



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Committee of the Whole

Tuesday, January 20, 2026

[immediately following Village Board Meeting]

CALL TO ORDER

ROLL CALL

APPROVAL OF THE MINUTES

- 1.** Approval of the Minutes for the meeting of the Committee of the Whole from **December 16, 2025.**
- 2.** Approval of the Minutes for the meeting of the Committee of the Whole from **January 6, 2026.**

PUBLIC COMMENT (limited to 3 minutes per speaker)

NEW BUSINESS

- 3.** Introduction and Preliminary Discussion of a requested **amendment to the Special Use Permit at 14165 2nd Street owned by Rodgers Ready Mix.**
- 4.** Discussion and Recommendation to extend the contractual tree maintenance and removal contract with **Tree Care Enterprises, Inc.**

OLD BUSINESS

- 5.** Discussion and Overview of the **Capital Improvement Program (CIP)** by Fehr Graham Engineering & Environmental [Presented by: Tyler Nelson]
- 6.** Discussion and Recommendation related to renewal of Village Administrator Employment Agreement.

PUBLIC COMMENT (limited to 3 minutes per speaker)

PRESENTATIONS

EXECUTIVE SESSION (IF NECESSARY)

ADJOURNMENT



Meeting Minutes

Location:
Village Hall -
10631 Main Street
Roscoe, IL 61073

Committee of the Whole Meeting Tuesday, December 16, 2025

CALL TO ORDER

Trustee Wright called the meeting to order at 7:36 pm.

ROLL CALL

PRESENT

Trustee William Babcock
Trustee John Broda
Trustee Dayne Mead
Trustee Michael Sima
Trustee Michael Wright
Village President Carol Gustafson

APPROVAL OF THE MINUTES

Approval of the Minutes for the meeting of the Committee of the Whole from **November 18, 2025.**

Trustee Wright asked for a motion for the approval of the minutes.

Motion was made by Trustee Broda, second by Trustee Sima. Voting yes: Trustees Wright, Mead, Sima, Broda, Babcock 5-0-0.

Approval of the Minutes for the meeting of the Committee of the Whole from **November 04, 2025.**

Trustee Wright asked for a motion for the approval of the minutes.

Motion was made by Trustee Broda, second by Trustee Sima. Voting yes: Trustees Mead, Broda, Babcock, Wright, Sima 5-0-0.

PUBLIC COMMENT (limited to 3 minutes per speaker)

No Public Comment.

NEW BUSINESS

1. Discussion and Recommendation of a **Parking Lot Surface Waiver** for the property located at **5714 Elevator Road [Pietro's Pizzeria]**

Joe Kurlinkus Village Administrator states the board has received a request for a parking lot surface waiver for Pietro's Pizzeria, located at 5714 Elevator Road. Mr. Kurlinkus explained that the lot next to Pietro's Pizzeria has remained unpaved for years, even though the Village has been working with the owner for roughly two years as he prepares expansion plans. The waiver formalizes expectations by setting specific deadlines: parcel combination by February 1, submission of a full engineering site plan by April 1, and completion of paving by August 1, Joe emphasized that the owner has already signed the waiver agreement and that the plan ensures consistency with Village code while accommodating the owner's construction timeline.

Motion was made to move to the board by Trustee Broda, second by Trustee Wright. Voting yes: Trustees Babcock, Sima, Mead, Broda, Wright 5-0-0.

2. Discussion and Recommendation of professional services agreement with **Place Foundry, LLC** to provide **economic development consulting** services to the Village of Roscoe [**I-90 / Rockton Road Corridor**].

Mark and Jeff from Place Foundry, LLC opened their presentation by explaining that their five-month contract was concluding with the delivery of the "Place Blueprint," a comprehensive implementation plan for the I-90 /Rockton Road corridor. They emphasized that this corridor is Roscoe's most visible gateway, serving traffic from Janesville to Belvidere, and therefore plays a major role in shaping the village's identity and economic future. Their vision integrates industrial development, hospitality, retail, and residential components into a cohesive, self-sustaining district where residents can live, work and recreate. They also reported ongoing outreach to property owners, including a significant landholder along Love Road who expressed willingness to sell and collaborate with the Village, provided the Village leads developer recruitment due to the owner's limited technical experience.

A central theme of the discussion was the infrastructure bottlenecks that currently prevent large-scale development. Place Foundry highlighted three major constraints: 1. The Love Road realignment project, which affects a large portion of developable land and requires grant funding; 2. A key parcel lacking water service, which must be resolved before any residential or commercial construction; and 3. Potential improvements along Rockton Road, especially near the fairgrounds, where engineering plans already exist but require coordination with adjacent landowners. To address these issues, Place Foundry proposed a structured 2026 work plan built around three board workshops-one on infrastructure prioritization. Their timeline anticipates planning throughout 2026, active developers' recruitment in late 2026, and potential groundbreaking in 2027 or later, once infrastructure and incentives are clarified.

