



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Village Board of Trustees

Tuesday, July 21, 2026

6:30 PM

CALL TO ORDER

President Gustafson called the meeting to order at 6:30 pm.

PLEDGE OF ALLEGIANCE**ROLL CALL****PRESENT**

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

ABSENT

Trustee Molly Butz

APPROVAL OF THE MINUTES

1. **Approval of the Minutes** for the meeting of the Village Board of Trustees from **July 07, 2026**.

President Gustafson asked for a motion for the approval of the minutes.

Motion was made by Trustee Broda, second by Trustee Mead. Voting yes: Trustees Sima, Babcock, Wright, Mead, Broda 5-0-0.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

Tom McCann, a homeowner in the Denali Heights subdivision, addressed the village board regarding what he believes is a widespread violation of village development standards by Selene Homes. He alleged that the builder failed to install the required six inches of topsoil before laying sod, instead placing sod directly on sand.

Mr. McCann provided the board with sand samples which came from his yard and pictures of his dying lawn.

McCann argued that this has caused lawns throughout the subdivision to die because sand cannot retain sufficient moisture or nutrients. He also warned that the lack of topsoil could lead to erosion, clogged drainage systems, flooding, and increased costs for taxpayers. He stated that homeowners are now facing significant expenses to remove the existing sod, add proper topsoil, and rebuild their lawns.

He urged the village to enforce its ordinances, use any available development bonds or financial guarantees to require Selene Homes to correct the issue, and ensure that affected homeowners are made whole rather than bearing the costs themselves.

President Gustafson responded that officials have been in communication with McCann and that the engineering department is investigating the allegations and reviewing the applicable code requirements. She said the village is conducting due diligence to determine whether action can be taken and to provide McCann with any assistance available.

McCann concluded by saying that if a civil lawsuit is not feasible, he intends to pursue the matter in small claims court and encourage other affected homeowners to do the same.

PRESIDENT'S REPORT

2. Appointment and Confirmation of **Jay Durstock** to the **Stateline Mass Transit District (SMTD)** Board of Directors.

President Gustafson asked for a motion to appoint and confirm Jay Durstock.

Motion was made by Trustee Sima, second by Trustee Babcock. Voting yes: Trustees Babcock, Broda, Sima, Wright, Mead 5-0-0.

3. Appointment and Confirmation of **Terry Freeman** to the **Police Pension Board** for the Village of Roscoe, Illinois for a full 2-year term.

President Gustafson asked for a motion to appoint and confirm Terry Freeman.

Motion was made by Trustee Sima, second by Trustee Wright. Voting yes: Trustees Broda, Sima, Babcock, Wright, Mead 5-0-0.

4. Summary of **Concrete Pillar Pull Test Results** – Village Parking Lot (5466 Bridge Street)

President Gustafson reported that independent engineering firm Geocon completed pull tests on the replacement anchor bolts installed in the parking lot's concrete pillars. Test results and diagrams included in the board packet show that every bolt met the engineer's required specifications and passed inspection.

With the testing complete, the next steps are to install the top plates, fabricate the replacement metal canopy, and coordinate its installation and painting. If weather and scheduling cooperate, the project is expected to be completed by early September, shortly after Labor Day. She said a detailed schedule will be shared once it is available.

TREASURER'S REPORT

5. Cash Report and Bills

Expenditures are \$142,258.98, Payroll is \$ 110,675.84. Totaling \$252,934.82.

6. Approval of Bills

President Gustafson asked for a motion to pay the bills.

Motion was made by Trustee Babcock, second by Trustee Broda. Voting yes: Trustees Mead, Babcock, Wright, Broda, Sima 5-0-0.

7. Year to Date, Revenues and Expenditures

President Gustafson reminded the board that the village treasurer Mark Olson will attend the **August 18** meeting to present year-to-date revenue and expenditure reports through the end of July. The annual audit is also expected to be nearly complete. If a preliminary audit is available, the board may review it, and a representative from Baker Tilly, Wendy Younger, may be invited to a September meeting to answer questions and explain the audit findings.

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.

MOTIONS AND RESOLUTIONS (Final action)

8. A Resolution **2026-R32** Authorizing the Execution of an Employee Leasing Agreement for an Interim Village Administrator with MGT Impact Solutions LLC

President Gustafson asked for a motion for the approval of 2026-R32.

Motion was made by Trustee Wright, second by Trustee Broda. Voting yes: Trustees Wright, Mead, Broda, Sima, Babcock 5-0-0.

NEW BUSINESS (First reading or suspend rules)

None.

QUESTIONS AND REPORTS

President Gustafson announced that the residential street program has begun ahead of schedule and is expected to be completed by August 21. On August 18, Brendon from FEHR Graham will provide the village board with an update on the street program's progress as well as other capital improvement projects.

President Gustafson also provided an update on Porter Park Phase Two, explaining that the project is still waiting for a permit from the Illinois Department of Natural Resources (IDNR) for bridge construction. The permit review has been delayed because only one IDNR employee is handling these applications, and Roscoe's project is currently third in line after waiting six to eight months. If the permit is issued soon, the village can move forward with bidding and may begin construction this fall. If the delay continues, the village will request another grant extension, noting that the IDNR has been the

primary cause of the project's delays over the past year. FEHR Graham is expected to provide additional updates on August 18.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

No Public Comments.

EXECUTIVE SESSION (IF NECESSARY)

No Executive Session.

ADJOURNMENT

President Gustafson asked for a motion to adjourn the meeting.

Motion was made by Trustee Babcock, second by Trustee Wright. Voting yes: Trustees Wright, Mead, Broda, Babcock, Sima 5-0-0.

Meeting adjourned at 6:43 pm.