



VOT BOARD MEETING Minutes

VILLAGE OF TILTON
4/16/2026 6:00 PMCDT
1001 TILTON RD, TILTON IL 61833

1. CALL TO ORDER

Mayor Wear called meeting to order at 6pm. Pledge was recited

2. ROLL CALL

Attendance

Present:

Members: Lori Fields - Village Clerk, Bob Finley - Board Trustee, Courtney George - Board Trustee, Tiffany Jones-McClellan - Village Administrator, Virgil Sheets - Board Trustee, Vanessa Sims - Board Trustee, Cassidy Warrick - Treasurer, Billy Wear - Village Mayor, Mike Weidenburner - Board Trustee

Absent:

Members: John Barnes - Board Trustee

Attendance

Present:

Members: Phil Bernardi - Police Chief, Butch Fields - EMS Coordinator, TJ George - Director Of Public Works, Chad Kistler - Sewer Superintendant, Chris McMahon - Fire Chief, Tom Overmyer - Village Engineer

Absent:

Members: Brian Dunavan - IT Director

3. APPROVE OR AMEND AGENDA PRESENTED

Motion:

MOTION TO AMEND AGENDA TO REMOVE APRIL 1, 2026 SPECIAL BOARD MEETING MINUTES AS THEY ARE NOT COMPLETE

Motion moved by Mike Weidenburner and motion seconded by Bob Finley. 5 AYES, 0 NAYES, MOTION PASSED

4. APPROVAL OF MARCH 19,2026 BOARD MEETING MINUTES; MARCH 26, 2026 SPECIAL BOARD MEETING MINUTES AND APRIL 1, 2026 SPECIAL BOARD MEETING MINUTES

Motion:

MOTION FOR APPROVAL OF MARCH 19,2026 BOARD MEETING MINUTES; MARCH 26, 2026 SPECIAL BOARD MEETING MINUTES AND APRIL 1, 2026 SPECIAL BOARD MEETING MINUTES

Motion moved by Virgil Sheets and motion seconded by Bob Finley. 5 AYES, 0 NAYES, MOTION PASSED

5. FINANCE REPORT AND PAY BILLS

Motion:

MOTION TO APPROVE FINANCE REPORT AND PAY BILLS

Motion moved by Bob Finley and motion seconded by Virgil Sheets. 5 AYES, 0 NAYES, MOTION PASSED

6. AUDIENCE

Mayor Wear opened the floor for audience comments. No members of the public spoke

7. VILLAGE ENGINEER

Village Engineer Tom Overmyer presented the Motor Fuel Tax plan with attached maps. Overmyer explained that Public Works Director TJ George had requested additional work between the public works building and police storage, but tonight's approval was only for the MFT portion at \$170,000. The non-MFT portion would return to the board next month. Overmyer noted that Doug and TJ reminded him about shoulder repair work that was not included in the current numbers - laying asphalt along the edge about 4 feet wide on each side of some streets. This additional work would be brought back at the next meeting after checking available funds.

7.1. R2026-0416 RESOLUTION FOR MAINTENANCE UNDER ILLINOIS HIGHWAY CODE

Motion:

R2026-0416 RESOLUTION FOR MAINTENANCE UNDER ILLINOIS HIGHWAY CODE

Motion moved by Virgil Sheets and motion seconded by Bob Finley. 5 AYES, 0 NAYES, MOTION PASSED

7.2. FARNSWORTH AGREEMENT FOR FIRE STATION/EMS BUILDING PRELIMINARY SITE AND ESTIMATED PROJECT COST

Overmyer presented a proposal from Farnsworth to do preliminary work for the fire station and EMS building based on the layout provided by Bush at the last meeting. The proposal includes drawing up the plan and placing it on a proposed site in the block between G and H Street, east of the existing road, to see if it fits. The cost estimate is \$12,600.

The deliverables include an existing site plan, proposed site plan, proposed floor plans at the preliminary level, exterior elevations or 3D rendering of exterior aesthetics, and a cost opinion. EMS Coordinator Butch Fields mentioned he had done some drawings to split the building so it's not so large in one direction, downsizing it from the original by removing 5-6 rooms. He explained that the original plan had bedrooms twice the size of current ones, and they could downsize those rooms and remove others to make the building smaller.

