

**WALNUT VILLAGE BOARD MINUTES**  
**Tuesday February 1, 2022**

The meeting with the President and Board of Trustees held on the 1<sup>st</sup> day of February 2022 started at 7:00 p.m. in the Village Hall in the Village of Walnut, IL.

President Rosenthal then directed the Clerk to call roll and the following Trustees answered present: Duane Christensen, Brian Stull, John Middleton, Lee Johnston, Brian Smith and Melissa Dye.

President Rosenthal asked if there were any additions or corrections to make to the regular meeting minutes from January 18, 2022. With none made, a motion made by Christensen and second by Johnston to approve the minutes. On roll call vote, all present voted in favor and the motion carried.

Treasurer Wolf presented the bills for \$11,067.35. Smith asked about the ComEd bill being higher than normal. Treasurer Wolf stated that all the ComEd bills came at the same time. A motion made by Smith and second by Stull to approve the bills as presented. On roll call vote, all present voted in favor and the motion carried.

President Rosenthal discussed the website and asked if anyone had anything to add to it or questions and concerns. Smith asked how people are going to get events posted to the website. President Rosenthal would like the Clerk and Treasurer to learn how to post things so between the girls in the office and Brent it'll be covered. A motion made by Stull and second by Middleton to approve the Website Care Package from Jamison Media Services for \$50/month. On roll call vote, all present voted in favor and the motion carried.

At this time President Rosenthal let Smith review the Local Improvements Committee meeting from January 27, 2022. The Committee reviewed the bids that they received for the demo of 128 S. Main Street. They also reviewed the bid from Guither Tree Service for the tree removal for that property. They discussed if they wanted to clean the property up all together now or just take the building down. We will need to get the deed secured before we do the actual clean-up. We can get the building down but we can't clean it up until we have ownership. President Rosenthal spoke with Rob LeSage and Matt Cole about some questions that the committee had.

First, are we passed the window of our 30 day notices that is posted on the building, to the owner and the local media? What is determined is that we are passed the 30 day window. We can begin to accept bids. We have a demolition start date and end date. We also have another window for the lien. When discussing with LeSage and Cole about demoing into just a pile of rubble vs. clearing it off to a clean lot. LeSage said we can put it into a pile of rubble but he recommends that we do not do that because as the building stands right now we do not incur any liability because it's not our property and not caused by us. As soon as we touch them we expose ourselves to liability. LeSage's recommendation is to get the lot to a clean space. The contractors that we need to go with need to be license, bonded and insured. Typically before a building is torn down an environmental study is done to see what material is hazardous. In this case, it is not feasible because we can't get into the building so we have to treat it like all the material is hazardous. There was a question about legal responsibility to inform the adjoining property owners, there is no legal obligation to tell them however it is common curtesy and good faith to let them know. Following the demolition the process will be placing a lien on the property and gaining title. Once the demo is complete we will place a lien on the property. We have 180 days to file the lien once the demo is complete and the lien will be for our entire costs of the property. At this time we can start the foreclosure process and file a petition to enforce the lien. Once this process is final then we can gain the title to us. If there is a situation where the owner wants to try and take ownership of that lot they will have to pay the entire cost of the lien or work something out to get it paid. One of the positive things about the process is that all of our prior postings that we've done are going to help speed up the process because we have already alerted all of the important parties. Middleton stated that the neighboring property is in agreeance to follow with whatever the Village is going to do.

President Rosenthal stated there is a hand full of trees and shrubs in the back of the property at 128 S. Main St. in the alley way that needs removed so the contractors can get to the rubble and the

debris. There is a bid from Guither Tree Service for the removal of trees, brush, stumps, complete haul away for \$1,350.00. A motion made by Middleton and second by Johnston to approve the bid from Guither Tree Service for tree, brush and stump removal at 128 S. Main Street. On roll call vote, all present voted in favor and the motion carried.

President Rosenthal presented two demolition bids for 128 S. Main. Street. We have two options, we can demo the building and leave it in a pile or we can demo the building and have the rubble hauled away along with backfill for a clean lot. Stull said he would like to see it demoed and the complete clean up. Contractor #1 bid is for complete tear down, debris removal to an EPA approved landfill, backfill with sand and gravel for \$29,004.00. Contractor #2 bid is complete demo, debris removal to an EPA approved landfill, backfill for \$19,750.00. Middleton asked if both contractors are license, bonded and insured. President Rosenthal stated, yes they both are. Both contractors are local. A motion made by Middleton and second by Stull to accept bid #2 for complete demo and debris removal to an EPA approved landfill with backfill for \$19,750. On roll call vote, all present voted in favor and the motion carried.

Chief emailed out his report. He also sent out an information letter of a nuisance issue at the grade school. Chief was unable to further discuss the issue due to possible legal issues.

Finance Committee – Middleton wants to meet with Treasurer Wolf to start putting things together for their budget meetings coming up.

Streets & Alleys – Johnston talked with Spt. Minks and Treasurer Wolf about budgeting. Johnston would also like to see St. & Alley Committee meet with W/S.

Water & Sewer – Stull stated they will need to be setting a meeting up with the St. & Alley Committee.

Garbage – Nothing at this time.

Law and Order – Stull talked a little about the nuisance issue that happened at the grade school. Stull stated that he was at the school at the time of the incident and the situation gave him an uneasy feeling so he called Chief. Once Chief got down to the school the kids were released safely through the North door of the building. Bureau County Police showed up within 10 minutes to help. Stull stated that this issue was probably something small that Chief has dealt with but to us it was a big deal. At this time Stull asked everyone to please stand and applaud Chief for a job well done.

Cemetery – Nothing at this time.

Local Improvements – Middleton talked about the pavilion at Liberty Square. They are starting on the trusses. Smith stated that the asbestos abatement has been completed at the Peerless Level building.

Old Business – Nothing at this time.

Spt. Minks asked about setting up a Water & Sewer and a St. & Alley Committee meeting. Stull said Tuesday, February 8, 2022 would work the best for him. The Committees decided that night will work for them and set the time for 7:00pm.

With no other business to come before the board, Stull made a motion to adjourn, Dye second the motion and on roll call vote, all voted in favor and the meeting adjourned at 7:50 p.m.

Tiffany Pistole  
Village Clerk