

Village of Mazon Board Minutes

April 13, 2026

The meeting was called to order at 5:59 pm on April 13, 2026.

Present were: Jeff Marques, Melanie Murphy, Rachel Carrell, Jared Kowalewski, Kirk Houchin, Pam Pastick, Diane Punke, Roland Tondini, Chris Dearth, Tim Hejny, Larry Pastick, John Frederick

Guest: Dalton Misener

The minutes for March 23, 2026, were presented for approval. **J. Kowalewski made a motion to approve March 23, 2026, minutes as presented. The motion was seconded by P. Pastick. Roll was taken. J. Kowalewski-Yes, K. Houchin-Yes, P. Pastick-Yes, D. Punke-Yes, R. Tondini-Yes. Motion carried.**

The park committee minutes for March 26, 2026, were presented for approval. **K. Houchin made a motion to approve March 26, 2026, park committee minutes as presented. The motion was seconded by R. Tondini. Roll was taken. J. Kowalewski-Yes, K. Houchin-Yes, P. Pastick-Yes, D. Punke-Yes, R. Tondini-Yes. Motion carried.**

The bill list for April 13, 2026, was presented for approval. **K. Houchin made a motion to approve the bill list for April 13, 2026, as presented. The motion was seconded by P. Pastick. Roll was taken. J. Kowalewski-Yes, K. Houchin-Yes, P. Pastick-Yes, D. Punke-Yes, R. Tondini-Yes. Motion carried.**

Treasurer:

R. Carrell informed the board that she renewed CD# 733580 with American Commercial Bank & Trust for 12 months at 3.65% and added \$10,654.31 to bring the CD balance to \$150,000.

The February 2026 Treasurer's Report was presented for approval. **D. Punke made a motion to approve the February 2026 Treasurer's Report as presented. The motion was seconded by J. Kowalewski. Roll was taken. J. Kowalewski-Yes, K. Houchin-Yes, P. Pastick-Yes, D. Punke-Yes, R. Tondini-Yes. Motion carried.**

Secretary Report:

M. Murphy gave her report. She reported that she has received and processed over 20 FOIA requests in the past thirty days. She informed the board that the quarterly federal and state taxes are completed and submitted. She added that the quarterly unemployment wage reports are submitted and paid. She also stated that she sent out golf cart renewal reminder letter to register golf cart owners.

Public Comment:

D. Misener presented information to the board regarding the easement agreement for land on Grande Ridge for the new water plant. He presented examples of compensation for other easement agreements in Illinois. He stated that the first offer from the village was \$4,500, which they found too low. He stated that fair market value for the 6.5 acres the village is seeking is about \$92,000, and they came back with a counteroffer of \$78,000. He stated the owners of the Misener property would like to get this hammered out but wants proper compensation for the land.

J. Kowalewski asked if these comparisons were for buying the land or were for easements of the land.

D. Misener stated they are based on fair market value because the village will permanently alter the land. He stated that after the village alters the land, they will no longer be able to put anything on it or build on it.

J. Marques stated that they will be going down Grand Ridge at the bottom of the ditch. He asked D. Misener what they would be wanting to build in the ditch.

D. Misener stated that it does not matter and it is still 6.5 acres of our family's land.

J. Marques stated that D. Misener stated that they will be unable to use it and he added that he would like to know how they planned on using it.

D. Misener stated that he could put trees, he could install fencing, he can put anything he wants there.

Engineer Tim Hejny stated that it is unlawful to obstruct the flow of storm water.

J. Marques stated that he just wanted to clarify that.

D. Misener again stated that the village is permanently altering his family's land, and he doesn't know anyone that would just say that is ok without compensation.

C. Dearth stated that he doesn't disagree with what D. Misener is saying about permanently altering the land, but he does disagree with the figures that D. Misener presented. He stated that he has had similar situations with other municipalities and one currently in Braceville. He stated they need 32 easements for a sewer line and 29 of those easements already have agreements without compensation. 3 are still outstanding at this time.