Administrator Tiffany McClellan reported speaking with three different lenders about financing options.

Overmyer clarified that the proposal includes one meeting with the group to identify goals, programmatic space requirements, budget, and timeline, allowing for modifications to avoid wasting time on redesigns.

Motion:

MOTION FARNSWORTH TASK ORDER #12 FOR FIRE STATION/EMS BUILDING PRELIMINARY SITE AND ESTIMATED PROJECT COST FOR \$12,600.00

Motion moved by Bob Finley and motion seconded by Courtney George. 4 AYES, 1 NAY - TRUSTEE SIMS, MOTION PASSED

8. FIRE

Fire Chief Chris McMahon reported on department activities, including cleaning parts at the station, demonstrations of new programs, and an upcoming water supply training on April 18th with several departments at their station. The MABAS trailer was picked up and general maintenance completed.

Current Wednesday night training involves 11 members who have signed up and completed their first tasks. The department sent 2 individuals to commercial building operations training on March 21-22, and the entire department except 3 attended pump training in Bismarck on March 25th. Five members attended a nationally recognized nozzle board class in Danville March 28-29.

The department completed over 350 hours of training this month. First quarter statistics showed 235 calls equaling 506 man hours

Trustee Weidenburner asked if the fire department had met with Earthrise regarding the proposed solar project. McMahon reported he had a meeting with solar companies regarding the Earthrise project near Catlin. He explained this was primarily Catlin's concern, though Tilton might provide mutual aid if needed. The main concern would be grass fires, as they wouldn't work on energized equipment until power was disconnected.

8.1. FIRST DUE

McMahon presented a proposal to replace their current ESO reporting system with First Due, a more comprehensive program designed specifically for fire departments. ESO was originally designed for EMS and lacks fire-specific features. First Due would handle fire reporting, equipment maintenance tracking, gear maintenance (tracking washing and usage), mapping systems, and asset management for all village fire department property.

The program would replace their current spreadsheet-based tracking system and provide better record-keeping for state inspections like ISO audits. The annual cost would be approximately \$6,950, locked in for at least 5 years, with a \$1,400 setup fee.

Discussion revealed that the village currently pays about \$12,000 annually for ESO for both fire and EMS. The fire side would be cancelled while EMS would continue using ESO. After discussion about timing since ESO was renewed in March, the item was decided to have review.

9. EMS

EMS Coordinator Butch Fields reported 69 dispatches total: 45 Tilton runs including 1 second out, 24 mutual aid runs, and 1 private call. The department was conducting QA of ESO charts and was caught up.

Fields attended an I&I Communications meeting. Contacted AEV ambulance company about the new ambulance.

Fields completed medicine audits (narcotics) on all units and maintenance on units. His leads conducted onboarding for two new employees with skill review sessions.

10. PUBLIC WORKS

Public Works Director Terry George Jr. reported on ongoing activities including patching holes, ditch work, culvert cleaning, and opening bathrooms in Thomas Park. All dump trucks had plows and spreaders removed and stored for the season.

George worked on spreadsheets with Tom for the MFT project and completed a water main repair on King Street using the boring crew. Another storm sewer damaged by a previous crew was discovered.

Administrator McClellan reported following up with Connexus about repairs to fiber lines damaged during construction.

George announced trash cleanup scheduled for June 8-12 with senior home pickup, and June 13th Saturday collection at the ballpark from 8 AM to 11 AM.

10.1. ALTORFER AUGERS

George requested approval for an auger attachment and bits for the skid steer from Altorfer. The equipment would be useful for the upcoming playground installation and eliminate the need to borrow equipment. The original quote of \$8,327 was reduced to \$7,412 with an 11% discount.

Motion:

MOTION FOR ALTORFER AUGERS FOR \$7,412.00

Motion moved by Virgil Sheets and motion seconded by Bob Finley. 5 AYES, 0 NAYES, MOTION PASSED

11. POLICE

Police Chief Phil Bernardi reported 55 calls for service in March, with officers making 18 arrests, issuing 69 traffic citations and 17 warnings. No ordinance violation warnings were issued, but 16 ordinance violations were issued.

11.1. TAKE HOME CARS

Bernardi requested changing the take-home car radius from the current county boundary to 25 miles from the village, which would include areas in Indiana and expand coverage to Saint Joe area and farther south in Illinois, while maintaining the same practical distance limit.

