

VILLAGE OF BELLFLOWER
McLEAN COUNTY, ILLINOIS

BOARD OF TRUSTEES
MINUTES – SPECIAL MEETING
JUNE 3, 2025

CALL TO ORDER

President Allen Grussing called the special meeting to order at 6:30 p.m. in the Village Office located at the Bellflower Community Center, 104 W Center Street, Bellflower.

The Meeting Notice and Agenda (copy attached) was posted on the Bellflower Community Center Exterior Bulletin Board on June 1, 2025, at 6:15 p.m.

BOARD ATTENDANCE

Present: President Allen Grussing; Trustees Skee Aldrich, Teresa Drinkwater, Bart Lytel, and Steve Weiss

Absent: Trustees Beth Ellis and Shane Zimmerman

Five of seven board members were present, which formed a quorum.

VILLAGE OFFICIALS PRESENT – Clerk Herb Youngblood

PUBLIC ATTENDANCE – Rob and Brooke Brown

PUBLIC COMMENT

None.

MEETING PURPOSE

- a. Ratify May 30, 2025 board approval of Lanz Underground Solutions proposal to install a footing tile pump station on the west side of the Community Center by the boy's locker room.
- b. Discussion with GHB LLC regarding their plans for implementing a fiber optic network within the village.

ACTION

MOTION by Trustee Aldrich to ratify the May 30, 2025 board approval of Lanz Underground Solutions \$8,230 proposal (copy attached) to install a footing tile pump station on the west side of the Community Center by the boy's locker room. Seconded by Trustee Weiss. Voice vote: 4 yes; - 0- no. Motion passed.

DISCUSSION

Rob Brown distributed a packet "A step-by-step guide to fiber internet installation" (copy attached) which he discussed with the board.

Following is a list of board questions submitted to Rob and Brooke on May 28. *Answers* provided below were derived from the discussion.

Current Business

1. How many customers do you currently have? *Over 1,000.*
2. Is the internet live in Anchor and Colfax? *Yes.*
3. New Berlin, Loami, Colfax, and Anchor were mentioned as towns where you've installed service. For New Berlin it appears the village provides and bills for the service. The Village of Loami website shows that Mediacom and Frontier are the internet options. Nothing

could be found about internet service on the Colfax website, and Anchor has no website. Can you provide more information about the installation in those towns, who provides the service, and who bills for it? *New Berlin decided to own and bill their customers and then pays GHB for the service less \$5 per customer which New Berlin keeps. GHB bills customers in their other installations.*

Project Management

1. Can you provide a detailed project workplan that includes the planned timeframe from start to completion for this project? *Not discussed.*
2. How long will it take to install the entire village? *Six months to one year.*

Technical Infrastructure

1. When are the cable vaults installed - a) all at the beginning of the project when the fiber optic lines are installed, or b) after residents sign up to install the service? *At the beginning of the project.* Is there a potential to have cable vaults installed that never get used? *Yes.*
2. If another service provider comes to town (like you said Anchor has 4), do they run all their own fiber optic lines and vaults? *Yes.*
3. It appears there will be many cable vaults around town from which service will be provided. Is there a "central hub" location that will be the base for all fiber service? *Yes. A small building will most likely be installed on what was Raymond White's salvage yard.*
4. When would the bandwidth from AT&T be turned on for your company? *Active now.*
5. At the May 14 meeting you mentioned the service is for internet only, but that there are other options for phone and TV service. For a typical Mediacom customer with bundled internet, TV, and phone, what are the options for continuing TV and phone? What are the costs for those services? *TV-streaming through internet, satellite dish, install external antenna, or Mediacom. Phone-cell phone, Frontier, MagicJack.*
6. If a company installing the fiber optic damages another company's service lines, who is responsible for the repair and loss of service to their customers? *If services are marked by JULIE, the excavator is responsible. If the service is not marked by JULIE, the owner of the damaged service will be responsible.*
7. If an ISP goes out of business or is purchased by another firm, or if future technology makes the installed fiber optic obsolete, does the fiber they installed just get left at 24-inches underground? *Yes.*
8. Is fiber repairable if damaged? Or does a new section have to be run from a junction point? *Fiber repairs can be spliced.*

Company Infrastructure

1. Is there a public website that consumers can be pointed to regarding this project? *Website at ghbfiber.com but contains no project information.*
2. Are you bonded/insured, and to what extent? Is this paperwork available for review? *Yes.*
3. Who are the points of contact that can be reached for public questions or concerns, both during and after the work is done? *Rob and Brooke.*

Customer Support

1. Who handles home installations? *A member of the GHB team.*
2. What are the options for service, and what is the monthly cost for each? *Standard service is available at 1GB for \$75/monthly and 2GB for \$95/monthly.*
3. What is the cost for a customer to install service? *No cost.*

