for any changes, corrections, or amendments. President Lopez asked the June 6, 2024, executive minutes would stand approved as presented.

Motion to approve the June 6, 2024, Executive Meeting Minutes as presented by: Trustee Leigh Irons and 2nd by Trustee Ralph Irons
Upon roll call vote, all voted AYE;
MOTION PASSES.

APPROVAL TO PAY BILLS: President Lopez asked whether the board had reviewed Warrant List 25-05 dated July 18, 2024, totaling \$116,355.19. Treasurer Snow stated the breakdown of the amount that \$36,371.70 will be paid from the General Revenue Fund, \$5,195.38 will be paid from the 1% Fund and \$41,450.11 will be paid from the Water Account. \$33,338.00 will be paid out of the ARPA funds. President Lopez asked for a motion to approve Warrant List 25-05 as presented.

Motion to Approve the Warrant List 25-05 totaling \$116,355.19 as presented
By: Trustee Leigh Irons and 2nd by Trustee DeHart
Upon roll call vote, all voted AYE;
MOTION PASSES.

President Lopez stated we are going to go through some of the agenda while Stephanie with Benton & Associates are here and then the Board will go to Public Comments and Department Reports. Stephanie stated that there was only one bid received. The Village had three separate companies come to the project overview although only one submitted a bid. The bid is from PH Broughton & Sons, totaling \$1,368,737.23, which is 12% higher than expected. The assumption is that companies have difficulties meeting the DBE (Disadvantaged Business Enterprise) firms to complete a portion of the project per the DCEO (Department of Commerce and Economic Opportunity) grant although that is speculation as again, we only received one bid. There is \$750,000.00 left for the construction and with the balance of the 1% funds and part of MFT funding the Village should have enough funds to complete the project. There is a completion date of November 15, 2024, and Benton & Associates will observe and ensure they are doing it per specs and ensure the Village will not pay for something that was not done. The improvement to Iles will go from Chatham Road to Owens Lane. Following discussion, President Lopez opened the Public Comments for the Iles Project for the residents that were in attendance at 6:59 pm.

Trustee Lael asked about the hydrant move at the corner of Iles and Welch. Stephanie said the hydrant will need to be moved back away from the road and PH Broughton will do that.

Dan Williams, resident on Reed, asked where they were shutting down Iles? Stephanie state 1740 Iles to Chatham Road will be closed until the project is complete. The residents that live in that area will be allowed to get to their property, but it will be closed to any thru traffic.

Gayle McClusker, a resident on Homewood Ave stated she is excited and that it needs done even though it is a lot of money.

Shawn Stillman, resident on Iles, came in late and asked where the funds were coming from and how many bids came in? Stephanie repeated to Shawn the above statements.

PUBLIC COMMENTS: President Lopez opened the Visitors Acknowledgement portion of the meeting at 7:03 pm.

Frank Lesko, City Clerk, said he wanted to attend the meeting and the Village of Jerome is a wonderful Village and will be running for County Recorder.

Theresa Sample, Senator Doris Turners Office, stopped by to say hello.

Clerk Cave reported having received no emails.

This portion of the meeting closed at 7:05 pm.

REPORTS:

Trustee DeHart said she had 31 fire pit permits and they have slowed down. Trustee DeHart has had a lot of yard complaints on back and side yards with broken fences, and easement issues. Thanks to Public Works for addressing the safety hazards in the Park Parking Lot. Flu Clinic will be on October 22, 2024, from 1 pm to 2 pm.

Trustee Raftis asked Dave to give his report. Dave reported that they have been working on the ditches on Filmore to get the water flowing and have installed inlets in the area. The rain we had last week seemed that their work had allowed the water to drain. They will be back once the ground settles to seed the yard.

Trustee Christofilakos stated that the A/C electrical work in the Garage is complete, gazebos are done in the park and the handicap rail has been finished at the Library. The bridge will be finished next week, and Trustee Christofilakos will be working on a park grant at IDNR.

