



VOT SPECIAL BOARD MEETING Minutes

VILLAGE OF TILTON
4/30/2026 5:30 PM
1001 TILTON RD, TILTON IL 61833

1. CALL TO ORDER

Mayor Wear called meeting to order at 530pm

2. ROLL CALL

Attendance

Present:

Members: John Barnes, Brian Dunavan, Lori Fields, Tiffany Jones-McClellan, Tom Overmyer, Virgil Sheets, Vanessa Sims, Billy Wear, Mike Weidenburner

Absent:

Members: Bob Finley, Courtney George, Cassidy Warrick

3. APPROVE OR AMEND AGENDA PRESENTED

Motion:

MOTION TO APPROVE AGENDA PRESENTED

Motion moved by Virgil Sheets and motion seconded by John Barnes. 4 AYES, 0 NAYES, MOTION PASSED

4. AUDIENCE

5. APPROVAL OF APRIL 1, 2026 SPECIAL BOARD MEETING MINUTES

Motion:

MOTION FOR APPROVAL OF APRIL 1, 2026 SPECIAL BOARD MEETING MINUTES

Motion moved by Vanessa Sims and motion seconded by John Barnes. 4 AYES, 0 NAYES, MOTION PASSED

6. APPROVAL OF APRIL 23, 2026 ORDINANCE COMMITTEE MEETING MINUTES

Motion:

MOTION FOR APPROVAL OF APRIL 23, 2026 ORDINANCE COMMITTEE MEETING MINUTES

Motion moved by Vanessa Sims and motion seconded by Mike Weidenburner. 2 AYES, 0 NAYES, MOTION PASSED

7. CLERK-MINUTES

The Village Clerk presented a request for approval to subscribe to the ClerkMinutes program, a meeting minutes software tool. The Clerk explained that the program processes meeting audio recordings, generates a transcript, and produces formatted minutes after the Clerk verifies speaker attributions. The Clerk noted that across four meetings already processed during the trial period, the program saved an estimated 24 hours of work, as some individual meetings previously required a full day to transcribe and format.

The annual subscription cost is \$1,188 (approximately \$99/month), which includes up to five monthly meetings, three team members, and three boards/departments. The Clerk indicated that other staff members, including Cassidy and Tiffany, would also be able to utilize the program for committee and other meetings, within the monthly meeting allotment.

Trustee Weidenburner, who had viewed the Clerk minutes during the trial period to review the program firsthand, spoke in support of the subscription. He described the output as "amazing" in terms of accuracy, noting that it correctly captured detailed financial discussions from a prior meeting, and remarked that it represented taking village operations "to the next level"

Motion:

MOTION FOR CLERK MINUTES FOR \$1,188.00 YEARLY

Motion moved by Vanessa Sims and motion seconded by Virgil Sheets. 4 AYES, 0 NAYES, MOTION PASSED

8. NON-MFT ROAD REPAIR

Mayor Wear presented a Non-MFT Road Repair project totaling \$210,000, broken into two components: (1) prime cover seal coat work in the area around the ballpark and public works building, including McVey from the gate to Mayfield and Fairfield from the gate to the ballpark, at a cost of \$135,000; and (2) asphalt shoulder repair on various streets at a cost of \$75,000.

Engineer Tom Overmyer clarified that the scope had been adjusted since the last meeting. Specifically, the area between the two ball fields was removed from the seal coat scope in order to accommodate more work around the public works building. He noted that if materials remained at the end of the project, crews would address that area to the extent possible.

Administrator Tiffany McClellan confirmed that this project is located within TIF District 2 and is therefore TIF-eligible, meaning general funds may not necessarily need to be utilized for this expenditure.

Motion:

NON MFT ROAD REPAIR FOR \$210,00.00

Motion moved by Vanessa Sims and motion seconded by John Barnes. 4 AYES, 0 NAYES, MOTION PASSED

9. CELESTIAL TATTOOS TIF APPLICATION

9.1. ORDINANCE O2026-0430 AUTHORIZING A REDEVELOPMENT AGREEMENT WITH LEEANALYN CUNNINGHAM DBA CELESTIAL TATTOOS FOR THE REMODELING & RENOVATION OF AN EXISTING BUILDING UTILIZING TAX INCREMENT FINANCING

Administrator McClellan introduced this item, explaining that the ordinance before the Board was the necessary legal instrument to authorize the redevelopment agreement so that the applicant, Leeanalyn Cunningham DBA Celestial Tattoos, could execute the agreement utilizing Tax Increment Financing for the remodeling and renovation of an existing building.

