

VILLAGE OF CATLIN

Commission Form of Municipal Government Adopted 1914 MEMBER ILLINOIS MUNICIPAL LEAGUE

JUSTIN BARGO, Mayor, AUTUMN LANGE, Village Clerk 217-427-2136 Fax: 217-427-8118

109 S. SANDUSKY P.O. BOX 627 CATLIN, ILLINOIS 61817

Village of Catlin
County of Vermilion, State of Illinois
August 5, 2025

The Council of the Village of Catlin met in the Village Board room in regular session at 7:00pm with Mayor Justin Bargo presiding. Mayor Justin Bargo called the meeting to order at 7:01pm and instructed Village Clerk Autumn Lange to call roll.

Roll Call:

Mayor: Justin Bargo

Commissioners: Fred Rinehart, Wanda Schmit, Ross Wilson and Kevin Kirk

Village Clerk: Autumn Lange

Also Present: Mike Stiles, Greg Phillips, Marcus Chenoweth, Pennie Chenoweth, Tonya Hill, Carl Hill, Bobbi Billman, Jared Hooks, Kevin Bodine, Lisa Comrie, Cody Comrie, Aaron Richardson and various others

A motion was made by Kevin Kirk and Seconded by Fred Rinehart to approve the agenda for the meeting, August 5, 2025, 2025.

Aye: Wilson, Kirk, Rinehart, Schmit and Bargo

A motion was made by Fred Rinehart and Seconded by Wanda Schmit to approve the minutes from the regular board meeting held on July 15, 2025.

Aye: Wilson, Kirk, Rinehart, Schmit and Bargo

A motion was made by Kevin Kirk and Seconded by Fred Rinehart to approve the bills as presented.

Aye: Wilson, Kirk, Rinehart, Schmit and Bargo

Public Expression:

Tonya Hill – As a resident of Catlin Township, she expressed concerns about the proposed Solar Farm and said, “It is one of the most important zoning decisions in Catlin’s history.”. She worries that if the Village Board does not uphold the zoning ordinances, it will set a precedent that undermines all local ordinances and puts the Village at risk of future legal challenges and loss of control. The document that she read from is included in these minutes as Exhibit ‘A’.

Lisa Comrie – She discussed the Water, Flood & Liability Risks that could arise if the proposed 1,400-acre Solar Farm is approved and constructed. Potential disturbances to wells located on the surrounding homes and flood vulnerability rises as the Village is within a Hazard Zone in FEMA mapping. She asked the Village Board to uphold the 1.5-mile zoning ordinance to avoid these risks. The document that she read from is included in these minutes as Exhibit ‘B’.

Patty Jones – She was a part of a group that met with Senator Chapin Rose, and she asked him if he had any sort of comment to provide for the board meeting, to which he replied, “Tell them it is a bad idea.”.

Sloan Anderson – He questioned if David Biggerstaff was at the meeting and Mayor Bargo replied that he would not be at the meeting.

Aaron Richardson – He was present to get an update on Public Works Employees

VILLAGE OF CATLIN

Commission Form of Municipal Government Adopted 1914 MEMBER ILLINOIS MUNICIPAL LEAGUE

JUSTIN BARGO, Mayor, AUTUMN LANGE, Village Clerk 217-427-2136 Fax: 217-427-8118

109 S. SANDUSKY P.O. BOX 627 CATLIN, ILLINOIS 61817

utilizing Village vehicles outside of regular business hours. Mayor Bargo replied that they are looking into it and have not decided if they are going to change that policy at this time, but the board is looking into fleet management to track the vehicles and would give an update once the decision is made.

Bob Jones – He expressed that he received a letter from David Biggerstaff asking for him to remove the rock that is located near the road on Sandusky and Center St. He expressed that the rock is not his, it is the original corner stone of the Village when it was originally laid out. It was touching the road when all the roads in town were gravel. Due to historic value, he never wanted the rock to be removed, even when previous mayors proposed the idea of removing it. He feels as if he is being retaliated against by David Biggerstaff because he keeps getting more violations sent to him for various reasons that he feels as if nobody else is getting this treatment. He tried reaching out to David Biggerstaff this morning and did not receive a response, he is asking for the treatment to stop otherwise he will get a lawyer.

Commissioner Rinehart: Commissioner of Accounts and Finance

Motion to approve 3 building permits by Fred Rinehart and Seconded by Wanda Schmit.

119 Carrigan St (Flint & Nina McDowell) – Wall & Roof Construction

102 Delmar Dr (Richard Meis) – Roof Replacement

144 Westwood Circle (Richard Kinder) – Portable Garden Shed

Aye: Wilson, Kirk, Rinehart, Schmit and Bargo

Motion to approve 1 building permit by Fred Rinehart and Seconded by Kevin Kirk.