Trustee Lael stated that Springfield Gymnastics will be moving to the Shop n Save location for one year. There is a water leak there, and they have been working on the electrical and repairing it.

Trustee Leigh Irons stated the trainee is riding with the Chief and in 2 weeks will be out on his own. Trustee Leigh Irons asked for an ad to be placed for new officers full and part time.

Trustee Ralph Irons stated there was a main break on Leonard and that CWLP repaired the break. Hydrants are being replaced, and in 2019 we had 19% water loss and now we are at 8% water loss. They will be flushing the hydrants in August 2024.

Clerk Cave had nothing to report.

Treasurer Snow reported the audit is complete.

Attorney Brokaw had nothing to report.

President Lopez stated that the food that was donated for the 4th of July parade was donated to the St. Johns Breadline. President Lopez asked Frank Lesko to see if the City of Springfield is hosting a Labor Day Parade and if not let him know as President Lopez is considering having the parade here in Jerome. Legacy Point is ahead of schedule and could address some of the abandoned areas on Macarthur Blvd.

OLD BUSINESS: President Lopez opened discussion for Ordinance 25-05 Amending Section 401.2 of the Village Code Regarding the Adoption of Building Codes.

Motion to Approve the Ordinance 25-05 Amending Section 401.2 of the Village Code Regarding the Adoption of Building Codes by Trustee Lael and 2nd by Trustee Ralph Irons

Upon roll call vote, all voted AYE;

MOTION PASSES.

President Lopez opened discussion and approval of the Purchase of 3 cameras for the Municipal Building and Garage. Trustee Raftis expressed that he feels it is an invasion of privacy to have a camera where the Public Works employees are. Trustee DeHart stated she has a bid of \$2,220.00. President Lopez recommended tabling this discussion until the next meeting.

President Lopez opened discussion and approval for the Paid Leave for All Workers Act. Attorney Brokaw suggested to table the discussion until the next meeting.

President Lopez opened discussion and approval of a Hire-On Bonus for the Police Department. After discussion, President Lopez asked to table until the next meeting.

NEW BUSINESS: President Lopez opened discussion and approval of Bidder for Iles Avenue Project.

Motion to Approve PH Broughton for the Iles Ave Project with oversight by Benton to ensure any overage is brought to the Village Board for approval, the base bid and the alternative bid totaling \$1,368,737.23 by Trustee Raftis and 2nd by Trustee Ralph Irons

Upon roll call vote, all voted AYE;

MOTION PASSES.

President Lopez opened discussion and approval of FY 25 MFT Program & Authorize Benton & Associates for Calendar Year 2024.

Motion to Approve the FY 25 MFT Program & Authorize Benton & Associates for Calendar Year 2024 totaling \$36,000.00 by Trustee Raftis and 2nd by Trustee Ralph Irons

Upon roll call vote, all voted AYE;

MOTION PASSES.

President Lopez opened discussion and approval of the Resolution 04-25 Stating the Village's Intent to Create a New Tax Increment Financing Redevelopment Plan and Project for the Jerome Project Area and to Induce Development Interest within the Areas Proposed to be in the Tax Increment Financing District Area. Attorney Brokaw stated this is the first step to allowing meetings with interested parties.

Motion to Approve Resolution 04-25 Stating the Village's Intent to Create a New Tax Increment Financing Redevelopment Plan and Project for the Jerome Project Area and to Induce Development Interest within the Areas Proposed to be in the Tax Increment Financing District Area by Trustee Raftis and 2nd by Trustee Lael

Upon roll call vote, all voted AYE;

MOTION PASSES.

President Lopez opened discussion and approval of Ordinance 25-07 Authorizing the Establishment of Tax Increment Financing "Interested Parties" Registries and Adopting Registration Rules for Such Registries. Attorney Brokaw stated this is for registration to receive notification of any new materials and how to submit items to the consultants.

