

VILLAGE OF ST. JOSEPH  
VILLAGE BOARD MEETING

January 9, 2024

Mayor Fruhling-Voges called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was said by all present.

Roll call was taken.	Fruhling-Voges	Present
	Page	Present
	Vallee	Present
	Painter	Present
	Wolfersberger	Present
	Cummings	Present
	Rapp	Present

Others in attendance: Joe Hackney, Village Administrator; Tiffany McElroy-Smetzer, Village Clerk; Debbie Routh, Village Treasurer; Mike Sennert, Village AV; Nicholas Rademacher, Clark Dietz; Rusty Shafer, St. Joseph Stanton Fire Protection District, John Trefzger, Radiant Solar; Nora Maberry, The St. Joseph Record.

**PUBLIC PARTICIPATION:**

Trefzger gave the Board a presentation of what the cost of installation, incentives/rebates the Village will or may be entitled to and described how he envisioned the solar project at the sewer plant property.

He stated that the solar field would be able to make all the energy for the sewer plant. Painter noted that he had not given Trefzger the updated estimated electrical usage amounts so this may no longer be true.

Trefzger stated that the project could be paid off in 5 – 6 years. He listed several programs that the Village may be eligible for including a 30% Federal Tax Rebate, 10% Tax Rebate for being in the brownfield (a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substance, pollutant, or contaminant), and another 10 % if forty percent or more of the materials used are made in the US. He stated that as long as the project is done before 2035 the 30% would be good but that eligibility for the other two programs need to be verified since it is a municipality.

Trefzger noted that all the monitoring will be done through Wi-Fi. Fruhling-Voges questioned about who would take care of the maintenance of the panels. Trefzger stated that there should not be any maintenance necessary for the panels. He told the Board that when a storm came through Mahomet and the hail ruined his roof, the panels were not damaged. The warranties for the panels are for 30 years. After 30 years, they are estimated to still be 85% efficient.

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He noted that he does not use concrete to put the supports in. Page questioned that since some of the property was in the flood zone if that would mean he would need to put in deeper poles. Trefzger said that is likely but most likely not a significant increase to cost. He said that the power bills will be a fraction of what they would be under a leasing option.

Fruhling-Voges questioned how the funding would work. Does the Village borrow for all construction costs and then get the rebates. Trefzger confirmed this is how it would work.

Page questioned if his company had every done anything this size before. Trefzger stated that the largest field he had done to date was 120 panels. He is getting ready to do a 1600 panel project. Page also asked if he had done work for municipalities before. He has not.

Hackney requested that Trefzger put his presentation numbers into a set format that he has been using. This will allow the Village to compare "apples to apples". Hackney will email Trefzger the form in the morning

**CONSENT AGENDA (\* indicates action item, omnibus motion):**

1. Regular Village Board Meeting Minutes – December 12, 2023\* - Exhibit #1
2. Treasurer's Report – January 2024\* – Exhibit #2
3. Investment Recommendations- January 2024\* - Exhibit #3
4. Approval of bills in the amount of the \$435,225.22\*- Exhibit #4

Cummings motioned and Wolfersberger seconded to approve the Consent Agenda items as presented. Roll call vote was taken: Page – Aye, Vallee – Aye, Painter – Aye, Wolfersberger – Aye, Cummings – Aye, and Rapp - Aye. Motion passed 6–0.

**NEW BUSINESS:**

1) **Accepting Bid for Tree Clearing\* Exhibit #5:**

Rademacher talked to the Board about the bids received for tree clearing. JT's Tree and Crane's bid was \$97,691. Schomburg and Schomburg's bid was \$177,991.07.

Rademacher's recommendation is to accept JT's Tree and Crane's bid of \$97,691 but to immediately put in a change order eliminating the two lines regarding the area south of Route 150. By reducing removing these two lines, the bid falls under \$50,000, which is the amount that the Village has allocated for the project. The Village would use the \$50,000 to remove the trees in the oxbow area north of Route 150. Any remaining funds could be used to remove specific trees on the south side of Route 150. Rademacher worked with the Soil and Water Conservation District to determine the trees to remove. Rademacher stated that his recommendation achieves the

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interest of the Village, Soil and Water Conservation District, and the other interested parties.

Rapp motioned and Cummings seconded to accept the bid from JT's Tree and Crane and immediately change order out the two line items for work south of Route 150 for a total cost not to exceed \$50,000. Roll call vote was taken: Vallee – Aye, Painter – Aye, Wolfersberger – Aye, Cummings – Aye, Rapp – Aye, and Page – Aye. Motion passed 6-0.

2) **Discussion of bid requests for Sports Complex Field Maintenance – Exhibit #6:**

Hackney discussed with the Board what they wanted to see in the bid request for field maintenance at the Sports Complex. There was discussion regarding what might seem obvious as part of the bid for one company another might not see it the same way. The Village should specify what it wants in terms of maintenance. Seeding of the soccer fields were discussed. Hackney stated that he would take the Board's input when putting together the bid request.

3) **Consideration of request to waive sewer charge\* – Exhibit #7:**

Hackney referred the Board to Exhibit # 7 in their packets. He reported that Charles Sollars who has installed the Ice House Machine located at 208 N. First Street, has requested a waiver of the sewer charge. Hackney noted that there is no connection to the Village's sewer infrastructure. Hackney noted that the normal practice is when the Village gets a reading from Illinois American Water, the Village bills for the units used. Painter noted that since, the equipment is stand alone, he does not have a problem waiving the sewer billing. Rapp agreed that since it was a standalone instance he did not have a problem waiving the sewer billing. He stated that this would not necessarily be the case if it was in conjunction with an existing business.

Page motioned and Painter seconded to approve waiving the sewer billing for the Ice House Machine at 208 N. First Street. Roll call vote was taken: Painter – Aye, Wolfersberger – Aye, Cummings – Aye, Rapp – Aye, Page – Aye, and Vallee – Aye. Motion passed 6-0.

**OLD BUSINESS:**

1) **Public Hearing Continued – Special Use Application – Storage Units in Commercial District - Exhibit #11:**

Rademacher gave an updated on adding Electric/Gas at the WWTP. He reported that the engineers for the buildings had designed them for gas use.

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**VILLAGE ADMINISTRATOR:**

- Nothing to report.

**STAFF UPDATES:**

- **Village Attorney** – Miller reported that the property at 407 S. Main Street had been closed on since the last meeting.
- **Village Clerk** – Nothing to report
- **Public Works** – Nothing to report

**MAYOR'S DESK:**

- Nothing to report.

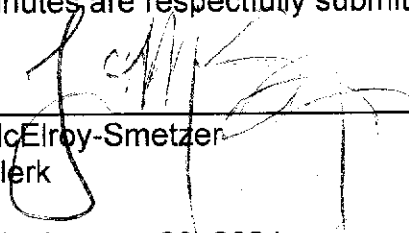
**BOARD OF TRUSTEES:**

- Rapp requested that the Village get a subscription to the News Gazette. He thinks it would be a valuable resource as often there are articles that could relate to the community. After discussion amongst the Board, the Village will start subscribing to the News Gazette.

**OTHER:** Nothing.

At 8:20, Rapp motioned and Page seconded to adjourn the meeting.

These minutes are respectfully submitted.

  
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Tiffany McElroy-Smetzer  
Village Clerk

Approved: January 23, 2024