Comcast – Fiber Installation throughout various parts of town (This does not technically need board approval as they are a utility company and have rights through the easements, but they requested for approval from the Village Board)

Aye: Wilson, Kirk, Rinehart, Schmit and Bargo

Motion to deny 1 building permit by Fred Rinehart and Seconded by Kevin Kirk.

201/203 Orchard (D. Smith Enterprise) – Roof Replacement (Once a roofing license is received, the board will approve the building permit)

Aye: Wilson, Kirk, Rinehart, Schmit and Bargo

Commissioner Schmit: Commissioner of Public Health and Safety

Commissioner Schmit went out to Butler Branch to look at potential places for the Adult Exercise Equipment. She will have a diagram for everyone to review at the next meeting. There are ten pieces of equipment to be installed and will not be too far away from the Pavilion.

Commissioner Wilson: Commissioner of Streets and Public Improvement

Commissioner Wilson is still waiting to hear from Chad at Fehr Graham regarding the \$91,000 quote we received to Tar & Chip various roads within the Village. We need guidance from our engineers on how to obtain other quotes to utilize MFT funds.

He asked the board their opinion on doing all manhole repairs this year or only do 10 this year and the rest next year to stay under the \$24,999.00 threshold that is in place and if you go over that price, you must submit the project for bid which would take even longer. Once approved by our engineers that splitting a project up like that is okay, we will proceed.

VILLAGE OF CATLIN

Commission Form of Municipal Government Adopted 1914 MEMBER ILLINOIS MUNICIPAL LEAGUE

JUSTIN BARGO, Mayor, AUTUMN LANGE, Village Clerk 217-427-2136 Fax: 217-427-8118

109 S. SANDUSKY P.O. BOX 627 CATLIN, ILLINOIS 61817

Commissioner Kirk: Commissioner of Public Property

Commissioner Kirk said that 50% of the sludge is removed and the odor this year around the plant is significantly lower. The pump is still being rebuilt by Gasvoda, and they are about 75% of the way done with the project. The Pump Station work has been completed, and the pump is being reset for the third time.

Regarding the water issues on Douglas St, they are looking into tying the line from Douglas St to Webster St, so it is no longer a dead-end line. The water main will need to be replaced as it is one of the oldest mains in the Village and they are working on obtaining prices to complete this work.

Mayor Bargo:

Motion to approve Mike Sacre as a new member of the Planning and Zoning Commission by Fred Rinehart and Seconded by Wanda Schmit.

Aye: Wilson, Kirk, Rinehart, Schmit and Bargo

The Village has signed a Municipal Aggregation Contract with the help of our energy consultants, Good Energy, and residents will receive a letter in December with the chosen energy supplier with the lowest rate and they can opt out if they would like.

Tad Beddow, Chief of Police:

Motion to hire Daniel Hiser as a Part Time Police Officer by Fred Rinehart and Seconded by Ross Wilson.

Aye: Wilson, Kirk, Rinehart, Schmit and Bargo

Dave Biggerstaff, Property Manager: Absent

Motion to adjourn meeting at 7:42pm by Fred Rinehart and Seconded by Kevin Kirk.

Aye: Wilson, Kirk, Rinehart, Schmit and Bargo


Autumn Lange, Village Clerk



Justin Bargo, Mayor

Exhibit
A

KEEP CATLIN'S FUTURE IN CATLIN'S HANDS

Vote to Uphold the 1.5-Mile Extraterritorial Zoning Ordinance

Why This Vote Matters

- The Village's 1.5-mile extraterritorial zoning ordinance is your most powerful tool to control development just outside city limits.
- If upheld, the 1,400-acre industrial solar project cannot move forward here.
- If not upheld, this precedent could weaken all of Catlin's ordinances.

Catlin's Proven Track Record

- This ordinance already protected Catlin once by stopping a coal mine from being sited near our community.
- That decision preserved our health, environment, and property values.
- Without it, that mine would have been at our doorstep.

Risks of Not Enforcing the Ordinance

- Legal Precedent: Developers could argue, "You didn't enforce it for solar - why enforce it for us?"
- Loss of Control: Weakens the Village's ability to defend local laws.
- Increased Costs: Inconsistent enforcement can lead to legal challenges and higher legal bills.
- Erosion of Trust: Citizens expect fair, consistent application of the law.

