

FINANCE COMMITTEE MEETING * JULY 14, 2025

Minutes of the finance committee meeting of the Breese City Council held on the above date.

Mayor Kevin Timmermann called the meeting to order at 7:00 PM.

Aldermen in attendance: Jason Davinroy, Steve Hellige, Luke Essenpreis, Jeff Jung, Carl Ratermann, Dan Robben, Tim Schleper, Gary Usselmann.

City Officials: Public Works Mgr. Don Voss, Electric Operations Mgr. Jason Deering, Street Supt. Tom Tebbe, Clubhouse Mgr. Doug Schulte, Golf Course Supt. Paul Smith, City Treasurer Bob Venhaus, Police Sgt. Kurt Detmer, Business Admin. Trevor Schubert, Park Custodian Bruce Kruep, City Attorney Joanne Stevenson, Zoning Admin. John Becker.

Visitor: Brad Hoffman, IML Risk Management Association

PUBLIC WORKS:

- Rock & Oil—scheduled for 7/22 and 7/24 with a rain date of 7/25

UTILITIES:

- Tower Co payout—Don and Jackie discussed putting the money in a CD at Germantown Bank. The current CDs are comparable to Illinois Funds interest rates.
- Top AG property—Don wants to approach Top AG about buying the old concrete elevator to relieve Top AG of the liability and use the land to build a structure to house 2 diesel generators. Council agreed to let Don move forward.
- Raeber property—City offered \$1 million for the property; Raeber/Fonke want \$1.6 million. Don would like to counter offer \$1.2 million. Don believes the city could recoup the money by selling the 10 acres along Holy Cross Lane. Council agreed to offer \$1.2 million for the entire acreage.
- Electric Rate Study—Utility Financial Solutions LLC made their presentation over Zoom. Council needs to review and discuss the suggested rate structure. Don scheduled a Utilities Committee meeting for the whole council to attend Tuesday, July 22nd at 7pm to be held at the Utilities office.
- Electric and Water tap on fees—the last Water tap on fee increase was approved in the 5/21/24 minutes, but the ordinance was never filed. Right now, the city only charges material costs for water, and not labor. The cost of a 1" line is currently up to \$2150 and a ¾" line is \$1650. It takes too long to recoup the absorbed costs from an average customer. The previous suggestion was to analyze tap on fees each year. Council decided to address the fees every January with the rate increases. Joanne to prepare an ordinance that states that the Electric and Water tap on fees will be that year's current market price rounded to the nearest hundred. The current rate structure for commercial electric tap on is 15% of the first \$2000 then 50% of the rest and material, no labor. Last month it was discussed to do away with percentages and

bill actual costs. The new tap on fees for both commercial and residential should include the cost of transformers.

- Wastewater Treatment Plant—Will discuss at the Utilities Committee meeting Tuesday July 22nd

PUBLIC SAFETY:

- Ryan Isaak wrote a letter to HSHS expressing the concern and need for St Joseph's to obtain their own security officers. Mark and the officers feel 2 hours is too long to be tied up at the hospital. The police officers would like the hospital to have a procedure in place so the officers know what is expected, then they can get back on the road. Kevin wants to schedule a meeting between HSHS and the Safety Committee only.
- Scooter ordinance—Need to research what the state laws are. Tabled discussion until next Finance meeting.
- Mark requested to increase part-time wages for police officers to \$30/hr. Trevor was asked to look at current overtime wages to see if it's worthwhile hiring another full-time officer.

AMBULANCE:

- Motion by Schleper, seconded by Davinroy to approve the Billable Runs for June 2025. Motion carried by unanimous voice vote.