Motion:

MOTION TO AMEND RADIUS FOR TAKE HOME CARS TO 25 MILES, EXCLUDING EAST OF THE STATE LINE

Motion moved by Bob Finley and motion seconded by Courtney George. 5 AYES, 0 NAYES, MOTION PASSED

12. SEWER

12.1. CATERPILLAR BOOM EQUIPMENT

Sewer Director Chad Kistler presented a request for telehandler equipment to help with maintenance at the sewer plant. A 2022 model with 1,150 hours and 4-year warranty was available for lease at \$2,235.27 per month for 36 months, with a final payment of \$24,160. The equipment would help reach over tanks for maintenance that currently requires hiring outside contractors.

Administrator McClellan suggested purchasing outright rather than leasing to avoid the 5% interest rate, using money from the sewer fund.

Motion:

MOTION FOR PURCHASE OF CATERPILLAR BOOM FOR \$95,000.00

Motion moved by Vanessa Sims and motion seconded by Courtney George. 5 AYES, 0 NAYES, MOTION PASSED

13. ENFORCEMENT OFFICER

Enforcement Officer David Biggerstaff not present

13.1. O2026-0416 AN ORDINANCE AMENDING CHAPTER 294 OF THE VILLAGE CODE PERTAINING TO PARKING OF CERTAIN VEHICLES

Administrator McClellan states the parking ordinance addresses concerns about campers and recreational vehicles being parked in yards and right-of-ways. The ordinance defines recreational vehicles to include trailers, campers, motor homes, watercraft, and off-highway vehicles.

Discussion occurred about electric vehicles and whether they have mechanical engines, with consensus that they have motors and would be covered under the ordinance.

Motion:

MOTION FOR O2026-0416 AN ORDINANCE AMENDING CHAPTER 294 OF THE VILLAGE CODE PERTAINING TO PARKING OF CERTAIN VEHICLES

Motion moved by Bob Finley and motion seconded by Mike Weidenburner. 5 AYES, 0 NAYES, MOTION PASSED

13.2. MOBILE HOME PARK ORDINANCE

Administrator McClellan explained that Code Enforcement Officer David Biggerstaff had worked on mobile home park issues with the Illinois Department of Public Health. Since Tilton is a home rule community, they need their own ordinance, which attorney Dave Wesner is preparing.

14. IT DEPARTMENT

Cassidy Warrick addressed the board for IT Department

14.1. SURPLUS OR DESTROY OLD PHONES

The IT Department requested authorization to surplus or destroy old phones that were no longer needed.

Motion:

MOTION TO DESTROY OLD PHONES

Motion moved by Mike Weidenburner and motion seconded by Vanessa Sims. 5 AYES, 0 NAYES, MOTION PASSED

15. CLERK

Clerk Lori Fields gave report as presented

16. CITY ADMINISTRATOR

City Administrator McClellan gave report as presented

16.1. TIF RDA ILLIANA VILLAGES BUILDOUT RS QUICK

Administrator McClellan presented a corrected TIF agreement for Ryan Quick's project. The original agreement called for payment of \$30,000 per building when infrastructure was completed, but was incorrectly written to pay when each building was done. The new agreement includes provisions for repayment if buildings are not completed, with potential interest at statutory judgment rate.

Motion:

MOTION FOR TIF AGREEMENT WITH RDA ILLIANA VILLAGES BUILDOUT RS QUICK

Motion moved by Bob Finley and motion seconded by Vanessa Sims. 5 AYES, 0 NAYES, MOTION PASSED

16.2. RESEARCH FOR GRANT WRITING

McClellan suggested the village should look for a professional grant writer, noting they may be missing opportunities for funding. Mayor Wear agreed that a professional grant writer would know proper wording and key phrases to make applications more competitive. Grant writers typically receive a percentage of successful awards.

McClellan noted the village maintains its UEI number and SAM number required for many grants, and used to have access to grant-finding software that helped them obtain free computers.

Motion:

MOTION TO SEARCH FOR GRANT WRITERS

Motion moved by Vanessa Sims and motion seconded by Virgil Sheets. 5 AYES, 0 NAYES, MOTION PASSED

17. TREASURER

Treasurer Cassidy Warrick gave report as presented

Treasurer Cassidy Warrick requested placing the fiscal year 2027 budget on display for the required 30-day period.