D. Misener stated that it's not his fault that they didn't want money.

C. Dearth stated that he brings it up because he said he wanted to present comparisons. He added that this is a comparison.

D. Misener stated that they're putting a gas line in under ground on Mine Rd and those property owners were compensated \$15,000 an acre. He stated that he knows about this project and the ins and outs cause he was on this board and he knows the village can afford it. He stated that the \$4,500 offer was a disgusting offer.

J. Marques thanked D. Misener for being here.

President:

J. Marques stated that he was approached by the Village of Braceville. He stated the aerator Mazon got from Seneca that sits behind the reservoir that aerates the water coming out of the well 21 before it goes to the second aerator before it goes into the

reservoir. He added that Braceville has an aerator similar to it that they are having a lot of trouble with and they are wondering what we are going to do with ours. He stated that he told them that once construction of the new water plant is completed it would probably go to the landfill. Braceville stated that they would be interested in taking it over. He stated that he informed them he would speak to the board tonight about this. J. Marques asked if any member of the board has an issue with them taking over the aerator once our project is done and we have no use for it.

J. Kowalewski stated that if Braceville is ok with covering the cost of transporting it to their location he doesn't see an issue with them taking it.

J. Marques stated that that's exactly how Mazon got it, we needed it and Seneca was nice enough to give it to us. He stated the guys from Braceville want to come take a look at it sometime soon so he and John will meet them for that.

R. Tondini asked if the office hours for village hall have changed. J. Marques stated that they have changed temporarily. Instead of opening at 7 am the office will open at 8 am for about a month. He stated that M. Murphy just moved to Mazon and her daughter is finishing out the school year in Morris and will need to drive her. He added that M.

Murphy asked if the hours could be changed temporarily to accommodate this and he didn't see an issue with this as it was only for about a month.

J. Marques also let the board know that a company called regarding Breaktime saying they were going to buy the liquor portion of the business. He stated that M. Murphy sent them a business and liquor license application, but they have not returned it yet.

J. Marques informed the board Brian Galbreath, owner of Unpossible Mead, is interested in buying the property located just south of Dollar General to do his wine manufacturing business. He stated that Bob Breisch approved of Unpossible Mead's plans to put up a quonset hut. He added that he is not aware if that type of building is allowed per the village's zoning. He stated that if Unpossible Mead decides to move forward with this project, we will have to investigate everything.

Committee Reports:

Nothing at this time

Old Business:

Nothing at this time.

New Business:

The board discussed donating to the Grundy County 4-H Association.

D. Punke stated that she would rather donate to a more direct local club.

The board discussed that the village doesn't have the funding to donate to organizations right now. No action was taken.

The board discussed donating to the Grundy County Children's Advocacy Center.

R. Tondini stated that the village does not have the funding to give to the cause.

D. Punke stated that as taxpayers we are already paying for the services they provide.

L. Pastick stated that the organization is severely underfunded.

J. Marques stated that Grundy County is not poor so maybe they need to spend some of the money that they have put back.

J. Kowalewski asked if the village could contribute a small donation.

P. Pastick stated that Mazon children use the service, and she thinks we should donate.

J. Kowalewski made the motion to donate \$25.00 to the Grundy County Children's Advocacy Center. After brief discussion, no second was offered. The motion died for lack of a second.

A contract was presented to the board for Victor Contreras who will provide entertainment during the Sesquicentennial Celebration in August. Mr. Contreras will be the MC and do acoustic sets both Friday and Saturday night of the celebration. The cost will be \$600 a night.

P. Pastick asked if the Sesquicentennial Committee got other quotes for this.

M. Murphy stated that they have not gotten other quotes and added that this is who we reached out to because he is good at what he does and is doing at a bargain price.

P. Pastick stated that she thinks the village should get other prices because if the village can afford to pay for this the village can donate to the children's advocacy center.

