



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Village Board of Trustees
Tuesday, September 02, 2025
6:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Trustee William Babcock
Trustee John Broda
Trustee Dayne Mead
Trustee Michael Wright
Village President Carol Gustafson

ABSENT

Trustee Justin Plock
Trustee Michael Sima

APPROVAL OF THE MINUTES

- 1. Approval of the Minutes** for the meeting of the Village Board of Trustees from **August 19, 2025**

President Gustafson asked for a motion to Approved the Minutes for August 19, 2025.

Motion was made by Trustee Broda, second by Trustee Babcock. Voting yes: Trustee Babcock, Mead, Broda, Wright 4-0-2.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

No public comments.

PRESIDENT'S REPORT

- 2. Review and Discussion of Hodges Run Small Business Incubator Bid Responses**

[Presented by: Joe Anderson of Place Foundry Design, LLC]

Joe Anderson from Place Foundry Design, LLC stated that the original project bids came in 30 percent higher than the expected with Scandoli coming in with the cheapest bid at 2 million dollars.

The Village's goal budget is \$1.4 million max.

Scandoli provided a breakdown on 7 items for potential reduction of cost.

The Board discussed how to cut cost with exploring rental of heated portable units or container restrooms, volunteer labor feasibility. lighting and landscaping cuts suggestions were made to see if the garden club would help. construction strategy.

The Board also discussed whether or not infrastructure of groundwork is possible for the fall of 2025, and building phase likely in the spring of 2026.

The Board asked Joe Anderson to see what is possible to do this year with an update report.

TREASURER'S REPORT

3. Cash Report and Bills

4. Approval of Bills

President Gustafson asked for a motion to pay the bills.

Expenditures \$563,903.87 and Payroll \$107,831.03 Totaling \$671,734.90 no motor fuel at this time.

Trustee Wright asked about seeing the bill for Hutcheson.

Joe Kurlinkus Village Administrator stated he will provide the bill for him.

Motion was made by Trustee Broda, second by Trustee Mead. Voting yes: Trustees: Wright, Broda, Babcock, Mead 4-0-0.

5. Year to Date, Revenues and Expenditures

OLD BUSINESS

6. Reconsideration of the approval of - over the veto of the Village President - Resolution 2025-R35, a resolution approving the providing of funds for painting the north exterior wall of the Roscoe Masonic Lodge #75 at 10534 Main Street (Masonic Lodge).

Doug Henry Village Attorney stated the procedure would be to make a motion to reconsider the adoption of 2025 R35 would be the first motion.

Motion was made to reconsider by Trustee Wright, second by Trustee Broda. Voting yes: Mead, Babcock, Broda, Wright.

Mr. Henry stated that there needs to be a second motion for discussion to adopt resolution 2025-R35.

The second motion was made to adopt resolution 2025-R35 notwithstanding the Veto was made by Trustee Wright, second by Trustee Mead.

Trustee Sima submitted a letter criticizing the veto and all calling for transparency and community input which was read by Trustee Broda.

Trustee Babcock expressed his concerns about using public funds for artwork on private property. He also stated that its inappropriate for a letter to be addressed discounting our mayor where broad statements are made.

President Gustafson stated that she finds the letter reprehensible. It is full of erroneous misstatements, representations, and one person's opinion.

She defended the veto citing misuse of taxpayer money and lack of clear public consensus.

The motion is to adopt resolution 2025-R35 notwithstanding the village president's veto to pass 2025-R35.

Voting yes: Trustee Mead, reason for his vote is there has been more negative feedback than positive feedback. Trustee Wright, did not give a reason. Trustee Broda stated that there was a big discussion on the Mural and the Board voted 5 to 1 to remove it. he stated that when we had these discussion he did not see people coming to the meetings to save the Mural.

Voting no: Trustee Babcock stated again that we should not be using Village funds to pay for repainting a building that's owned privately.

Motion to override the veto required a two-thirds majority.

Vote Failed: The Veto stands, and the Mural will not be repainted using public funds.

CONSENT AGENDA

All items on the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda, and will be discussed and approved separately.

7. **Approval of Resolution 2025-R40** of declaring certain **equipment and personal property as surplus**, and authorizing its sale or disposition [Obsolete Computers & Electronic Equipment]

President Gustafson asked for a motion for the approval of Resolution 2025-R40. She stated that the Board has received a list of documents to examine at the Committee of the Whole.

Motion was made by Trustee Babcock, second Trustee Broda. Voting yes: Trustees Mead, Babcock, Wright, Broda 4-0-0.

MOTIONS AND RESOLUTIONS (Final action)

8. **Approval of Ordinance 2025-15 approving a Variance** request to waive the requirement for perimeter landscaping and setback of a parking expansion located at **13548 Metric Road** (PIN: 04-16-351-008).

[Applicant: Austin Bunge representing Mark's Auto Service]

ZBA Recommends Approval Voting 7-0-0 on August 13, 2025

President Gustafson asked for an approval of Ordinance 2025-15.

