

# Village of Deer Creek

101 W. First Ave. PO Box 38

Deer Creek, IL 61733

**Tuesday March 19, 2024**

## MINUTES OF THE REGULAR MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEER CREEK HELD AT DEER CREEK COMMUNITY CENTER.

Village President Jim Hackney called the meeting to order at 7:00 p.m.

### I.) **ROLL CALL**

**Present:** Trustees Grant Hackney, Ross Kraemer, Stefanie Lee Berardi, Nick McGahan, Josh Rossman, Jake Smith

**Absent:** None

**Also Present:** Attorney Pat McGrath, PWS Gordon Robertson, Jeff Rogers, Clerk Lori Lewis

### II.) **APPROVAL OF CONSENT AGENDA**

Trustee Hackney moved, and Trustee Kraemer seconded the motion to approve the Consent Agenda as presented.

#### **On roll call the vote was:**

**Ayes:** 6 – Hackney, Kraemer, Lee Berardi, McGahan, Rossman, Smith

**Nays:** 0 – None

There being six affirmative votes...**Motion Carried**

### III.) **PUBLIC COMMENT**

Dan Schlueter was present to address the board regarding his building situation at W First. Dan began by telling the board he is trying to resolve this issue. He stated he is working on the building by himself, with the intention of completing it with no debt. He expressed his opinion that he applied for and was denied a building permit when his initial permit was denied. He admitted, however, that he never submitted an application for a permit. He claimed he was denied a permit application. The village president and board informed Dan that their goal is to have a safe, completed building in the time frame allowed. Attorney McGrath offered that one should not apply for a permit that cannot be completed by the deadline. The board will require that the attorney's fees are paid by Dan and will consider the waiver of daily fines if this project is completed in the agreed upon time frame. Trustee Lee Berardi reviewed the timeline of events that led to this and reminded Dan that going forward, he is to communicate with the board.

After lengthy discussion, the board directed the village attorney to prepare an agreement that allows Dan to continue work on this building and get it fully enclosed by September 1, 2024. This includes all steel on the roof and sidewalls and the overhead door opening must be secured. Monthly payments will be allowed and set up to pay the accrued attorney fees of approximately \$2,500, which includes preparation of this agreement. Dan will have twelve months to get these fees paid. April 17 is the next court date. Upon execution of an acceptable agreement at the April 16 board meeting, this court date will be rescheduled. All of this will be written into the agreement. Dan will contact Attorney McGrath within the next week to either accept this settlement or move on to court. Once the twelve months have passed and all elements within the agreement have been satisfied, the lawsuit can be dismissed.

**IV.) REPORTS**

- A. **Public Works Department** – Three different sidewalk access ideas to reach the splash pad from the pavilion and the basketball court from the sidewalk were presented for review. These options will be reviewed next month.
- B. **Planning/Zoning Board of Appeals** – None.
- C. **Police Chief** – None.
- D. **Engineer** – None.
- E. **Attorney** – None.

**V.) OLD BUSINESS**

Trustee McGahan moved, and Trustee Smith seconded the motion to authorize the lease/purchase of the skid steer, mower, and utility vehicle, including add-ons as presented at a cost of \$130,046.78.

**On roll call the vote was:**

**Ayes:** 6 – Hackney, Kraemer, Lee Berardi, McGahan, Rossman, Smith

**Nays:** 0 – None

There being six affirmative votes...**Motion Carried**

Trustee Smith moved, and Trustee Rossman seconded the motion to approve and authorize the village president and clerk to sign all necessary documents associated with the Motor Fuel Tax program for 2024 and award the bid to R.A. Cullinan in the amount of \$57,554.63.

**On roll call the vote was:**

**Ayes:** 6 – Hackney, Kraemer, Lee Berardi, McGahan, Rossman, Smith

**Nays:** 0 – None

There being six affirmative votes...**Motion Carried**

Trustee Hackney moved, and Trustee McGahan seconded the motion to approve and accept the quote from McLean County Asphalt for the non-MFT street work for the lagoon road in the amount of \$8,683.09.

**On roll call the vote was:**

**Ayes:** 6 – Hackney, Kraemer, Lee Berardi, McGahan, Rossman, Smith

**Nays:** 0 – None

There being six affirmative votes...**Motion Carried**

**VI.) NEW BUSINESS**

Water and sewer rates discussion will be continued to next month.

If needed, a resolution regarding the state proposal to eliminate natural gas by 2050 will be prepared and presented next month.

**VII.) CALENDAR ITEMS**

Committee Meetings	April 15	6:00 p.m. at village hall
Regular Village Board	April 16	7:00 p.m. at village hall

**VIII.) ADJOURNMENT:**

There being no further business to conduct, Trustee McGahan moved, and Trustee Hackney seconded the motion to adjourn.

The board unanimously approved the motion by voice vote and the meeting adjourned at 8:09 p.m.

Respectfully Submitted,

Lori Lewis  
Village Clerk