Trustee Babcock emphasized that Roscoe has historically lacked a cohesive long-term development vision and praised Place Foundry for providing one. They argued that major development projects often take 5-20 years, and the Village must commit to a strategic plan now to avoid missing future opportunities. He framed the corridor plans as foundational work that positions Roscoe for generational growth, not just short-term gains.

President Gustafson focused on the mechanics of the proposed workshops. She asked how long each workshop would last, what materials would be provided beforehand, and what specific

decision the board would be expected to make, President Gustafson concern was ensuring that the board would not be entering open-ended discussions but instead reviewing structured, well-prepared materials that lead to actionable decisions. Place Foundry confirmed that each workshop would be fully prepared with options, data, and recommendations.

President Gustafson asked how quickly the Village need to move through the three major decision points. Place Foundry recommended a quarterly cadence (March, June, September), allowing time for preparation, engineering coordination, and internal review. President Gustafson appeared satisfied with the pacing but wanted clarity on how interim developer inquires would be handled. Place Foundry confirmed that informal conversations could continue in parallel.

Trustee Sima raised the strongest concerns about feasibility. They questioned whether development could realistically occur without infrastructure commitments, especially given the high cost of land and the owner's historical reluctance to subdivide. They compared the situation to "Sim City planning"- attractive on paper but potentially unrealistic without confirmed developer interest. Trustee Sima suggested that the village might be investing in planning prematurely and should instead focus on securing land movement or infrastructure funding first.

Trustee Babcock countered Trustee Sima concerns by arguing that developers will not engage seriously unless the village has a clear, professional plan. He emphasized that Place Foundry's work provides the "marketing pitch" and credibility needed to attract investment. Without a plan, the village risks appearing unprepared and reactive. Trustee Babcock supported continuing the consulting work to maintain momentum.

Tom Green Village Attorney raised a strategic financial point: establishing a TIF district earlier could reimburse eligible expenses, strengthen land acquisition leverage, and support infrastructure costs. They noted that many of the Village's upcoming expenses - engineering, planning, and infrastructure - would be TIF-eligible but only if the TIF is created before the spending occurs. He encouraged Place Foundry and the board to evaluate TIF timing sooner rather than later.

President Gustafson stated she and staff had a meeting at R1 and they are going to facilitate a grant application part of the build project, \$1.5 billion available nationwide. She explained that Roscoe's rural classification may increase competitiveness and that existing engineering work (Loves Road, Willowbrook, Rockton Road) positions the Village well for submission. She also noted that the major landowner is supportive of mixed-use development and willing to sign a letter of support for the grant.

Trustee Broda expressed concern about spending additional consulting money before the village finalizes it budget, TIF strategy, and grant application. He suggested temporarily pausing Place Foundry's next-year contract until the village has more clarity on financial tools and infrastructure commitments. He emphasized fiscal caution and sequencing: put the horse before the cart."

Trustee Babcock argued that Place Foundry's cost is small relative to the village's overall budget and that delaying planning risks losing momentum. They pointed out that the village has spent more on smaller, less impactful projects and that long-term development requires consistent, uninterrupted planning.

Motion was made to layover to the next Committee of the Whole meeting by Trustee Sima, second by Trustee Wright. Voting yes: Trustee Broda, Sima, Wright, Mead. Voting No: Trustee Babcock 4-1-0.

OLD BUSINESS

3. **FY2026 Budget Process** - Discussion of Operating Budget

During the operating budget discussion, Joe Kurlinkus Village Administrator focused on improving the board's ability to understand and analyze the Village's financial data. Trustee Broda questioned whether they had access to the same level of detail that department heads see in ClearGov, especially regarding how individual line items are constructed. Joe Kurlinkus walked the board through the system, demonstrating where to find expenditures breakdowns, itemizations, and version comparisons. He clarified that while the printed packets contain the top-level account numbers, the online ClearGov platform provides deeper detail, including the internal itemizations staff uses to build each budget line.

A significant portion of the conversation centered on software and IT- related expenses, which appeared repeatedly across multiple departments. Trustee Broda asked why identical categories-such as software subscription, Microsoft 365 licenses, password managers, and asset management tools- showed up with different dollar amounts. Joe explained that each department is billed based on its number of users and specific needs, which naturally leads to variation. He also noted that not every subscription is listed individually in ClearGov; some are grouped under broader categories to simplify budgeting while still maintaining accuracy.

Trustee Sima and Trustee Broda also raised questions about year-to-date revenue accuracy, noting that some revenue sources appear inconsistent when compared to projection. Joe explained that revenue timing varies widely depending on the source- some arrive monthly, others quarterly, and some are delayed by one to three months- making ClearGov's real-time revenue numbers imperfect. He emphasized that the treasurer's periodic financial reports provide the most accurate picture. The discussion concluded without motions.