Trustee Weidenburner suggested having a meeting to help board members better understand the budget process and how different line items work together. Administrator McClellan offered to create a presentation to help explain the budget flow and make decision-making easier for trustees.

17.1. PLACE FYE2027 BUDGET ON DISPLAY FOR 30 DAYS

Motion:

MOTION TO PLACE FYE2027 BUDGET ON DISPLAY FOR 30 DAYS

Motion moved by Mike Weidenburner and motion seconded by Vanessa Sims. 5 AYES, 0 NAYES, MOTION PASSED

17.2. **R2026-0416A - ORGANIZATIONAL RESOLUTION AND AGREEMNT FOR CREDIT CARD PROGRAM**

Treasurer Warrick explained that First Financial Bank was discontinuing their commercial credit card program and moving to PNC, requiring a new organizational resolution.

Motion:

MOTION FOR R2026-0416A - ORGANIZATIONAL RESOLUTION AND AGREEMNT FOR CREDIT CARD PROGRAM

Motion moved by Vanessa Sims and motion seconded by Mike Weidenburner. 5 AYES, 0 NAYES, MOTION PASSED

17.3. ILLINOIS PORTABLE TOILETS

Warrick requested approval for portable toilet rental from Illinois Portable Toilets for \$9,100 total for 5 months, the same company used successfully last year.

Motion:

MOTION FOR ILLINOIS PORTABLE TOILETS FOR \$9,100.00

Motion moved by Virgil Sheets and motion seconded by Bob Finley. 5 AYES, 0 NAYES, MOTION PASSED

18. MAYOR REPORT

19.

Mayor Wear reported that the Opportunity Zone application was more limited than initially understood. Due to census tract income requirements, only the General Motors site was eligible. The median income for the Georgetown Road area was 70.38% when it needed to be 70% or below, and the poverty rate was 19.46% when it needed to be 20% or more.

Administrator McClellan was working with Logan Cronk to get letters of recommendation for the GM site opportunity zone application from various economic development officials.

Wear reported meeting with a potential developer for a wellness and fitness center at King and 14th Street, featuring saunas, hot tubs, ice baths, and underwater treadmills for rehabilitation. The developer was expected to provide financial details and bank backing information.

The mayor attended an economic development roundtable at DAC and met with officials about ongoing fiber installation issues. Multiple utility strikes by Comcast contractors prompted meetings with company officials and other affected communities including Westfield, Georgetown, and Catlin. Wear outlined new requirements for future fiber installation permits, including mandatory joint utility meetings, before-and-after sewer line televising, and stricter oversight of contractor activities. The mayor also mentioned being approached by three developers about subdivisions and working with the county to potentially acquire the old nursing home property for development.

20. GUTTERING TWO FIRE STATIONS AND EMS HOUSE

EMS Coordinator Fields presented quotes for guttering work at the fire stations and EMS house. The contractor could repair but not fully replace guttering at the fire stations without full roof replacement, but could completely replace guttering at the EMS house for \$2,710. Total project cost with optional gutter guards was \$5,853 for all three buildings.

Motion:

MOTION FOR HUNTS GUTTERING FOR TWO FIRE STATIONS AND EMS HOUSE FOR \$5

Motion moved by Mike Weidenburner and motion seconded by Bob Finley. 5 AYES, 0 NAYES, MOTION PASSED

21. TICKTOCK SOLAR

Representatives from TickTock Solar presented updated proposals for solar installations at village facilities. The wastewater treatment plant system was increased by 75 kilowatts DC and 100 kilowatts AC to 200 kilowatts total, improving the offset to 75%. This triggered Ameren requirements for an elite meter with additional costs of \$2,000-\$5,000.

The solar panel prices were locked in for about 30 days before expected tariff increases of approximately 20%. All panels would be FEOC (Foreign Entities of Concern) compliant, with components coming from approved countries like Vietnam and the Philippines rather than restricted countries.

The wastewater plant project required tree clearing within the existing fence line, covering approximately 135 feet by 210 feet. Representatives estimated annual savings of about \$50,000, with total 15-year savings increasing from \$854,000 to \$1,045,000. The systems would break even around the 5-6 year mark.

