

Meeting Minutes from Monthly Village Board Meeting 03/03/2025 (7:00pm)

Community Bldg – 110 W Chapel St.

Call to Order: Gary Martell

Pledge of Allegiance:

Roll Call:

Present: Gary Martell, President

Kathleen Butron, Village Clerk

Gina DeYoung, Treasurer

Joyce Arseneau, Trustee

Kathy Hoover, Trustee

Jamie Taylor, Trustee

Mike Garrett, Trustee

Lloyd Hoover, Maintenance - Attended

Perry Regnier, Water Dept. - Attended

Public Comments about agenda items:

Resident Teri Peterson, who owns property at 113 Dorion (old Post Office) attended the meeting to discuss the rear lots she owned being acquired through inappropriate or potentially nefarious means by ex-Mayor Maggie Duby and respectfully requested that the Village investigate the circumstances surrounding this transaction. They were purchased at a delinquent tax sale, however Teri's deed shows both parcels (#1 and #2) belong with her home, and taxes were always paid. Joyce mentioned that the town could have bought it, but Maggie had told the Board she already had purchased it. The Board is reviewing the acquisition. Ms. Peterson, unaware of any tax delinquency, only learned of Maggie's claim when Maggie told Ms. Peterson that she would pay her to "mow her lawn". Zoning informed Ms. Peterson that the property's parcel status keeps changing from one to two parcel numbers. Ms. Peterson has all the paperwork and seeks to reclaim her property. Gina made an appointment with Iroquois County to investigate. Board promised to look into and try to get to the bottom of it. Ms Peterson furnished the records and they were copied for review. Furthermore, the Board will review minutes, all related discussions, documents and paperwork in our files regarding this property.

Sean from ERH attended the meeting to discuss the remaining items that needed to be completed, prior to the transition at the end of April. Questions were directed to him on the submission of the SWPP, Test sites and Lead Service Line Replacement Survey that was to be submitted to EPA. Sean said he will verify if nitrate samples were submitted and stated that ERH will continue to sample while they are the Operator. EPA Inspection is in April. Sean will contact them tomorrow (April 8th) and Perry will follow up to confirm. Sean was asked if the pit was fixed – he relayed that the extension cord was removed last week. Gary conveyed that the Village will remain out of the pumphouse until their contract expired and herequested that Sean and Village work together on the transition.

Approval of Minutes from Regular Board Meeting 4/7/2025::

Motion made to accept the Regular Board Minutes:

1st: Kathy Hoover – 2nd: Joyce Arseneau

Kathy Hoover: Aye

Joyce Arseneau: Aye

Mike Garrett: Aye

Jamie Taylor: Aye

"Ayes=4; Nays=0

Treasurer Report

Approval of Treasurer Report:

Motion made to approve March Bills/Treasurer Report:

1st:Kathy Hoover 2nd: Jamie Taylor

Kathy Hoover: Aye

Joyce Arseneau: Aye

Mike Garrett: Aye

Jamie Taylor: Aye

"Ayes=4; Nays=0;

Public Works and Maintenance:

Installation of Cameras: Board approved camera purchase for pumphouse and community building. In the process of researching the best option.

Pumphouse Dehumidifier Purchase: Dehumidifier was purchased and will be installed after ERH contract ends.

Watercon Conference: Perry will attend (April 15th and 16th). Mileage will be paid.

Test Sites for EPA Labs: Addressed with Sean (see above)

EPA Inspection Status: Addressed with Sean (see above)

Pumphouse Tank Marking Status ERH: Wait until ERH contract ends.

Old Violations

Jeremy Jones 610 St. Charles Street: George's office has not responded about Jeremy Jones outstanding Village reimbursement for cleanup. The Board wants to take action against Jeremy Jones' trailer adjacent to 610 St. Charles. The hazardous property at Main/St. is under County jurisdiction, so we cannot enforce ordinance violations there.

707 St. Charles Street: Discussed the bids received last month for the demolition. The Board was informed that clarification was received from Luna that asbestos removal was included in the bid amount. The board made motion to approve the bid submission by Luna. We will consult with our attorney to ensure that the demolition order entered on 4/29/2024 is still valid. Gary will meet with the demolition company, upon verification we can proceed with demolition.

Approval of Luna to complete demolition @ 707 St. Charles St.

Motion made to accept Luna's bid for demolition

1st: Kathy Hoover – 2nd: Mike Garrett

Kathy Hoover: Aye

Joyce Arseneau: Aye

Mike Garrett: Aye

Jamie Taylor: Aye

"Ayes=4; Nays=0;

Old Business:

Generator: Gary relayed that full credit will be given for the incorrectly purchased generator. It will be replaced and serviced. He will report on the price of the new generator, less the full credit they are providing at the next meeting.

Church Playground Equipment: The Board is exploring options to repair or replace playground equipment at St. Mary's Church playground. The lease (expired since 2013), required the tenant (us) to maintain \$2 million liability insurance per person/occurrence and dram insurance if alcohol is sold. Diocese of Joliet will be contacted regarding the execution of a new lease and insurance. Joyce provided Ryan Loy's contact number for discussion. Shamblin noted that our current insurance covers only the playground at the Community Building (not St. Mary's park). Bourbonnais is selling old park equipment and Gina will check availability. There was a prior Board motion to fund new playground equipment monthly, which was sidelined after grant discussions.

