

The regular meeting of the Village of Divernon Board of Trustees was held at Village Hall on Wednesday, August 27, 2025. Village President Craig Busch called the meeting to order at "6:30 p.m." reciting the Pledge of Allegiance. Deputy Clerk Tara Kerouac called roll: Craig Busch, "Here," Chuck Apgar "Here," Randy Olson "Here," Dianne Brenning "Here," Julie Rhodes "Here," and Colton McDannald "Here", Gail Hedges "Here". Also present were Police Chief Christian Porter and Superintendent Jeremy Rhodes.

A motion was made by Trustee Apgar and seconded by Trustee Hedges to open the Public Hearing. The motion passed 6-0.

James Reuther, owner of parcel 927 S. 1st street addressed the Board. He requested the Board approve a new addition to his home that would serve as a 1-bedroom apartment. The conjoined addition would have its own entrance and share a garage on the south end of the property. Trustee Olson will evaluate the property. Village Attorney Scheuring will write the resolution and present it at the next meeting.

A motion was made by Trustee Apgar and seconded by Trustee McDannald to close the Public Hearing portion of the meeting. The motion passed 6-0.

Trustee Apgar made a motion seconded by Trustee Rhodes to approve August 13, 2025, minutes. The motion passed 6-0.

Trustee Brenning made a motion to approve the bills. Trustee Rhodes second the motion. The motion passed 6-0.

Visitors: Sara Reuther, James Reuther, Alicia Freitag, Aaron House

Aaron House addressed the Board, providing information on CCS, Inc. CCS, Inc, has a fully managed IT support team, secure network solutions, reliable back-up and recovery software, and vendor management. Aaron addressed pending obsolescence with the current computer software that is in place and the potential risk associated with use of Windows 10 after manufacturer ceases support. Discussion was had on possibly obtaining new computer hardware for the Village, estimated cost for each computer can range from \$1,000.00 to 1,200.00 per unit.

Public Works:

Superintendent Rhodes informed the Board all road work for the Village is complete. He replaced 2 underground gas valves on the natural gas systems. He stated the house located at South 1st Street was completed and the demolition of the building had gone smoothly.

Police Department:

Chief Porter informed the Board that the Police Trainee, Brandon Hipsher, had started the academy and was doing well.

Economic Development, Zoning, TIF, Building Permits:

Mayor Busch followed up with Tim Stewart regarding the property at 312 S. Lincoln Street. No further progress had been made, and Mr. Stewart did not show up to meet with Superintendent Rhodes regarding utilities as planned. The Village will move forward with issuing an Ordinance letter to Mr. Stewart.

Attorney Schuring was contacted via phone. He updated the Board regarding the development agreement for the new gas station being built in the Village. The completion date is set for December 31, 2025. The contractor requested an extension to March or April of 2026 in the event of inclement weather. The Village Attorney Schuering will continue to work on the contract for the new gas station currently being built in the Village. Village Attorney Schuering updated the Board regarding the contract for the Brown property. The sale price is set at \$400,000. A cash payment of \$200,000 will be made, and the remaining \$200,00 will be issued in natural gas credit. This contract should be completed by the next Board meeting.

Finance, Personnel, GIS:

The Annual Treasure's Report was submitted to the Board. Alicia Freitag went over the Auditor's report for the year. Trustee Brenning made motion to approve Treasure's Report. Trustee Rhodes second the motion. Motion passed 6-0.

Village Communication:

Trustee Rhodes will complete the Village newsletter by the end of the week.

Village Grounds:

Trustee McDannald reported the Radar stop signs have been shipped and should arrive soon. Trustee McDannald reviewed pricing for the banner hangers. The total cost for 37 banner brackets is estimated at \$4,499.20. The Board discussed how many poles should have banners and placement. No action was taken.

Village Ordinances:

Trustee Hedges discussed the proposed revisions to Ordinance Title 4, Chapter 8 Residential and Commercial Yard Waste Collection and Disposal. An amended ordinance will be prepared by Attorney Schuering and voted on at a later date.

Old Business:

The Board discussed possible options for IT support for the Village. CCS Inc, and LRS services were mentioned. Scott Brown from LRS will attend next Board meeting to present services to the Board. Trustee Olson made a motion to approve CCS Inc. Trustee Apgar seconded the motion. The motion passed 5-1. Trustee Rhodes voted no.

Office Administrator Kerouac addressed the Board regarding extending the due date for the Village utility bills. Trustee Hedges made a motion to approve the due date, extending the utility bill to the 26th of each month. Trustee Olson seconded the motion. The motion passed 6-0.

The Board discussed the new employee handbook and its completion. A draft was handed out for the Board to review.

Mayor Busch discussed HR consulting services and the need for HR solutions to the Board. It was decided that Always On Consulting, LLC, would be utilized. Trustee Rhodes made a motion to approve Always on Consulting, LLC. Trustee Apgar seconded the motion. The motion passed 6-0.

New Business:

Office Administrator Kerouac brought the Board's attention to resident Sheri Clarke. She is requesting an adjustment to her Budget Billing plan. Trustee Apgar made a motion to approve budget billing, seconded by Trustee McDannald.

Office Administrator Kerouac made the Board aware of Cathy Lewis' request for late payment. Trustee Olson made a motion to approve late payment, seconded by Trustee Rhodes. The motion passed 5-1. Apgar voted no.

The Board reviewed the cell phone policy for Village Public Works employees. The Board discussed changing the phone types to a basic flip phone and allowing the on-call employee to bring the phone home. Attorney Scheuring will write out a resolution and present it to the Board at the next Board meeting.

Trustee Hedges made a motion, seconded by Trustee Olson to adjourn at 9:52 p.m. The motion passed unanimously by voice vote.

Craig Busch
Mayor

Tara Kerouac
Deputy clerk