Motion:

MOTION TO APPROVE SOLAR PROJECTS FOR PUBLIC WORKS BUILDING AND SEWER PLANT

Motion moved by Mike Weidenburner and motion seconded by Vanessa Sims. 5 AYES, 0 NAYS,
MOTION PASSED

22. O2026-0416A - AN ORDINANCE ADOPTING A RETIREMENT INCENTIVE FOR CERTAIN ELIGIBLE EMPLOYEES

Administrator McClellan presented an ordinance creating a retirement incentive for employees with 30 years of service who are at least 63 years old. The incentive provides 100% health insurance coverage the first year of retirement and 80% the second year.

Motion:

MOTION FOR ORDINANCE O2026-0416A - AN ORDINANCE ADOPTING A RETIREMENT INCENTIVE FOR CERTAIN ELIGIBLE EMPLOYEES

Motion moved by Bob Finley and motion seconded by Mike Weidenburner. 4 AYES, 1 - NAY TRUSTEE SIMS, MOTION PASSED

23. O2026-0416B AN ORDINANCE AMENDING CHAPTER 320 OF THE VILLAGE CODE PERTAINING TO ZONING

Administrator McClellan states this ordinance addresses special use permits, specifying that if a special use is discontinued for 12 consecutive months, the permit expires and the property reverts to its original zoning.

Motion:

MOTION FOR ORDINANCE O2026-0416B AN ORDINANCE AMENDING CHAPTER 320 OF THE VILLAGE CODE PERTAINING TO ZONING

Motion moved by Virgil Sheets and motion seconded by Bob Finley. 5 AYES, 0 NAYES, MOTION PASSED

24. R2026-0416B - RESOLUTION DECLARING AN INTENT TO REIMBURSE CERTAIN REDEVELOPMENT PROJECT COSTS

Administrator McClellan explained this resolution for the new TIF VI district bordering Catlin allows the village to reimburse Moran Economic Development for project costs.

Motion:

MOTION FOR RESOLUTION R2026-0416B - RESOLUTION DECLARING AN INTENT TO REIMBURSE CERTAIN REDEVELOPMENT PROJECT COSTS

Motion moved by Virgil Sheets and motion seconded by Mike Weidenburner. 4 AYES, 1 NAY - TRUSTEE SIMS, MOTION PASSED

25. TIF APPLICATION - CELESTIAL TATTOOS

Leeanalyn Cunningham requested TIF assistance for opening a tattoo shop at 1770 Georgetown Road in an expiring TIF district. Moran Economic Development recommended 10-25% of project costs. The applicants planned to do most renovation work themselves to keep costs down.

The board discussed the potential for increased business at neighboring establishments and the value of supporting a young entrepreneur. The total project cost was estimated around \$61,000.

Motion:

MOTION FOR TIF APPLICATION FOR CELESTIAL TATTOOS

Motion moved by Mike Weidenburner and motion seconded by Bob Finley. 5 AYES, 0 NAYES, MOTION PASSED

26. COMMITTEE REPORTS – IF ANY PRESENTED

Trustee Finley reported observing the sewer lining project by Hare Construction, noting the impressive operation with multiple large trucks and equipment. The 550-foot installation proceeded quickly once setup was complete.

Administrator McClellan noted the village attorney recommended bidding the remaining sewer work despite potentially receiving only one bid.

Bernardi reported successful cleanup day activities and announced plans for cemetery headstone cleaning before Memorial Day on May 9th, with volunteers and fire department water truck support. Trustee Finley also suggested implementing a volunteer time policy allowing full-time employees one paid day off per six-month period to volunteer for community activities like school field trips.

Mayor Wear requested assistance contacting the American Legion for Memorial Day dedication of the Middle East living memorial.

27. EXECUTIVE SESSION (IF NEEDED) PERSONNEL 5 ILCS 120/2 (c) (1) OR PROPERTY 5 ILCS 120/2 (c) (6) NONE REQUESTED

28. ADJOURN

Motion:

MOTION TO ADJOURN AT 8:09 PM

Motion moved and motion seconded. 5 AYES, 0 NAYES, MOTION PASSED

LORI FIELDS CLERK 5-21-2026

5-21-2026

APPROVED