The Solar Project's Local Impact

- Size: 1,400 acres = more than 1,000 football fields of fencing, glare, and industrial infrastructure.
- Permanence: Once farmland is industrialized, it rarely returns.
- Character: The rural landscape that defines Catlin will be permanently altered.

The Choice is Yours

YES, to Upholding the Ordinance	NO, to Upholding the Ordinance
<ul style="list-style-type: none">• Protects Catlin from this industrial-scale project• Keeps decision-making power in local hands• Upholds decades of consistent zoning protection	<ul style="list-style-type: none">• Sets a precedent that undermines all local ordinances• Risks future legal challenges and loss of control

Our Ask

Stand with your community. Stand with Catlin's history. Stand for consistent, strong, local control.
Vote to uphold the 1.5-mile extraterritorial zoning ordinance.

Exhibit
B

Water, Flood, & Liability Risks – Proposed 1,400-Acre Solar Farm

From a Professional Risk Manager: 30+ years as RN/BSN, 11 years as Director of Risk Management. Experienced in preventing foreseeable harm through proactive planning. The facts below come directly from FEMA's *Vermilion County Multi-Jurisdictional Multi-Hazard Mitigation Plan Update* (January 2024) and Illinois law.

1. Well Water Quality & Supply Risks

- All surrounding homes rely entirely on private wells.
- Construction will disturb soil up to 10–15 ft deep for solar trackers, underground wiring, inverters and access roads.
- This can alter groundwater flow and introduce sediment or pollutants.
- Loss of clean water = immediate collapse in property values.

2. FEMA - Documented Flood Risks

- Large portions of riverine flooding occur in unincorporated Vermilion County, including rural Catlin.
- Flood vulnerability rises when farmland/open space is converted to industrial use - impervious surfaces increase flash flooding potential.
- Both general and flash floods are regular occurrences in the county.
- Catlin–Tilton Road already floods frequently, even with cropland nearby - identified as a hazard zone in FEMA mapping.

3. Drainage Tile Destruction & Long-Term Flooding

- Driving poles 10–15 ft deep will destroy existing underground field tiles that control drainage.
- Field tiles prevent flooding of homes, roads, and farmland.
- Under Illinois Public Act for wind & solar, damaged tiles only must be restored after the project ends - potentially 30+ years later.
- This means decades of possible flooding and drainage issues before any legal requirement to repair.

4. Village Liability Risks

- Allowing development in a FEMA flood-vulnerable area could expose the village to claims for water contamination or flood damage.
- FEMA's National Flood Insurance Program (NFIP) - compliance is required for federal flood insurance & disaster aid eligibility.
- Failing to uphold the village's current 1.5-mile Extraterritorial Jurisdiction (ETJ) zoning ordinance for this proposed project, weakens future zoning enforcement and legal defense.

Closing Ask:

Protect Catlin's Water, Safety, and Legal Standing - Uphold the 1.5-mile zoning ordinance. Vote NO on this solar project to prevent foreseeable, long-term harm and potential liability.

Village of Catlin Property Maintenance Case Report

8-5-25

113 Jackson: Mudd has filed demo paperwork, asbestos testing was completed, waiting on results.

101 E Fleming: Mudd started condemnation paperwork, notice of board decision was sent to the deceased owners heirs. Grandson of the deceased owner reached out for information regarding saving the house, told they would have to speak with the attorney.

105 Byerly: USDA ordering appraisal to determine value for potential sale?

106 Douglas: Asbestos testing has been completed, waiting on results.

117 Westwood Court: \$200 fines levied; \$100 per day levied, still non-compliance

206 S Sandusky St- 8-15 Reinspection to be completed per court order to determine repairs are greater than 50% of value as per ordinance.

Tree removal on Douglas st has been completed. Does board want stump grinding quotes to be obtained?

Simmons Tree Service submitted recommendations to trim and/or remove tree at the northeast corner of the park in the small kids area and trim the tree on the north side of the 300 block of Vermilion st that sticks out over the north lane and is low.

Dog zoning hearing meeting 8-5 6:30 pm for Delmar and Lookout street properties.