Troy Taylor stated that there are three main roofs that need to be repaired, the little police garage that they have a tarp over it right now. main Public Works building and then the salt shed. He stated that all of them are in bad shape, He stated that they need to go out for bid to get them all done. He stated that if they are not able to be done in 2026, he would like to get the Main Public Works building done first.

4. Discussion (With Roscoe Village Treasurer) Mark Olson, in attendance at meeting, to discuss the new number (\$354,000) that was publicly released at our last meeting pertaining to the Roscoe Grocery Tax. This could be part of the 2026 Budget and should be discussed and explained.

[Item Requested by: Trustee Mike Wright]

Trustee Sima states I'll just bring it up. I went back and watched the video; President Gustafson said due to the action of this board the Village is for going \$358,000 in gross tax revenue. He asked for a number. Joe Kurlinkus said that he got the numbers from Mark Olson. Mark Olson stated he never said that. So, I'm wondering why we're being told that we would have a potential \$250,000.

Mark Olson States because I sent a dollar amount that came from the Illinois policy that has an agenda.

Trustee Wright states that the Illinois policy states 98,000.

Mark Olson states that the Illinois policy has their own agenda for what they look at what they look at a number and that number is more like a sit code and has nothing to do with tax total tax dollars from grocery 1%. So, how that got here beyond that, that's a whole other conversation.

President Gustafson asked was there not a reporting of all of the dollar amount that was collected under.

Mark Olson Yeah. A sick code means the grocery store itself. That doesn't mean the tax dollar of the 1%. So, that sick code means this is either I'm a gas station. I'm a grocery store here. The grocery store isn't 100% 1%. So, if you look at what the state of Illinois has this little number out there because I went and found the state of Illinois's number where that came from.

Joe Kurlinkus Village Administrator States That's the same number,

Mark Olson which is the same exact number. If you look at that go look at Rockton. Rockton's got 80,000.

Trustee Sima states We're not \$250,000 more than Rockton.

Mark Olson So, they're pulling sick code dollars tell people what it is versus what to actually is go out and figure the grocery store. You're going to figure out what exactly is that? I mean, what do we got? One major grocery store here that we got to deal with. What are they actually selling for a grocery store as for sales dollars? 30 million percent.

President Gustafson asked is that not also collected from a gas station? If you walk out with a gallon of milk.

Mark Olson yes it would be gas station, things like that. I'm more saying it's not really going to be material here. There's one place that sells the one thing. We could go around and nickel and dime all these other places, but if you're going to look at one place, you're gonna look at that place and you can project the rest of that onto everything else. That's how I do it because you're not going to the value to go through and calculate it for every place. Just don't think that's feasible or needed. You look at that one building and what Schnucks, what are they going to sell? Are they selling 35 million, 30 million?

Trustee Mead asked so, which number was used for our projection for revenue?

Mark Olson I'll be bluntly honest with you. That revenue projection is fine. That's the number I would say, I wouldn't change anything. I'm conservative when I do that stuff anyways.

Trustee Broda asked and that number came from IML.

Mark Olson states that number came from me projecting. IML does not do sales.

Trustee Sima states I would just say go back and look at the tape. My concern is that we were told as a board that we are forgoing and it is our fault due to the action of this board that we are forgoing \$358,000 in revenue which is not true. We said at that time we time. He didn't agree with that Joe said he had the numbers from Mark. So, I just want to know how the board was presented that because you're going to be allocating 200 a quarter million dollars based on revenue that we will never achieve that we could put in to other things that is not true. So, I would request at least a formal apology and a retraction.

President Gustafson stated it was information that was communicated.

Trustee Sima stated it wasn't.

President Gustafson stated Yes, it was.

Trustee Sima stated it wasn't. He said it wasn't. He just said he didn't say that.

President Gustafson stated that it was sent.

Trustee Sima asked So, how did you get that number, Carol? \$358,000. You said it convincingly to the board.

President Gustafson stated that it was a communication that the Village Administrator shared with me and where he got that.

Trustee Sima asked Joe where'd you get it, Joe?

Joe stated I reported over the number from the Illinois policy Institute.

Trustee Wright stated it's 98,000. You just said it.

President Gustafson stated I assumed the information I was getting was correct. So you forego \$ 100,000. And if we had that \$100,000, you wouldn't be scraping through the budget to try to find money.

Trustee Wright states we should do that anyway.

Trustee Mead asked Mark Olson on sales tax you said you're conservative because I see there's two million in the budget revenue projected for 26 sales. Is that right,

Mark Olson states 2 million one.

