

Village Hall
221 First Street
Andalusia, Il. 61232

**MINUTES OF A REGULAR MEETING OF THE PRESIDENT AND
THE BOARD OF TRUSTEES FOR THE VILLAGE OF ANDALUSIA
ROCK ISLAND COUNTY, ILLINOIS**

July 20, 2026

CALL TO ORDER

The Board of Trustees met in a public meeting on Monday July 20, 2026 at the Village Hall. The meeting was called to order by President Pittard at 7:00 pm. He led the pledge to the flag.

ROLL CALL

Present: President Pittard, Trustee Finley, Trustee Kelly, Trustee Yakovich, Trustee Kensinger

Absent: Trustee Lueker, Trustee Melody

TRUSTEE FINLEY MADE A MOTION TO ACCEPT THE MINUTES FROM THE JULY 6, 2026 BOARD MEETING. SECONDED BY TRUSTEE KENSINGER. VOICE VOTE.

AYE: Trustee Kelly, Trustee Yakovich, Trustee Finley, Trustee Kensinger

NAY: NONE

MOTION CARRIED: 4 – 0 (2-absent)

TRUSTEE FINLEY MADE A MOTION TO APPROVE THE BILLS FOR JULY 20, 2026 IN THE AMOUNT OF \$23,220.18. SECONDED BY TRUSTEE YAKOVICH. VOICE VOTE

AYE: Trustee Kelly, Trustee Yakovich, Trustee Finley, Trustee Kensinger

NAY: NONE

MOTION CARRIED: 4 – 0 (2-absent)

GENERAL FUND	\$	5,533.34
GARBAGE FUND	\$	8,650.20
POLICE DEPT FUND	\$	193.92
COMMUNITY CENTER PARK FUND	\$	8,78.73
VILLAGE PARK FUND	\$	43.99

TRUSTEE KENSINGER MADE A MOTION TO ACCEPT THE TREASURER REPORT FOR JUNE 2026. SECONDED BY TRUSTEE FINLEY. ROLL CALL VOTE.

AYE: Trustee Kelly, Trustee Yakovich, Trustee Finley, Trustee Kensinger

NAY: NONE

MOTION CARRIED: 4 – 0 (2-absent)

Treasurer Powell reported that we have received 2 real estate tax payments so far this year.

We have a CD coming due on July 31st. She asked for guidance on what to do with it. Midwest Bank offered rates of 3.95% for 6 months or 4.05% for 1 year. Midwest Bank informed Treasurer Powell that they're expecting a rate hike in the spring. For this reason, the Trustees decided to roll the CD over for 6 months.

COMMITTEE REPORTS

Streets & Alleys: Trustee Yakovich reported that the streets were flooded again today. Garbage cans were down all over town. Recycling was not picked up due to the rain; it will be picked up tomorrow.

Taylor Ridge Paving will be coming in this week to start the road project.

Finance & Audit: Nothing to Report.

Buildings & Grounds: Trustee Yakovich asked who was responsible for mowing the Harbor. Justin and his crew take care of mowing and weed-whacking at the Harbor. Trustee Yakovich asked about the weeds down by the rivers edge. Justin informed him that we are not allowed to mow along the shore per the Corps of Engineers.

Harbor: Trustee Kelly reported that the Harbor has been pretty busy on the weekends.

Parks & Recreation: Clerk Hoffman reported that the resident run Andalusia Party was this past weekend. It was a success. They collected donations for the Andalusia Cemetery but it is unknown how much at this time.

Police: Trustee Finley reported that crooks are back to breaking into vehicles. He wanted to remind everyone to lock their cars.

REPORTS OF OFFICERS:

Village Clerk: Clerk Hoffman reported that she has been getting an overwhelming amount of AI FOIA requests. Per the new state law, she has been responding that after they prove they're human, she will be happy to fulfill the request. So far, no one has responded.

Clerk Hoffman also reported that our new app, "My Village of Andalusia IL" is live. It can be downloaded off the Google Playstore and the Apple App Store.

Clerk Hoffman is working with Recycle Coach and their new app. They would like to put a widget on our website. The Trustees will allow it.

The state archivists will be here on Tuesday to help Clerk Hoffman go through the paperwork so we can get authorization to shred old documents. Once we get the authorization to begin shredding documents, Clerk Hoffman will be hiring a shred truck to come out to do the shredding. More information will come later.

Public Works Director: Justin Parchert reported that he has been working with Chase Schwigen and the Corps of Engineers in trying to identify where the levee ends with regards to the Liberty Park Phase 3 project Chase Schwigen is working on. Justin said that more information will be forthcoming.

Justin and Shelly asked the Trustees to consider renovating the Village Hall. Justin reminded the Trustees that they were willing to spend over \$250,000 to purchase the old fire station plus any renovations that would have been needed. The hope is that they take some of that money and renovate the Village Hall by constructing an office space for Justin, replacing the flooring and board meeting tabletop in the Village Hall office, among other things.

Mayor: Mayor Pittard reported that he had a meeting with Amy Dixon who bought the old café. The Village has pledged TIF money to help offset costs of repairs that need to be done before she can open for business.

Clerk Hoffman told the Trustees that they should not approve the new proposed contract. There are several parts that are not in the best interest of the Village. Mainly the invoice reimbursement section and the "Claw back" section at the end of the contract.

The proposed contract simplifies it and does not call for exact numbers as well as final invoices. Reimbursement requests must be specific in both work done and dollar amounts. All final invoices must be paid by the recipient before the Village can reimburse the amount.

The "Claw Back" section of the agreement runs for 10 years after the TIF funds are disbursed. It protects the Village from a person taking TIF funds to improve their business, then turning around and selling the business for a huge profit from these improvements. The original contract has a 10-year "Claw Back" section with the percentage of payback to the village going down each year over the next 10 years. For example, If the business sells within the first 1-2 years the owner would have to pay back 100% of TIF funds. The percentage goes down every 2

years until, finally only 20% payback at 9-10 years. After that time, no pay back would be necessary.

The owner did not like those provisions and suggested that the claw back period should be of 5 years with only 8% being reimbursed to the Village at the 5-year mark.

Clerk Hoffman made it clear that this is a bad deal for the Village and strongly recommended that the Trustees not pass the agreement.

There was quite a long discussion regarding this agreement, in the end, the trustees agreed to allow the 5 year "claw back" with some changes to the percentage of payback. The invoices must be specific before reimbursement. There were a few other provisions that were approved as well, like the change in work to be done and the reimbursement time period if the "Claw Back" Clause is invoked going from 90 days to reimburse to 120 days to reimburse.

Citizen Comments: Resident Bill Cambell asked if the shred truck would be available to everyone or just the Village Hall. The shred truck will be for the Village Hall only.

TRUSTEE FINLEY MADE A MOTION, SECONDED BY TRUSTEE KENSINGER TO ADJOURN THE MEETING AT 7:37 PM.

Minutes written by:

Shelly Hoffman, Village Clerk