Motion was made by Trustee Broda, second by Trustee Babcock. Voting yes: Trustees Wright, Mead, Babcock, Broda 4-0-0.

9. **Approval of Resolution 2025-R41** approving the Tentative and Final **Plat 3 of Glenwood Estates**.

President Gustafson asked for a motion for an approval of Resolution 2025-41.

Motion was made by Trustee Broda, second by Trustee Babcock. Voting yes: Trustees Babcock, Wright, Broda, Mead 4-0-0.

10. **Approval of Ordinance 2025-16** approving a **Text Amendment** revising the Village of Roscoe **Zoning Ordinance Sec. 15-175 related to Land Divisions and Article III - Residential District Regulations** of the Village Code of Ordinances.

ZBA Recommends Approval Voting 7-0-0 on August 13, 2025

President Gustafson asked for a motion for an approval for Ordinance 2025-16.

Motion was made by Trustee Broda, second by Trustee Babcock. Voting yes: Trustees Babcock, Broda, Wright, Mead 4-0-0.

11. **Approval of Ordinance 2025-17** approving a **Text Amendment** revising the Village of Roscoe **Zoning Ordinance Article VII of Chapter 155 relating to Accessory Structures and Accessory Buildings** of the Village Code of Ordinances.

ZBA Recommends Approval Voting 7-0-0 on August 13, 2025

President Gustafson asked for a motion for an approval of Ordinance 2025-17.

Motion was made by Trustee Broda, second by Trustee Babcock. Voting yes: Trustees Wright, Broda, Mead, Babcock 4-0-0.

12. Resolution 2025-R42 Approving Hourly Wage Scale for Public Works Part Time Summer Employees

President Gustafson asked for a motion for an approval of Resolution 2025-R42.

Motion was made by Trustee Babcock, second by Trustee Broda. Voting yes: Trustees Babcock, Mead, Wright, Broda 4-0-0.

13. Approval of Resolution 2025-R43, approving lease agreement with Enterprise for replacement of three marked squads and transference of one currently leased unmarked vehicle from the Village lease to the Police Department lease.

President Gustafson asked for a motion for an approval of Resolution 2025-R43.

Motion was made by Trustee Broda, second by Trustee Babcock. Voting yes: Trustees Mead, Broda, Wright, Babcock 4-0-0.

NEW BUSINESS (First reading or suspend rules)

14. Approval of Ordinance 2025-18, an Ordinance amending **Section §2-359** of the Village of Roscoe Code of Ordinances **modifying the procedures for the approval of expenditures.**

President Gustafson distributes a seven-month financial report comparing actual expenditures to budgeted amounts. Trustees are asked to review the packet ahead of a follow-up discussion with the village treasurer Mark Olson in two weeks.

The report included detailed line items for departmental spending, such as equipment rentals and police operating supplies, and emphasized that most expenses are pre-approved through the annual budget process.

President Gustafson provided a detailed explanation of how Illinois's Retail Act has shifted sales tax revenue collection. Under the new system, sales tax is now allocated based on the point of delivery rather than the point of sale. This change benefits municipalities like Roscoe, which lack large, big-box stores but have residents who frequently order online. She also noted that Roscoe could see increased revenue from this shift, especially if the village adopts a local sales tax.

President Gustafson clarifies the village's purchasing process, stressing that expenditures are initiated by department heads, reviewed through purchase orders, and approved by either the village administrator or president. She cautioned against proposals to lower the purchasing amount stating that it will slow operations and duplicate existing safeguards.

She stated that Trustees generally supported maintaining the current system for its efficiency and accountability.

QUESTIONS AND REPORTS

PUBLIC COMMENT (Limited to 3 minutes per speaker)

Lucy Krchak stated that she is a newly resident to Roscoe and this is her first meeting that she has attended. She stated that she was appalled by the letter of the Non present trustee wrote. She stated that she felt bad that trustee Broda had to read this letter aloud. She stated that she feels that Trustee Sima is obviously harboring some sort of personal agenda. She stated it was bad, and she is leaving this meeting with a bad taste in her mouth that this was going to be said.

Mrs. Krchak stated she wanted to comment on the Mural it is ugly. However, as a taxpaying citizen of this community, there's no way that she feels that her tax dollars or public money should go to repainting it. She stated that if the owners of the Mason building want to whitewash the side of that building it would probably be the best thing he could do. she stated that where she lived prior (Woodstock). they have amazing Murals. She stated that if there would be a new Mural in place of the old one it should be done with private funds or doing a fundraiser.

Terry Brock asked about the Hodges Run Project. He stated if something gets started now or in the near future could there be a sign that the Village could put up to let the people that drive through the subdivision around Christmas time, know what is coming.

EXECUTIVE SESSION (IF NECESSARY)

ADJOURNMENT

President Gustafson asked for a motion to adjourn the meeting.

Motion was made by Trustee Broda, second by Trustee Wright. Voting yes: Trustees Broda, Wright, Babcock, Mead.

Meeting was Adjourned at 7:40 pm.