Community room East and West door replacement: Waiting for door style to be picked out and approved

General - #246					
7/16/2025	Check	88863	Payroll Cleaning	ADMIN SALARY JULY 17 2025	\$1,980.77
7/16/2025	Check	88863	Payroll Cleaning	ADMIN FICA JULY 17 2025	\$144.71
7/16/2025	Check	88863	Payroll Cleaning	ADMIN UNEMP JULY 17 2025	\$0.00
7/16/2025	Check	88863	Payroll Cleaning	ADMIN IMRF JULY 17 2025	\$178.86
7/16/2025	Check	88863	Payroll Cleaning	POLICE SALARY JULY 17 2025	\$6,764.61
7/16/2025	Check	88863	Payroll Cleaning	POLICE FICA JULY 17 2025	\$517.50
7/16/2025	Check	88863	Payroll Cleaning	POLICE UNEMP JULY 17 2025	\$29.18
7/16/2025	Check	88863	Payroll Cleaning	POLICE IMRF JULY 17 2025	\$292.85
7/16/2025	Check	88863	Payroll Cleaning	STREET'S SALARY JULY 17 2025	\$9,127.24
7/16/2025	Check	88863	Payroll Cleaning	STREET'S FICA JULY 17 2025	\$690.85
7/16/2025	Check	88863	Payroll Cleaning	STREET'S UNEMP JULY 17 2025	\$20.64
7/16/2025	Check	88863	Payroll Cleaning	STREET'S IMRF JULY 17 2025	\$646.75
7/23/2025	Check	88864	Vermilion County DARE	2025 Corporate Sponsorship - DARE Golf Scramble	\$500.00
7/30/2025	Check	88865	Payroll Cleaning	ADMIN SALARY 07.31.2025	\$3,995.77
7/30/2025	Check	88865	Payroll Cleaning	ADMIN FICA 07.31.2025	\$298.86
7/30/2025	Check	88865	Payroll Cleaning	ADMIN UNEMP 07.31.2025	\$9.61
7/30/2025	Check	88865	Payroll Cleaning	ADMIN IMRF 07.31.2025	\$178.86
7/30/2025	Check	88865	Payroll Cleaning	POLICE SALARY 07.31.2025	\$8,190.28
7/30/2025	Check	88865	Payroll Cleaning	POLICE FICA 07.31.2025	\$626.54
7/30/2025	Check	88865	Payroll Cleaning	POLICE UNEMP 07.31.2025	\$27.68
7/30/2025	Check	88865	Payroll Cleaning	POLICE IMRF 07.31.2025	\$415.78
7/30/2025	Check	88865	Payroll Cleaning	STREET'S SALARY 07.31.2025	\$9,074.58
7/30/2025	Check	88865	Payroll Cleaning	STREET'S FICA 07.31.2025	\$686.55
7/30/2025	Check	88865	Payroll Cleaning	STREET'S UNEMP 07.31.2025	\$26.22
7/30/2025	Check	88865	Payroll Cleaning	STREET'S IMRF 07.31.2025	\$593.91
8/5/2025	Check	88866	Callin Lions Club	Donation for Annual Fish Fry - 08.30.2025	\$1,500.00
8/5/2025	Check	88867	AT&T Mobility	Invoice No. 28725035310x07152025 - Public Works Phone	\$113.06
8/5/2025	Check	88868	Progressive Chemical & Lighting	Invoice No. 58542 - Traffic Marker (White & Yellow)	\$4,199.50
8/5/2025	Check	88868	Progressive Chemical & Lighting	Invoice No. 58542 - Pavillon Reservation Sign	\$151.39
8/5/2025	Check	88869	Central Management Services-LGHP	Phillips, Gregory - Health Insurance	\$1,060.00
8/5/2025	Check	88870	SPARKLIGHT	Siles, Michael - Health Insurance	\$1,060.00
8/5/2025	Check	88871	Mobile Communications America	Account No. *****0240 - Maintenance Building Internet	\$134.45
8/5/2025	Check	88872	Progressive Chemical & Lighting	Invoice No. 1077000325-1 - Eespiece for T. Beddow	\$75.60
8/5/2025	Check	88873	Crowder CPA's Ltd.	Invoice No. 58435 - Trash Bags & Sprayer Boilies	\$147.76
8/5/2025	Check	88874	Huber & Mudd, LLC	Invoice No. 47869 - Interim Billing for 2025 Audit	\$433.50
8/5/2025	Check	88875	Owen's Excavating	Invoice No. 6395 - Legal Services for 106 Douglas Demolition	\$262.00
8/5/2025	Check	88876	ILEAS	Invoice No. 15882 - Vermilion St & Paris Sidewalk & Curb Repair	\$14,330.00
8/5/2025	Check	88877	Rahn Equipment Co.	Invoice No. DUES1421 - Annual Membership Dues	\$60.00
8/5/2025	Check	88878	Ameren Illinois	Invoice No. 56511 - Motor for Street Sweeper	\$567.00
8/5/2025	Check	88879	Boits Locksmith	Account No. *****3132 - Street Lights	\$920.67
8/5/2025	Check	88880	Triple A Asbestos	Invoice No. Q3037 - Keys for Bathroom at the Park	\$15.00
8/5/2025	Check	88881	Premier Wireless	Building Inspections for Asbestos - 113 Jackson & 106 Douglas	\$1,400.00
8/5/2025	Check	88882	Vermilion Co Dept of Animal Regulation	Invoice No. FRCPDIN2720 - Purchasing Phones for Village Hall	\$1,447.97
8/5/2025	Check	88883	Running Supply, Inc.	Invoice No. 1004-2507 - Animal Control Fees	\$113.00
8/5/2025	Check	88884	Daniel Ribbe Trucking	Account No. ***1687 - Concrete Mix	\$11.97
8/5/2025	Check	88885	Progressive Chemical & Lighting	Invoice No. 48253 - B.A.M.	\$226.01
8/5/2025	Check	88886	Cintas	Invoice No. 58602 - Jumbo Paper Towels	\$109.27
8/5/2025	Check	88887	Ameren Illinois	Invoice No. 4236822979 - Maintenance for Village Hall	\$138.00
8/5/2025	Check	88888	Ameren Illinois	Account No. *****2011 - Traffic Light	\$47.35
8/5/2025	Check	88889	SPARKLIGHT	Invoice No. 4148272004 - Caution Light	\$65.03
8/5/2025	Check	88890	Callin Water	Account No. *****0240 - Maintenance Building Internet	\$276.90
8/5/2025	Check	88891	Ameren Illinois	Account No. *****1000 - Splash Park Water Bill	\$272.46
8/5/2025	Check	88892	Ameren Illinois	Account No. *****6092 - 101 W Vermilion	\$146.25
8/5/2025	Check	88893	Leal	Account No. *****8254 - Maintenance Building	\$71.22
8/5/2025	Check	88894	Ameren Illinois	Invoice No. 18753521 - Copier System & Insurance	\$108.14
8/5/2025	Check	88895	SPARKLIGHT	Account No. *****5041 - Police Garage	\$68.21
8/5/2025	Check	88896	Manstfield Power & Gas LLC	Account No. *****0216 - Village Hall Internet & Phones	\$965.76
8/5/2025	Check	88897	Manstfield Power & Gas LLC	Account No. 10016988 - Gas for Generator @ Village Hall	\$0.24
8/5/2025	Check	88898	Kile Publications Inc.	Account No. 1001698C - Gas @ Village Hall	\$9.36
8/5/2025	Check	88899	DTI Office Solutions	Invoice No. 5113A - Court Reporter Email August 2025	\$15.00
8/5/2025	Check	88899	DTI Office Solutions	Invoice No. 156581 - Copier Base Rate & Overage Charge	\$128.65
					\$ 75,689.32
					\$ 0.00
					\$75,689.32