4. Is there a contract for customers? *No contract.*
5. Do customers have to lease equipment from you or provide their own equipment? *Either, if the customer-owned equipment is compatible with GHB.*
6. Do you have a process / cost for service to low-income customers? *Yes. Illinois requires a state-mandated plan of approximately 150MB at \$30.*
7. Who bills the customers? *GHB.*
8. Can we see a sample customer bill? *See last page of handout.*
9. Who provides customer support after service has been installed? *GHB.*
10. What are the hours for tech support? *24x7.*
11. Who handles tech support after hours? *GHB.*
12. Will the village be given free service at all village properties (currently, the Community Center, Library, and Depot)? *Community Center may possibly need booster service to get service throughout the building. Yes.*

Additional questions:

1. Do you have approval to go under the CN railroad? *Working on approval. CN has an unused 4-inch pipe that goes under the railroad near the elevator and is available for GHB to purchase. Will also need IDOT approval to go under Route 54.*
2. When do customers sign up for the service? *After all infrastructure (conduit, vaults, fiber optic lines) has been installed.*
3. Will GHB sell this business to another party? *Rob and Brooke live here, and there are no plans to sell. As with any business, operational plans are subject to change.*
4. Does the board need to approve this project? *The board does not approve whether a vendor can provide fiber optic service within the village. However, the board does approve whether to grant a vendor permit to construct facilities within the village rights-of-way.*

Next steps – President Grussing will request the village attorney to forward a copy of the Right-of-Way Permit Application to GHB’s attorney.

ADJOURN

President Grussing adjourned the meeting at 7:55 p.m.

**VILLAGE OF BELLFLOWER
McLEAN COUNTY, ILLINOIS**

**BOARD OF TRUSTEES
SPECIAL MEETING NOTICE AND AGENDA
JUNE 3, 2025**

A special meeting of the Village of Bellflower Board of Trustees will be held Tuesday, June 3, 2025, at 6:30 p.m., in the Village Office of the Bellflower Community Center, 104 W Center Street, Bellflower.

MEETING PURPOSE

- a. Ratify May 30, 2025 board approval of Lanz Underground Solutions proposal to install a footing tile pump station on the west side of the Community Center by the boy's locker room.
- b. Discussion with GHB LLC regarding their plans for implementing a fiber optic network within the village.

CALL TO ORDER

PUBLIC COMMENT

RATIFICATION OF LANZ PROPOSAL

DISCUSSION WITH GHB LLC

ADJOURN

Underground Proposal

LANZ UNDERGROUND SOLUTIONS

2709 Clark Rd
Champaign, IL. 61822
(217) 355-5512
FAX (217) 355-5516

| | | | |
|--|---------------|--------------------------------|------------------------------------|
| Proposal submitted to Village of Bellflower Allen Grussing | | Phone # 309-929-9059 | Proposal Date: 5/28/2025 |
| Street Address 104 W. Center St. | | Job Description | |
| City, State and Zip Code Bellflower, IL 61724 | | Job Location | |
| Email: vob.mayor@outlook.com | Date of Plans | Plan # | Mobile # |

We hereby submit specifications and estimates for: Underground

Labor, material, and all taxes for Quote includes:

Lanz will first JULIE the area to be worked in and obtain any necessary permits.

Lanz will then excavate along the west side of the locker room from the addition on the north side to the concrete stairway outside entrance to the boy's locker room. Lanz would then install a 4" corrugated tile along the footing of the building in the excavated area. Lanz will then install a 24" diameter pump station with a pump and a high water alarm. Lanz will connect the new tile into the pump station making sure all connections are sealed. Lanz will then excavate and install a discharge for the sump pump to the clay gutter line near the current excavation making proper connections. Lanz will then backfill the new tile with rock up to the top of the pipe. We will bed all other pipes in rock as necessary, get any necessary inspections and then backfill the remaining excavation to a rough grade.

Customer is responsible for having 2 electrical circuits installed for the alarm panel and the pump.

Customer is responsible for having the AC unit moved and reinstalled.

Quote is based on locate flags being present when we start the job.

Quote does not include repair on any system not marked by JULIE (irrigation, geo lines, etc.).

We will backfill to a rough grade (mound the dirt to allow time for settling)

Quote does not include final grading, seeding, or landscape.

Lanz is not responsible for any preexisting conditions on property.

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: **\$8,230.00**

Payment shall be made as follows: 50% due prior to starting the job with the remaining balance due upon final completion!

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature: _____

Note: This proposal may be withdrawn by us if not accepted within - 30 - days.

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. A 1 1/2% service charge will be added to any unpaid balance after 30 days. Should legal action be required, I hereby agree to pay any legal fees required for collection of amount owed.

