

Committee of the Whole
June 22, 2026
MINUTES
6:00pm

Board present: Steve Buss, Claudia Simpson, Brian Peight, Dean Rood, Brandon Smith, Tillie Coomber, Nicole Callos. Not present: Brooke Baldauf, Christin Keeffer. Also present: Brian Nott, Bridgette Stocks, Louise Workinger.

Call to Order

- 1) The Committee of the Whole meeting of June 22, 2026 was called to order by President Buss at 6:00 pm.

Public Participation

- 2) There was no public participation at this time.

Approval of Minutes – May 26, 2026 Committee of the Whole

- 3) On a motion by Coomber second by Smith approving the meeting minutes from the May 26, 2026 Committee of the Whole. ALL AYE.

Discuss Appropriations Ordinance

- 4) Callos stated the Appropriations Ordinance must be approved in July, and considers 50% of the budget. She asked that Board members direct their questions to her. Gills invoice has been received, as well as structural report bills from Fehr Graham. Awaiting Doc's bill.

Discuss Battery Energy Storage Systems Ordinance

- 5) Nott wanted to be sure all questions were addressed on this ordinance. Madi Becke and Nicole Callos will be creating an ordinance to amend the current. The ordinance will be brought to Brad Strong, Fire Chief, for fire safety input.

Discuss/Approve Backup Generator Bids

- 6) Smith explained that quotes were received from Genesis Power, The Electric Guys, PDC, and Pro Source. These values were reviewed by the Board and the following were considered: time-frame for installation, warranties, reoccurring fees, energy source, network source, materials and pricing were compared. Genesis Power was generally agreed to be the better value at \$46,000. Smith will be confirming whether there is a re-occurring fee for the corresponding app for the backup generator.

Discuss Enterprise Zone

- 7) Buss gave the following update: zoning is being reevaluated to encourage people to build homes within the Village. Incentives include three years no sales tax on building materials.

Discuss Right-of-Way Tree Replacements

- 8) Buss stated a Rochelle resident donated \$10,000 to the Village toward tree replacement. It was requested to purchase through Anne's in Freeport. A concern was mentioned to keep the trees planted on Village property rather than residential. Possible bulk-buy if residents wanted to buy in with the Village. Keeping in mind upcoming work, so the trees do not have to be removed in the future. Lions Park has programs that will be doing will be doing their own work. Virginia and Rantoul has Village property that could use trees. Right-of-way work will have to be evaluated. Stage Coach ROW will require County consideration. Fall tree planting, probably in September/October. Approximately 30 trees can be afforded with the donated amount alone. Brandt Esling has been marking some tree placement areas.

Discuss Tornado Updates

- 9) Buss stated efforts are still moving along. 1) Docs contacted Nicor to evaluate an area where roots have gone through Nicor lines. Nicor did not seem to be available for repair. Brandt Esling has the two locations to be given to Brian Nott. 2) Jo Davies County invited Buss to their meeting to discuss tornado updates. 3) Callos should have more storm-damage invoices by next meeting. 4) Buss stated that Esling reported there have been approximately one hundred stumps in right-of-ways so far. It was discussed it may be more cost effective to purchase a chipper for the stump clean up; asking Brandt Esling for quotes. 5) Nott reported the Opera House tear-down plans are in process; Only one wall was shared but will not require an additional foundation. The end project has yet to be determined long term, but the interim plan is to gift the land to a non-profit for improvements. 6) Permits have been established for homes to be torn down that need to be. 7) Spirit Gas Station hopes to be functioning in July. 8) Eleven buildings, residential and commercial are considered total losses.

Discuss Village Insurance Claims

10) The Board reviewed a list Callos drafted of damaged Village property from the 3/10 hail and 4/17 tornado including timelines of events with adjusters and inspections. 1) Rood stated it will be 6-8 weeks for windows/materials to arrive once ordered. Callos continues to follow up with all adjusters. 2) Structural integrity of the water tower has been confirmed. A fan has been purchased and needs to be installed with a vent to cut down on humidity. Power is limited. Considering the water tower is listed as historic, there will be requirements regarding restoration. Stocks recommended contacting the Freeport Foundation and Rockford for grant money reserved for historic structures.

Engineer's Report

11) Brian Nott gave the following report: 1) Lingle Design requested an updated water and street map. Fehr Graham will be providing that for them. 2) Helm will be digging on Oak and Leet Streets on Wednesday. Water dept comments: Helm bids were higher on water, but lower on street work and lower overall. Kory Polhill is notifying residents of upcoming work in that area. 3) Helm will be starting more work after the Fourth of July. 4) Camp and Route 73, Center and Ida Streets were taken off the previous bid. Provost and Route 73 has an inlet in poor condition that is the municipalities responsibility rather than State. Public comment would be needed for round-a-about. Bridgette Stocks gave the following updates: 1) Looked at lots of tree grants, but this has been mostly covered by donation. 2) Stocks will be emailing lists of smaller grants to Buss. 3) Demolition meeting is June 23rd. 4) La Hood grant is through Committee; Stocks will be reaching out regarding Village project. 5) DCO money came in, and final reports have been received. 6) IDOT meeting last Wednesday: Only spoke of ITEP. Stocks was able to talk through every page and picture of the Safe Routes to School declination with the committee. Safe Routes to School is being reviewed again but is two years out at \$500,000. Letters of support for ITEP are required before October for every single right-of-way where an easement is needed to better chances for loan approval. Second phase of waste water and water main. Townline Storm IEPA is not approved yet; If approved it could be bumped into bypass – approved January 1; worst case it will not be approved until July of 2027. Sink hole on Townline Road is to be addressed. Stocks is checking on the timeline for approval and will be addressing the worsening of the area in the 2 years the project plans have been awaiting approval. Final lists must be posted by July 1.

Adjournment

12) On a motion by Smith second by Rood to adjourn the June 22, 2026 meeting at 7:30pm. ALL AYE.

Submitted by Claudia Simpson, Village Clerk