

VILLAGE OF BELLFLOWER
McLEAN COUNTY, ILLINOIS

BOARD OF TRUSTEES
MINUTES
MARCH 11, 2026

CALL TO ORDER

President Allen Grussing called the meeting to order at 7:00 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 March 9, 2026, at 2:00 p.m.

BOARD ATTENDANCE

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

Absent: None

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

VILLAGE OFFICIALS PRESENT – Clerk Herb Youngblood

PUBLIC ATTENDANCE – Rob Brown, Darbi Buchanan, Bonita Burgess, Tom Burgess, Phil Campbell, Kathy Gee, Adam Hobbs, Greg Hobbs, Lorrie Hobbs, Chelsie Leffelman, Paul Luther, John Meyer, and Gary Sedberry.

PUBLIC COMMENT

President Grussing stated he felt the larger-than-normal public attendance resulted from recent rumors concerning planned changes to the village water system. Rumors usually consist of circulating stories or reports of uncertain or doubtful truth. The facts are:

- Changes to the village water system are being discussed. Nothing has been decided yet. The board is reviewing draft proposals for a project plan with the village engineer. Once a project plan is approved, a public meeting will be held to discuss the details. Without a plan, there is nothing to discuss. The board’s goal is to be proactive and ensure residents don’t find they have no water when they turn on a faucet.
- Discussions **DO** include replacing water well #3 with a new well, replacing remaining watermains which have not been replaced since the original 1950s water system implementation or during subsequent water system projects, constructing a new water treatment plant, and required water tower interior/exterior maintenance.
- Discussions **DO NOT** include replacing the water tower or adding a new one, installing water meters, or replacing all individual sewer systems with a village-wide sewer system.

Because of the back-and-forth conversations, a general summary of the topics follows:

- **Why do we need a new well?** Well #4 provides our drinking water; it has no water quality deficiencies. Well #3 serves as an “emergency” backup water source, but for years has tested with trace amounts of arsenic. Starting in 2022, numerous attempts to eliminate the arsenic problem have been unsuccessful. Had the attempts been successful, the pump and piping would have been upgraded to equal the output of well #4 and no new well would have been needed. As of today, IEPA must approve any use of well #3 and requires ongoing testing for each day the well is in use. Effectively, we do not have a secondary well which can be used to ensure no water service disruption should well #4 fail.

- **Why do we need to replace watermains?** Prior water projects have replaced approximately 90% of the original 1950s watermain installation. However, approximately 10,000 linear feet of original watermains remain, primarily at the end of lines. As the old watermains age, they are subject to leaks and breaks. The remaining watermains consist of transite, which is composed of concrete and asbestos. While the asbestos component is not considered a hazard, the board wants to remove the old mains to minimize/reduce breaks and leaks. The size of the new mains would also be increased to enable better water flow and pressure to fire hydrants.
- **Why do we need a new water treatment plant?** The existing plant, located under the water tower, is extremely small and barely provides room for existing water treatment and testing. Some equipment mandated by IEPA has not been installed due to lack of space. At some future time, IEPA could require iron remediation or other additional mandates that would require more equipment and infrastructure which cannot be housed within the existing structure. Additionally, having two operating wells requires new electronics and controls to facilitate using both wells on an alternating basis.
- **Why do we need to maintain the water tower?** The exterior and interior of the water tower require ongoing maintenance to ensure no structural failure. Painting is required every ten to fifteen years to prevent rust which can weaken the steel structure. Examination of the exterior and interior not only reveal structural defects but also point out any issues which might impact water quality.
- **Why do village residents have to carry the financial burden for water system changes?** The water system is owned by the Village of Bellflower. It operates as a single financial entity solely supported by user fees. Water system expense can only be paid from water system income, not from village income. Water expense includes, but is not limited to, salaries, maintenance and repairs, technology, utilities, chemicals and testing, capital expense for new projects, and debt service for all outstanding loans.
- **Have additional funding sources been explored?** Yes, IEPA provides water system loans to enable updates. In some cases, IEPA will forgive a portion of the original loan (estimated to be 30% for our projects), but that is not guaranteed. Federal funding, which is channeled to states, for such projects has been eliminated under the current administration. We will reach out to our federal, state, and county legislators to see if they have any discretionary funding available to reduce any requested IEPA loan amount. Additionally, our engineer has staff skilled in pursuing and securing funding options.
- **The water project is on tonight's agenda. Why can't we discuss it now?** A village board meeting is not the place where the board and public conduct discussions. Board meetings begin with a "Public Comments" section where the public may address the board on any topic. However, comments will be noted in the record for possible follow-up, but the board will not respond or resolve a comment during the meeting. As for tonight's water project agenda item, as will be noted later, our engineer has not completed revising the draft plan based on board comments and will not be in attendance tonight. So, there is no plan to review.
- **The board held a special meeting on February 25, 2026. Why were we not notified?** Meeting notices and agendas are posted, as required by law, at least 48 hours before a meeting is held on the Bellflower Community Center exterior bulletin board, which is where the village office is located and where village meetings are held. Meeting notices and agendas are also posted 24x7 on the village website [villageofbellflower.org \ Government \ Meetings \ Village Board Meetings \ Board Meeting Notices / Agendas]. The February 25th

meeting notice and agenda was posted at the Community Center February 23rd at 3:15 p.m. and posted on the website February 23rd at 4:35 p.m.

