

Village of St. Joseph

Village Board Meeting

February 10, 2026

Mayor Page called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was said by all present.

Roll call was taken. Page Present
 Walsh Present
 Peters Present
 Childers Present
 Wolfersberger Present
 Cummings Present
 Rapp Present

Others in attendance: Joe Hackney, Village Administrator; Debbie Routh, Village Treasurer; Mike Sennert, Village Clerk; Marc Miller, Village Attorney; Gerald Hartman, Hartman Consultants; Jeremy Dirksmeyer, Dan Ahart, Greg Daniel, Steve & Margaret Sexton, Jeanna Kerner, Jessica Kerner, Jamie Manolo, Todd Jacob, Richard Einck, and Steve Huls, Village Residents; and Nora Maberry, The St. Joseph Record.

Consent Agenda (* indicates action item, omnibus motion):

1. Regular Village Board Meeting minutes - January 27, 2026* - Exhibit #1
2. Executive Session Minutes - January 13, 2026* - Exhibit #2
3. Treasurer's Report - February 2026* - Exhibit #3
4. Investment Recommendations - February 2026* - Exhibit #4
5. Approval of bills in the amount of \$37,736.36* - Exhibit #5
6. Special Event Permit 2026-003 SJO 5K* - Exhibit #6

Cummings motioned and Wolfersberger seconded to approve the consent agenda as presented. Roll call was taken: Walsh-Aye, Peters-Aye, Childers-Aye, Wolfersberger-Aye, Cummings-Aye, and Rapp-Aye. Motion passed 6-0

Public Participation:

Village Resident Jeremy Dirksmeyer expressed concerns for the proposed development north of the sports complex. He is concerned how there is only one entrance into the area at Sportsman's Club and Grand. Dirksmeyer added that the amount of traffic that currently goes by his house to the sports complex and residents will be greatly increased if the development happens.

Village Resident Dan Ahart told the Trustees that he wants transparency when they are considering major projects in the Village. He said the reason his family bought that house was for the park area.

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Village Resident Jeanna Kerner also expressed her concern with the influx of cars additional houses will create. She feels that it will be highly congested between 7:30-8:00 in the morning, when people are going to work and school buses are all leaving through that one intersection.

Richard Einck told the Trustees that the houses will be built behind his house and is concerned about the type of houses planned. He questioned if there will be an infrastructure and drainage study done?

New Business (* Indicates Action Item):

1. Discussion of qualifications of bid proposal to purchase and operate the village wastewater system* - Exhibit #7

Mr. Hartman explained to the Trustee that there was only one bidder for the sewer plant. Illinois American Water submitted the bid with two options for the sewer plant. In the first option they would purchase for half of its assessed value. In the second option Illinois American Water would purchase the collection system at the sewer plant for \$4.9 million. In addition they would also pay interest on the principal loan until it is paid off. After the loan was paid off they would have the option to purchase the sewer plant or the Village could sell it to another company. During this time Illinois American Water would operate the entire system.

After discussing the options the Trustees directed Mr. Hartman and Village staff to continue working with Illinois American Water on a Hybrid agreement.

Rapp motioned and Walsh seconded to direct Mr. Hartman and Village staff to continue working with Illinois American Water on a Hybrid agreement. Roll call was taken: Walsh-Aye, Peters-Aye, Childers-Aye, Wolfersberger-Aye, Cummings-Aye, and Rapp-Aye. Motion passed 6-0

2. Consideration and possible awarding of Field treatment jobs to select contractors for 2026 Season* - Exhibit #8

Trustees discussed the bids submitted for Field treatment and decided to award the bids for the playing fields to Outdoor Solutions and the common area of the parks to Spring Green.

Cummings motioned and Wolfersberger seconded to award the Field treatment jobs to select contractors for 2026 Season as presented. Roll call was taken: Walsh-Aye, Peters-Aye, Childers-Aye, Wolfersberger-Aye, Cummings-Aye, and Rapp-Aye. Motion passed 6-0

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3. Consideration and possible awarding of mowing services jobs to select contractors for 2026 Season* - Exhibit #9

The Trustees discussed the bids received for mowing and decided to award the contracts to the same companies as the 2025 mowing season.

Walsh motioned and Childers seconded to award the mowing services jobs to select contractors for 2026 Season as presented. Roll call was taken: Walsh-Aye, Peters-Aye, Childers-Aye, Wolfersberger-Aye, Cummings-Aye, and Rapp-Aye. Motion passed 6-0

4. Consideration of options to sell surplus property and consideration of issuing RFP to evaluate proposals* - Exhibit #10

Mayor Page-Gave an overview of the need for development in the village and the possible options to develop land north of the Sports Complex. He indicated that a feasibility study will need to be done and he understands the concerns of the residents in the area. Page explained that 2009 was the last time a subdivision was done in the Village and that there were four building permits issued in 2024 and 2-25. He told the audience that the Village only receives \$320,000 of revenue from property taxes, so one option is to encourage new development to increase revenue. The Mayor discussed that he wants to get RFP from companies and put in conditions for green spaces, lot sizes, and types of houses. He also discussed his concerns with traffic in the area and how he would have a traffic study by the engineers.

Trustee Wolfersberger reported that he knows of another option for development and would like to table the vote for 2 weeks to see if it is a possibility.

After discussion by the Trustees it was decided to table the RFP issuance for two weeks.

Wolfersberger motioned and Walsh seconded to table the issuance of an RFP. Roll call was taken: Walsh-Aye, Peters-Aye, Childers-Aye, Wolfersberger-Aye, Cummings-Aye, and Rapp-Aye. Motion passed 6-0

Old Business (* indicates Action Item):

1. FY26/27 Budget Discussion: Animal Control contract update.

Tabled until more data can be evaluated.

Village Administrator:

-Nothing to report.

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Staff Updates:

-**Village Attorney**-Nothing to report.

-**Village Clerk**-Nothing to report.

-**Public Works**-Nothing to report.

Mayor:

-Nothing to report.

Board of Trustees:

-Trustee Rapp explained to the board that he would like to have discussions with Drainage district DD6. He is wondering what is happening with their funds since the Village has paid for all of the improvements they list on their webpage. He would like them to assist in paying for improvements.

At 8:15 p.m., Walsh motioned and Cummings seconded to adjourn the meeting.

These minutes are respectfully submitted.



Mike Sennert
Village Clerk

Approved: February 24, 2026