[illegible]

Wastewater - #588									
7/16/2025	Check	6975	Payroll Cleaning	WASTEWATER SALARY JULY 17 2025				\$ 3,348.85	
7/16/2025	Check	6975	Payroll Cleaning	WASTEWATER FICA JULY 17 2025				\$ 256.18	
7/16/2025	Check	6975	Payroll Cleaning	WASTEWATER UNEMP JULY 17 2025				\$ 2.57	
7/16/2025	Check	6975	Payroll Cleaning	WASTEWATER IMRF JULY 17 2025				\$ 280.28	
7/30/2025	Check	6976	Payroll Cleaning	WASTEWATER SALARY 07.31.2025				\$ 3,383.85	
7/30/2025	Check	6976	Payroll Cleaning	WASTEWATER FICA 07.31.2025				\$ 258.87	
7/30/2025	Check	6976	Payroll Cleaning	WASTEWATER UNEMP 07.31.2025				\$ 2.94	
7/30/2025	Check	6977	Gasvoda & Associates	WASTEWATER IMRF 07.31.2025				\$ 280.28	
8/5/2025	Check	6978	HughesNet	Invoice No. 285VC0108SVC - Various Issues at WWTP Over 4 Months				\$ 16,757.80	
8/5/2025	Check	6979	Cogent Inc.	Invoice No. B1-433157087 - Internet at WWTP				\$ 101.23	
8/5/2025	Check	6980	Ameren Illinois	Invoice No. 5629250 - YSI Controllers of DO Probes				\$ 5,556.46	
8/5/2025	Check	6981	Ameren Illinois	Account No. *****8574 - Lift Station				\$ 55.45	
8/5/2025	Check			Account No. *****9531 - Wastewater Treatment Plant				\$ 5,599.95	
								\$ 35,884.71	
								\$ 0.00	\$35,884.71