- **Is the water project subject to a village vote?** No. The village board is elected to conduct all village business and therefore has a fiduciary duty to the village electorate.
- **Will the water project be approved before a public meeting is scheduled?** A final draft of the project plan will be approved by the board. If not, the public meeting would involve discussions about a moving target. Following a later review of all public meeting comments, the final draft of the project plan will be tweaked as needed, approved as the project plan, and a contract signed.
- **What is the project timeframe?** No “shovels in the ground” are expected before 2028.
- **Will water rates increase?** Yes. The debt service component will increase to cover each account’s portion of the annual loan payment. As part of the IEPA loan approval process, IEPA requires that the water system demonstrates that it collects sufficient revenue to pay back all outstanding loans plus ongoing operating expenses. The board is working with the engineers to develop a plan that minimizes a rate increase. Each board member is also subject to any water rate increase.
- **How will we hear about the upcoming public meeting?** Legal postings will occur as described above. Additionally, subscribers to the village website will receive email notification, and a message will be printed on the monthly water bill preceding the meeting.

CONSENT AGENDA

- a. Approve minutes of the regular meeting held on February 11, 2026.
 - b. Approve minutes of the special meeting held on February 25, 2026.
 - c. Approve expenditures during the period of February 12, 2026, through March 11, 2026.
- MOTION by Trustee Aldrich to approve the foregoing consent agenda items. Second by Trustee Lytel. Voice vote: 6 yes; -0- no. Motion passed.

POLICE ACTIVITIES

- February 2026 - traffic citations (2), cases (1 fraud, 1 grooming)

UNFINISHED BUSINESS

- a. Community Center
 - 1) Conference Room – install electrical outlet on S wall once know the exact location.
 - 2) Office (front hall) – purchase file storage shelves not yet done.
 - 3) Deferred until spring – prioritize tuckpointing; paint doors on building south side
- b. Depot
 - 1) Repair deck in front of entrance door – Keith Springer will estimate.
- c. Don Harden Field
 - 1) Deferred until spring - Village Garage roof repair; replace home plate; paint restroom doors, picnic tables, and bleachers; fill around concession stand concrete slab with gravel or road scrapings.
- d. Library
 - 1) Estimates needed - bathroom updates; remove old air conditioners and patch interior/exterior openings; replace back door.
- e. Emergency storm siren remote activation – no response from vendor since 11/2025. McLean County is looking for a new vendor.
- f. Streets – no activity planned until Spring 2026.

- 1) Hydro-jetting stormwater drains
 - 2) MFT street sign replacement by Village of Downs
- g. Water system
- 1) System updates –Matt Johnson (Fehr Graham) is continuing to work on changes to the draft project plan resulting from board-requested changes on February 25.

NEW BUSINESS

a. Action

- 1) Annual water rate inflation review – Clerk Youngblood presented the review conducted on February 19, 2026 (copy attached) showing the May 2025 \$50 water rate would reflect a \$50.59 rate in January 2026 due to inflation. MOTION by Trustee Weiss to leave the water rate at \$50 per month. Second by Trustee Drinkwater. Voice vote: Yes (6), No (-0-). Motion passed.
- 2) MOTION by Trustee Lytel to accept JC's Heating-Cooling & Plumbing \$775 estimate (copy attached) to replace the broken water shut-off valve and its related exterior faucet located in the Events closet of the Community Center. Second by Trustee Ellis. Voice vote: Yes (5), No (1, Trustee Drinkwater). Motion passed.
- 3) Sell surplus equipment (push mower) – no bids received.
- 4) Sell surplus property located at 201 W South St – no bids received.

BOARD REPORTS

President Grussing – a new wind farm development called Blue Anchor East will be constructed in McLean County which will include the northern edge of Bellflower Township. None of the turbines will be within 1-1/2 miles of the Village of Bellflower corporate limits. The staging area will be on the north side of Route 9 east of Anchor Road. Copenhagen Infrastructure Partners of Denmark is the parent company. The developer is TTNC Renewables whose office is in Cooksville.

Trustee Drinkwater – need \$12 in \$2 bills for easter egg hunt prizes. Clerk Youngblood will process.

Trustee Lytel – the culvert on the northeast corner of the N Latcha St park needs repair. The center part that is exposed is caved in. President Grussing will contact Dennis Martin.

Trustee Weiss – should we revise any expected minimum offer for the vacant lot on W South St? President Grussing stated no offers, or even nibbles, have been received recently. Originally, we were looking to recover the \$15,000 expenses incurred by the village. Lately, we have not stated any minimum amount required for a bid.

ADJOURN

President Grussing adjourned the meeting at 8:22 p.m.