M. Murphy informed P. Pastick that the money for the celebration is being raised by the group of volunteers and all the fundraising they are doing. The money raised for the celebration cannot be spent on other things. **J. Kowalewski made a motion to approve a contract with Victor Contreras who will provide entertainment during the Sesquicentennial Celebration. The motion was seconded by D. Punke. Roll was taken. J. Kowalewski-Yes, K. Houchin-Yes, P. Pastick-Yes, D. Punke-Yes, R. Tondini-Yes. Motion carried.**

J. Kowalewski made a motion of intent to award Water Treatment Plant bid to Visinger. The motion was seconded by D. Punke. Roll was taken. J. Kowalewski-Yes, K. Houchin-Yes, P. Pastick-Yes, D. Punke-Yes, R. Tondini-Yes. Motion carried.

D. Punke made a motion to approve the Centennial Park improvement plans. The motion was seconded by J. Kowalewski. Roll was taken. J. Kowalewski-Yes, K. Houchin-Yes, P. Pastick-Yes, D. Punke-Yes, R. Tondini-Yes. Motion carried.

Director of Public Works:

J. Frederick reported to the board. He stated that there are some trees around town that need some attention. 501 Hill there are 2 maples that need to come down. He stated there are 2 more trees that need taken down as well. Precision said they can remove all 4 trees for \$3000. J. Frederick also stated a resident called about a large maple on 7th Street that Precision looked at and he said at bare minimum that tree needs some limbs taken down and that would be \$700. He stated he got quotes for load banks done on the generator and for 2 hours on the load bank its \$1272.59 per generator. He stated that he recommends doing that with the pull behind generator but with the fixed generator he thinks they can flip off the grid and have it run the sewer plant. He stated he believes this will give the same results.

J. Marques stated that they can do the same thing with the pull behind generator.

J. Frederick stated that J. Marques is right and they can do that.

J. Frederick stated that all public works employees attended their larvicide classes and all are licensed to place larvicide. He informed the board that he visited the Tonka Manufacturing Plant last week. He stated that it was very informative and answered a lot of questions that he had.

The board agreed that the trees need to be taken care of as soon as possible. **J. Kowalewski made a motion to have Precision remove and trim all trees quoted, that are deemed a hazard. The motion was seconded by P. Pastick. Roll was taken. J. Kowalewski-Yes, K. Houchin-Yes, P. Pastick-Yes, D. Punke-Yes, R. Tondini-Yes. Motion carried.**

Chief of Police:

L. Pastick reported to the board. He stated that he had 6 traffic stops since last meeting. He stated that the village received \$459.64 from Grundy County Clerks office.

Zoning:

J. Marques gave an update on permits that are currently out.

Engineer:

Nothing at this time.

Attorney:

Nothing at this time.

J. Kowalewski made a motion at 7:00 pm to enter executive session pursuant to 5ILCS 120/2(c)(5) to Discuss the purchase or lease of real property for the use of the public body. The motion was seconded by R. Tondini. Roll was taken. J. Kowalewski-Yes, K. Houchin-Yes, P. Pastick-Yes, D. Punke-Yes, R. Tondini-Yes. Motion carried.

D. Punke made a motion to reconvene regular session. The motion was seconded by P. Pastick. Roll was taken. J. Kowalewski-Yes, K. Houchin-Yes, P. Pastick-Yes, D. Punke-Yes, R. Tondini-Yes. Motion carried.

J. Kowalewski made a motion to approve the offer of \$78,000 for the permanent and temporary easement for the Misener property. The motion was seconded by D. Punke. Roll was taken. J. Kowalewski-Yes, K. Houchin-Yes, P. Pastick-No, D. Punke-Yes, R. Tondini-Yes. Motion carried.

D. Punke made a motion to adjourn at 7:50 pm. P. Pastick seconded the motion. Roll was taken. J. Kowalewski-Yes, K. Houchin-Yes, P. Pastick-Yes, D. Punke-Yes, R. Tondini-Yes. Motion carried.