Motion to Approve Ordinance 25-07 Authorizing the Establishment of Tax Increment Financing "Interested Parties" Registries and Adopting Registration Rules for Such Registries by Trustee Raftis and 2nd by Trustee Ralph Irons

Upon roll call vote, all voted AYE;

MOTION PASSES.

President Lopez opened discussion and approval Additional Liquor License for Spartan Valley Olive Oil. Spartan Valley would like to expand their business to include package liquor. To do that they will need to have a Tavern license.

Motion to Approve Additional Liquor License for Spartan Valley Olive Oil by Trustee Raftis and 2nd by Trustee Leigh Irons

Upon roll call vote, all voted AYE;

MOTION PASSES.

President Lopez opened discussion and approval of the Purchase of Water Testing Supplies.

Motion to Approve the Purchase of Water Testing Supplies not to exceed \$520.00 by Trustee Ralph Irons and 2nd by Trustee Leigh Irons

Upon roll call vote, all voted AYE;

MOTION PASSES.

President Lopez opened discussion and approval of the Purchase of 8 Gland Paks for Hydrant Replacements.

Motion to Approve the Purchase of 8 Gland Paks for Hydrant Replacements not to exceed \$560.00 by Trustee Ralph Irons and 2nd by Trustee Raftis

Upon roll call vote, all voted AYE;

MOTION PASSES.

President Lopez opened discussion and approval of the Purchase of 7-6" Ductile Iron Sleeve Kits. These allow the hydrants to be raised higher.

Motion to Approve the Purchase of 7-6" Ductile Iron Sleeve Kits not to exceed \$800.00 by Trustee Ralph Irons and 2nd by Trustee Raftis
Upon roll call vote, all voted AYE;
MOTION PASSES.

President Lopez opened discussion and approval of the Purchase of 4-18" Water Meter Pits.

Motion to Approve the Purchase of 4-18" Water Meter Pits not to exceed \$320.00 by Trustee Ralph Irons and 2nd by Trustee DeHart
Upon roll call vote, all voted AYE;
MOTION PASSES.

President Lopez opened discussion and approval of the Purchase of 1 valve box. Trustee Ralph Irons states that the Village always keeps a spare in case we need one and we have used the only one we have so this is to replace it.

Motion to Approve the Purchase of One Valve Box not to exceed \$165.00 by Trustee Ralph Irons and 2nd by Trustee Leigh Irons
Upon roll call vote, all voted AYE;
MOTION PASSES.

President Lopez opened discussion and approval of the PH Broughton Repair Patching to 600 sq yards on Evergreen Ct and S. Lincoln Ave totaling \$24,990.00 using MFT and Rebuild Illinois Funds.

Motion to Approve PH Broughton Repair Patching to 600 sq yards on Evergreen Ct and S. Lincoln Ave totaling \$24,990.00 by Trustee Raftis and 2nd by Trustee Ralph Irons
Upon roll call vote, all voted AYE;
MOTION PASSES.

President Lopez opened discussion and approval of the Purchase of Storm Drain Parts for Fillmore Ave.

Motion to Approve Purchase of Storm Drain Parts for Fillmore Ave by Trustee Ralph Irons and 2nd by Trustee DeHart
Upon roll call vote, all voted AYE;
MOTION PASSES.

President Lopez opened discussion and approval of the Purchase of Concrete for Inlets into Storm Drains at Alberta Ln and W Grand Ct on Fillmore Ave and 4 yards of Redi Mix.

Motion to Approve Purchase of Concrete for Inlets into Storm Drains at Alberta Ln and W Grand Ct on Fillmore Ave and 4 yards of Redi Mix not to exceed \$800.00 by Trustee Ralph Irons and 2nd by Trustee DeHart
Upon roll call vote, all voted AYE;
MOTION PASSES.

ADJOURNMENT: With no further business, President Lopez asked for a motion to close the meeting at 8:00 pm. Motion was made by Trustee Raftis and 2nd by Trustee Leigh Irons.

PREPARED BY: Lisa Cave, Clerk

DATE APPROVED: August 1, 2024

Village Clerk

Date