RECREATION:

- Brad Hoffman presented his findings at North Side Park. The bandstand has structural, electrical and fall protection liabilities. If IL OSHA were to get involved, the city could incur substantial fines. Citations from OSHA opens the city up to lawsuits due to known hazards. Brad recommended closing off the stage for repair. There are no signs indicating load limits and no knowledge of any engineering. The "secondary stages" had trip hazards, and the steps did not have rails. Any electrical wiring that is used for more than 30 days needs to be hard wired, not done with extension cords. The brick footing in front of the stage needs to have fall protection. The bleachers are also required to have fall protection. He suggested we put age limit signs on the playgrounds. Brad said liability coverage will be denied if action is not taken immediately. Kevin wants to invite Clinton County Showcase to the August Finance meeting to a solution.
- Severe weather ordinance—Joanne to draft an ordinance that follows the IHSA guidelines.
- Dog Park—Tom has time scheduled in October to work on the Dog Park. Don suggested purchasing and storing the materials to avoid increasing costs. The Dog Park Committee requested to have an additional water spicket with a hose for washing mud off the dogs. The council agreed to install one spicket for drinking water on both sides.
- Golf Course is on alternate course while Hole #2 is under repair.
- Tim will reach out to his contact for pricing on new bleachers.
- Bruce stated the Jr. Legion is donating \$1300 for dirt at the ball diamond in preparation for their state qualifier tournament.

BUSINESS ADMINISTRATOR:

- Return to Work Policy—IML RMA requires a policy to be in place by September 1st. Taylor Koetting sent his proposed policy to RMA for review. RMA said it meets their criteria. No conflicts were found in either union contract regarding light duty. Essenpreis recommends a reasonable accommodation form so the employee and manager both sign stating they understand any restrictions. Taylor also suggested having an evaluation form from the doctor. Trevor wants to make sure the language in the policy matches the City Employee Handbook.
- Business District Grants—Will start advertising and accepting applications. Trevor met with PGAV regarding the organizations outside the Business District boundaries. Business District funds are not allowed to be spent on businesses outside of the boundaries.
 - Option 1 – Find alternative ways to give them money that's not from a Business District.
 - Option 2 – Do a plan amendment that includes all current businesses and any potential future businesses. This would require additional costs from PGAV, public hearings and passing ordinances. The deadline would be October 1st to be able to give the organizations money this year. Trevor said this would be the best option as several businesses that are outside the boundaries have reached out as well.

Council decided to proceed with amending the Business District plans to include fraternal organizations and additional businesses. Trevor suggested they apply for grants this year.

- Trevor mentioned an organization that is offering grants to install outdoor fitness equipment. He offered to present it to the Park Board.

CITY COLLECTOR:

- FY2026 Appropriation Ordinance—with no public in attendance for the public hearing, the ordinance will be passed tomorrow night at the 7/15 Council meeting.
- IML Conference—Kevin suggested that the new aldermen attend. Trevor will collect a list of names tomorrow night and make reservations.
- Grocery Tax—The current 1% state tax ends 12/31/25. Municipalities can impose a local 1% tax in its place by passing an ordinance. The deadline to submit the certified ordinance to the IL Dept of Revenue is 10/1/25 to implement the local tax on 1/1/26. Council agreed to have Joanne prepare the ordinance.
- State requirements for Municipal websites—Special committee meetings must be posted on our website.

ZONING:

- Drewes property—Joanne has updated notices to send to Drewes. They are to be served by a police officer and are time sensitive. Drewes has a certain number of days to correct the issues or apply for new building permits. If an officer serves the notices, he cannot deny that he received them. Joanne will get the signed notices to Jackie along with pictures to take to the Police Dept for delivery.

- Rental Inspection Ordinance—Don wants to revise the ordinance to state that if the landlord keeps the utilities in their own name, they are required to have an annual inspection.
- Business Licenses—Don wants to implement Business Licenses to be able to inspect new businesses to make sure they are up to code and ADA compliant. The fee would be just enough to cover the cost of the software. The inspection would only be one time and required before the business opens.
- Solar Farm—Kevin and John received an email regarding a pre-annexation agreement for a community solar farm located 1 mile west of the city boundary between Old Rt. 50 and New Rt. 50. The proposed property is within the 1.5-mile radius that is protected under our Comprehensive Plan. The council needs to schedule a meeting with the developer and IMEA.

MAYOR'S REPORT

Chris Conrad sent Kevin an interested dispensary since the City of Highland was split on whether to allow dispensaries. Kevin will request any interested dispensaries present their plan at a Finance meeting to ensure they meet the requirements in the ordinance.

OLD BUSINESS:

City credit card policy—Kevin will monitor credit card purchases going forward.

NEW BUSINESS:

None.

Meeting adjourned at 8:47 pm.

Non-verbatim minutes taken by: _____
Jackie Hummert, City Clerk