Motion:

MOTION FOR ORDINANCE O2026-0430 AUTHORIZING A REDEVELOPMENT AGREEMENT WITH LEEANALYN CUNNINGHAM DBA CELESTIAL TATTOOS FOR THE REMODELING & RENOVATION OF AN EXISTING BUILDING UTILIZING TAX INCREMENT FINANCING

Motion moved by Vanessa Sims and motion seconded by Virgil Sheets. 4 AYES, 0 NAYES,
MOTION PASSED

10. RYAN QUICK LAND OPTION

Mayor Wear introduced Ryan Quick, who was present to address the Board regarding a land transfer request involving a retention pond and associated right-of-way areas near his residential complex. Mayor Wear acknowledged that the matter had first been raised approximately three months prior. Mayor Wear summarized the request: the Village holds a right-of-way and easement interest in the retention area adjacent to Mr. Quick's property. The proposal before the Board was to conditionally agree to transfer the retention pond parcel to Mr. Quick, with the Village retaining a drainage easement, contingent upon the completion of a replat and its review and approval by the Village Engineer, Trustee Weidenburner.

Mr. Quick provided background on the property's history. He explained that the alley/road serving the area had been vacated prior to his purchase of the property, and that the vacation rendered many of the existing easements on the parcel effectively obsolete, since the land became private. Mr. Quick stated that the goal of the replat was to consolidate all parcels into one clean piece of property, vacate the outdated easements, and resolve remaining title issues, including a separate matter with MicroCell in which the vacated parcel had been split 50/50 per the original ordinance—a complication he discovered after the fact. He noted that MicroCell had been cooperative and that those negotiations were progressing.

Regarding the retention pond itself, Mr. Quick presented photographs showing the current deteriorated condition of the pond. He noted that the last time the pond was properly cleaned and maintained was in August 2014, when a bank hired him to clear it at a cost of approximately \$20,000. The pond has not been maintained since and now has approximately 2.5 feet of silt covering its outlet. Mr. Quick estimated that restoring the pond to operational condition would cost approximately \$30,000–\$35,000. He expressed his intention to excavate the pond deeper using the clay material on site, potentially creating a reflective pond and amenity for the residents of his complex and the broader community. He emphasized that with a projected investment of \$7,000,000–\$10,000,000 in the property, he needed the pond to be properly maintained and could not accept leaving it in its current state.

Trustee Weidenburner confirmed that the Village's storm sewer infrastructure from King Street and Illiana both flow into the retention pond, making the retention of a drainage easement essential. He also advised Mr. Quick to consider, for liability and insurance purposes, holding the pond parcel in a separate legal entity to protect against claims of "attractive nuisance."
Mayor Wear and Trustee Weidenburner clarified the mechanics of the proposed action: the Board's vote this evening would authorize a letter of intent to be issued to Mr. Quick, which he could present to his lender to demonstrate that the Village intends to transfer the property upon completion of the replat and engineer approval. The actual property transfer would be executed via a separate deed

(anticipated to be a warranty deed) at a later date, and the final replat and deed would return to the Board for formal authorization of the Mayor to sign.

Motion:

MOTION TO APPROVE, CONTINGENT UPON THE COMPLETION OF THE REPLAT AND APPROVAL BY THE VILLAGE ENGINEER, THE TRANSFER OF THE RETENTION POND PARCEL TO RYAN QUICK WITH THE VILLAGE RETAINING THE NECESSARY DRAINAGE EASEMENT, AND TO ISSUE A LETTER OF INTENT TO THAT EFFECT.

Motion moved by Virgil Sheets and motion seconded by John Barnes. 4 AYES, 0 NAYES, MOTION PASSED

11. EXECUTIVE SESSION (IF NEEDED) PERSONNEL 5 ILCS 120/2 (c) (1) OR PROPERTY 5 ILCS 120/2 (c) (6) Mayor Wear determined that there was no need to convene in Executive Session.

12. ADJOURN

Motion:

MOTION TO ADJOURN AT 5:48PM

Motion moved by Vanessa Sims and motion seconded by Virgil Sheets. 4 AYES, 0 NAYES, MOTION PASSED

LORI FIELDS-CLERK 5-21-2026

5-21-2026
APPROVED