Signature: Allen D. Grussing, Mayor

Signature: _____

Right to Cancel: Customer agrees and acknowledges that under state and federal law, Customer has a right to cancel this Agreement upon written notice to the Company within three (3) business days of the Effective Date hereof without penalty.

Date of Acceptance: 5-30-2025

A grayscale, high-contrast image of the American flag, featuring stars and stripes, serving as a background for the text.

GHB FIBER

A step-by-step guide to fiber internet installation:

Mapping for the Village

Mapping involves laying out plan of where the fiber will be laid. We have to check where vaults will be placed in relativity to homes being serviced, we make sure we are not crossing any water or gas lines, and provide a general overview of what the grid will look like once completed

Meet with Village

This is when we do a full introduction of ourselves and lay out our plans for the Village as a whole. After the mapping process is complete we will move to the next phase which is checking into what permits and easements are needed to move forward with the installation process. The maps provide a helpful overview of what permits may be needed to start work based on the locations of the vaults.

Call in Locates

This is when we call in Locates for the Village, this is when the USIC comes out and starts placing physical markers for things that we need to begin the actual process of laying fiber into the ground. They mark things like water and gas lines to avoid, this helps us get a more physical representation of where the lines will be soon be placed.

Bringing in Conduit

This is the process of actually laying the conduit in the ground based on the findings from the Locates. The conduit is a housing structure for the actual fiber lines for the internet

Vault Placements

This is when each Vault is placed into the ground. Vaults are what will connect the main cables from the ground to individual lines that will be run to homes being serviced.

Bringing in Fiber Internet

This is when the fiber that will actually run the internet is run through the conduit, giving access to fiber internet.

Splicing

This is when the ends of each fiber line are spliced together to send internet to each vault and be ready for homes to have access.

Back Fill Conduit

This is when all the lines that were dug for the conduit lines are filled in to be level with the original ground. After we have filled all of the dug-in lines, we also seed the dirt on top to finish our yard restoration process.

Customer Sign-Ups and Installation


The town now has fiber! Next up, we get individual sign-ups for homes that are interested in our service. This is a multi-step process:

- **Locates- locates are done per household to find the nearest Vault to each home.**
- **Lines are run from the Vault to the house needing service, we will drill a small hole in the wall to feed fiber into your home and then attach a weatherproof box on the outside of the house to protect the cable entrance.**
- **After the outside lines are ran to the inside, a technician will come into your home to set up your modem and deco and help you choose a WIFI name and password**

Billing

Within two weeks you will receive your first bill for a prorated amount. So if you are installed in the middle of the month you just pay for the usage at the remainder of the month. Installation and deco purchase fees are one time fees that you will see reflected in your first bill that will fall off the following month.

Billing Example

 **GHB FIBER** P.O. Box 233
Belleflower, IL 61724 (217) 491-2219
belleflower@ghbfiber.com ghbfiber.com


ACCOUNT
[Redacted]
Coles, IL 61728
ACCOUNT #
SUB-2504-00000940

INVOICE #
INV-2505-200791
INVOICE DATE
05/31/2025
INVOICE TOTAL
\$95.00

SUMMARY OF CURRENT CHARGES

| | |
|-----------------------|---------|
| 2 Gbps Fiber Internet | \$95.00 |
|-----------------------|---------|

Invoice Total: \$95.00
Amount Paid: \$0.00
Total Due: \$95.00

 **GHB FIBER** P.O. Box 233
Belleflower, IL 61724 (217) 491-2219
belleflower@ghbfiber.com ghbfiber.com

ACCOUNT
[Redacted]
Coles, IL 61728
ACCOUNT #
SUB-2504-00000940

SERVICE ITEM DETAILS

| PLAN | PRICE | TAXES |
|-----------------------|-----------------|--------|
| 2 Gbps Fiber Internet | \$95.00 | \$0.00 |
| 2 Gbps Fiber Internet | \$95.00 | \$0.00 |
| Total Due: | \$190.00 | |

 **GHB FIBER**
Please Send Payment To:
GHB Fiber
P.O. Box 233
Belleflower, IL 61724

Account #: SUB-2504-00000940
Invoice #: INV-2505-200791
Due Date: 05/31/2025
Total Due: \$95.00
Amount Enclosed:

Please include your account number in the MEMO field of any checks.

FOR CHANGE OF ADDRESS:
Please check this box, and fill out the reverse.

Account Holder:
[Redacted]
Coles, IL 61728

Current Customer Billing Information:
[Redacted]
Coles, IL 61728

Updated Billing Information:

Date Effective:

New Address:

CITY:

Home #

State:

Zip:

Other #

Page 1 of 2

Page 2 of 2