**VILLAGE OF BELLFLOWER
McLEAN COUNTY, ILLINOIS**

**BOARD OF TRUSTEES
MEETING NOTICE AND AGENDA
MARCH 11, 2026**

The next regular meeting of the Village of Bellflower Board of Trustees will be held Wednesday, March 11, 2026, 7:00 p.m., in the Village Office at the Bellflower Community Center, 104 W Center Street, Bellflower.

CALL TO ORDER

PUBLIC COMMENT

CONSENT AGENDA

- Approve minutes of the regular meeting held February 11, 2026
- Approve minutes of the special meeting held February 25, 2026
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POLICE ACTIVITIES

UNFINISHED BUSINESS

- a. Community Center
 - 1) Conference room – electrical outlet on S wall
 - 2) Office (front hall) – purchase file storage shelves
 - 3) Deferred until spring – tuckpointing priorities, paint doors on building south side
- b. Depot
 - 1) Repair deck in front of entrance door
- c. Don Harden Field
 - 1) Deferred until spring – Village Garage roof repair, replace home plate, paint restroom doors, picnic tables, and bleachers, fill around concrete slab with gravel or road scrapings
- d. Library – estimates needed
 - 1) Bathroom updates
 - 2) Remove old air conditioners and patch interior/exterior openings
 - 3) Replace back door
- e. Storm siren remote activation
- f. Streets – no activity planned until spring
 - 1) Hydro-vac and clean street drains and catch basins
 - 2) Install MFT signs (street, handicap, dead end)
- g. Water system
 - 1) New water well project

NEW BUSINESS

- a. Action
 - 1) Annual water rate inflation review
 - 2) JCs-replace CC water gate valve and exterior faucet
 - 3) Sale of surplus equipment – push mower
 - 4) Sale of surplus property – 201 W South St

BOARD REPORTS

ADJOURN

VILLAGE OF BELLFLOWER
McLEAN COUNTY, ILLINOIS

BOARD OF TRUSTEES

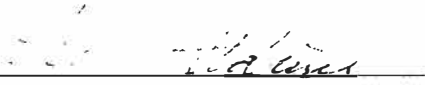
FINANCIAL REPORT ACKNOWLEDGMENT
FOR
MARCH 11, 2026

I acknowledge that I have reviewed the following financial reports:

- Heartland Bank Account Reconciliations – 2/28/2026
- Illinois Funds Account Reconciliations – 2/28/2026
- Invoices paid 2/2026 GF and WF
- Invoices paid 3/2026 GF and WF
- QuickBooks Account Register (Heartland Bank and IL Funds) – 2/2026
- QuickBooks Balance Sheet – 3/11/2026
- QuickBooks Expenditures 2/12/2026 – 3/11/2026
- QuickBooks Fund P&Ls 5/1/2025-3/11/2026



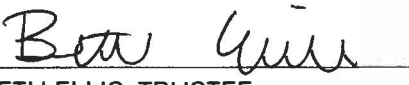
ALLEN GRUSSING, PRESIDENT



SKEE ALDRICH, TRUSTEE



TERESA DRINKWATER, TRUSTEE



BETH ELLIS, TRUSTEE



BART LYTEL, TRUSTEE



STEVE WEISS, TRUSTEE



SHANE ZIMMERMAN, TRUSTEE

VILLAGE OF BELLFLOWER
ANNUAL WATER RATE INFLATION REVIEW

CPI Inflation Calculator

CPI Inflation Calculator

\$

in

has the same buying power as

in

2023 review – rate was changed to \$50 from \$40 when rate was last changed in 2016.

CPI Inflation Calculator

\$

in

has the same buying power as

in

Calculations using October 2025 data cannot be calculated due to a lapse in appropriations.

2026 review – inflation numbers only available up to 1/2026 when calculated on 2/19/2026.

About the CPI Inflation Calculator

The CPI inflation calculator uses the [Consumer Price Index](#) for All Urban Consumers (CPI-U) U.S. city average series for all items, not seasonally adjusted. [This data](#) represents changes in the prices of all goods and services purchased for consumption by urban households.

RECOMMENDATION: Leave the monthly water billing rate at \$50 effective May 1, 2026.

JC's Heating-Cooling & Plumbing, Inc.
304 E 1st Street
Gibson City, IL 60936



PROPOSAL

Presented to:
Village of Bellflower
PO BOX 244
Bellflower, IL 61724

Customer Contact:
H: (309) 929-9059
M: (347) 334-4386
E: vob.treasurer@outlook.com

Job # 35185
Job Name PRICE ON PART &
URINAL
Proposal # P-35185-1
Technician
Issue Date Mar 02 2026

Service Location:
104 W Center St
Bellflower, IL 61724

Price: \$775.00

Description	Qty	Price
Estimate This is an estimate to replace the shut off valve going to outside faucet on west side of building. Will have to cut back wall of shelf out to get to piping. Will then replace shut off and put new outside faucet in.	1	\$775.00
	Price	\$775.00

Review and Sign

Customer Approval:

I accept this proposal and agree to the terms and conditions.