Freedom Forever: The Board will reach out to Tiffany at Freedom Forever regarding the building permit application and solicitor application. Per Joyce, Beaverville does not allow soliciting within town limits. Lloyd has the signs for these and will be installing them around the perimeter of town.

Radar Signs: In "S" mode, need to have looked at it for next meeting. Only Microsoft products can be downloaded. The signs do work. Mike Garrett conveyed that there is a vehicle that travels at high rate of speed, revving engine late at night. Options are to contact Iroquois County to address, post noise ordinance sign, and send a letter.

Board Member Duties: This is covered in the IML handbook

IML Handbooks: Distributed the Handbook for Newly Elected Officials to board members. A revised edition of the main IML handbook will be available in late fall 2025

Insurance: Tom Shamblin received our email to increase coverage on the pumphouse from \$125K to \$1Million and the Community bldg. from \$200K to \$500K.

Code of Conduct: IML came out with a Civility Pledge that we can have available for everyone to sign at May Meeting

Website Status: Set to launch in May. We will upload the last few months' minutes. We did receive one of the EPA surveys to the new website email (info@villageofbeaverville.com).

Pop Machine: A pop machine through Wholesale Vending was found. The Price is \$3500.00 (used) with a 4 year warranty that covers the compressor. No graphics on the front. Accepts bills up to \$5.00. Dispenses cans and bottles. Placement of the unit (uptown or next to the community building) was discussed. Some favored placing uptown, however, there is no viable electric source. Others suggested placing unit outside community bldg., with enhanced security from cameras that are to be installed – plus the storage of the beverages inside the building and ease of filling the machine. Will bring a vote in May.

Fourth of July: Discussed the remaining fireworks committee donation funds that Maggie still had in her possession. Joyce stated that after the fireworks last year (2024), they began collecting donations for the 2025 fireworks. She donated, along with many others. Joyce sent both Maggie and Brittany a text regarding the return of the funds. Neither responded. Mike stated that he also donated money to the fireworks committee. Treasurer insisted that committee funds are to be placed in a Village ONLY interest-bearing account to ensure proper oversight. Committee chair and members to be determined. Kathy Hoover asked if the Village would donate to the fireworks committee this year. It was conveyed that sufficient funds remained that were not turned over to the Board. The treasurer stated that she could contact the Attorney General without Board approval due to suspected financial malfeasance, missing records, property and the opening of a personal bank account for committee funds/donations. It was further requested that Maggie also be contacted to return the rocking horse (playground equipment).

Pavillion and Community Bldg. Rates/Agreement: Discussed at March meeting. Tabled further discussions until May.

CCTV Camera for St. Charles: Approved at March Meeting but tabled further discussion until May meeting.

Mosquito Abatement: Discussed at March meeting. Tabled until the May meeting.

New Business:

Tracks On Main Street: The railroad tracks need to be repaired. KB&S needs to be contacted.

Amended minutes from Feb Meeting: Iroquois Farmers State Bank requested minutes from Gina's appointment as Treasurer be amended to state that the Board gives authorization for her to access and manage the Village of Beaverville's online banking services. Minutes also amended to state that Gary Martell (already on account), will also have online banking access.

Approval of Amended February Minutes

Motion to Approve February Minutes Amendment to grant Gina and Gary online banking access:

1st: Kathy Hoover – 2nd: Mike Garrett

Kathy Hoover: Aye

Joyce Arseneau: Aye

Mike Garrett: Aye

Jamie Taylor: Aye

"Ayes=4; Nays=0;

Signs for placement at the park/basketball court: Buy signs urging pet owners to clean up after their dogs. Excrement is restricting residents' access to facilities.

Village of Beaverville Facebook Page: Gary will consult our attorney about the Village's Facebook page, created by the former Village Clerk, who refuses to relinquish admin rights to the Village Board. As the page was set up for the Village during his tenure as a municipal official, it is Village property with over 600 followers. The previous clerk proposal to label it "not the government" is insufficient. The Village seeks its return without deletion and will pursue legal action.

Beaverville Pub Liquor License Renewal: Board approved the renewal of the pub's liquor license at \$450.00. It was higher pre-Covid (\$600.00) but was \$450.00 last year. Will review in February 2026 to establish if there is any change in fee.

Approval of Beaverville Pub Liquor License:

Motion to Approve Beaverville Pub Liquor license:

1st: Kathy – 2nd: Joyce

Kathy Hoover: Aye

Joyce Arseneau: Aye

Mike Garrett: Aye

Jamie Taylor: Aye

"Ayes=4; Nays=0;

Village Attorney: The Board decided to replace the previous attorney due to their frequent overseas travel/work, which prevented regular attendance at meetings and timely responses to inquiries. The Board voted to hire Dale Strough, citing his ability to attend meetings, prompt responses, and strong working relationship with his highly knowledgeable and available paralegal.

Approval to Hire Dale Strough

Motion to approve Dale Strough

1st: Kathy Hoover – 2nd: Mike Garrett

Kathy Hoover: Aye

Joyce Arseneau: Aye

Mike Garrett: Aye

Jamie Taylor: Aye

“Ayes=4; Nays=0;

Comments: Add sidewalks to May Agenda; Review noise ordinance; Spring Boomgarden Clean-up day(s)

Approval to Adjourn Meeting

Motion Made to Adjourn

1st: Kathy Hoover – 2nd: Mike Garrett

Kathy Hoover: Aye

Joyce Arseneau: Aye

Mike Garrett: Aye

Jamie Taylor: Aye

“Ayes=4; Nays=0”