Trustee Mead states I just noticed up to date revenue through October, we were already almost at that 2 million mark. Now that we have this retail occupation tax which is basically a sales tax on online purchases. Wouldn't you agree November, December would be probably a pretty good number as far as people buying stuff.

Mark Olson states Yeah, I mean you got to remember November, December come in February or March time frame.

PUBLIC COMMENT (limited to 3 minutes per speaker)

Trustee Sima thanked Trustee Broda and The Village Clerk Kimberly Garza for coming out in the cold to attend the Hometown Holiday, also he would like to thank his wife Sharon Sima and her brother for helping out and assisting Trustee Mike Wright.

PRESENTATIONS

None

EXECUTIVE SESSION (IF NECESSARY)

ADJOURNMENT

Trustee Wright asked for a motion to Adjourn the meeting.

Motion was made by Trustee Broda, second by Trustee Mead. Voting yes: Trustees Mead, Wright, Broda, Babcock, Sima 5-0-0.

Meeting was adjourned at 9:55 pm.



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Committee of the Whole Meeting
Tuesday, January 06, 2026

CALL TO ORDER

ROLL CALL

PRESENT

Trustee William Babcock
Trustee John Broda
Trustee Dayne Mead
Trustee Michael Sima
Trustee Michael Wright
Village President Carol Gustafson

APPROVAL OF THE MINUTES

Approval of the Minutes for the meeting of the Committee of the Whole from **December 16, 2025.**

Trustee Wright asked for a motion for the approval of the minutes.

Trustee Sima stated that he would like to propose the minutes be laid over until next meeting he would like to have some items that were not added into the grocery tax discussion.

No vote.

PUBLIC COMMENT (limited to 3 minutes per speaker)

Trustee Wright would like to make a motion to move New Business first and do Old Business last.

Motion was made by Trustee Broda, second by Trustee Sima, Voting yes: Trustees Sima, Babcock, Broda, Mead, Wright 5-0-0.

No Public Comments the first round.

OLD BUSINESS

1. FY2026 Budget Process - Discussion of Operating Budget

The FY 2026 budget process centered on a detailed, line-by-line review of the draft 4 operating budget, with Trustees examining how projected revenues, departmental requests, and prior-year performance aligned with the Village's long term financial posture. President Gustafson walked

the board through updated revenue assumptions-particularly sales tax, income tax, and motor fuel tax- emphasizing the need for conservative forecasting due to economic variability and the Village's reliance on a few key revenue streams. Trustees evaluated whether departmental increases were justified by service demands, staffing needs, or inflationary pressures, and they scrutinized shifts from earlier drafts to understand how adjustments in personnel, contractual services, and capital planning affected the general fund balance. The discussion reflected a desire to maintain service levels without overextending the Village's financial capacity, ensuring that FY 2026 remained structurally balanced.

The board also used the draft comparison to assess how capital priorities, equipment replacement schedules, and long-term maintenance obligations would influence future budgets. Trustees questioned whether certain expenditures should be deferred, accelerated, or reclassified to maintain transparency and avoid artificially inflating operating costs. Joe Kurlinkus highlighted the interplay between the operating budget and the multi-year capital plan, noting that decisions made in FY 2026 would shape funding availability for roads, facilities, and fleet needs in subsequent years. This stage of the process served as a refinement check point before the final budget presentation, allowing trustees to flag inconsistencies, request clarifications, and ensure that the final document would reflect both fiscal discipline and the Village's strategic goals. The tone of the discussion emphasized accuracy, sustainability, and a methodical approach to finalizing the FY2026 financial plan.

Motion was made to move to the board by Trustee Babcock, second by Trustee Broda. Voting yes: Trustees Babcock, Mead, Wright, Sima, Broda 5-0-0.

NEW BUSINESS

2. **Discussion and Recommendation** related to renewal of Village Administrator Employment Agreement.

Tom Green began by explaining the process: He states whatever the direction the board chooses renewal or non-renewal he wants the board to bring it back to the Committee of the Whole with a formal written Resolution and an agenda memo. He clarified that the contract's renewal deadline is March 3, 2026. giving the board all of January and February to finalize it decision. He emphasized that the board's recommendation tonight would simply guide him in preparing the proper documentation for the next meeting.

Trustee Sima stated he would like to make a motion to proceed with a non-renewal recommendation, and Trustee Wright seconded that motion. Voting yes: Trustees Broda, Wright, Mead, Sima. Voting no Trustee Babcock 4-1-0.

Will be on the next Committee of the Whole.

3. **Review and Recommendation of Blasting Permit Application** – Hawks Pointe Subdivision, Plat 6

Jeff Linkenheld from ARC Design Resource provides history for Hawks Pointe project 5 revealed significant rock issues during construction. He explains that test holes were drilled and rock conditions were fully documented in engineering plans. Jeff states that rock excavation

was anticipated, planned, and bid as part of the project. He notes the Village's 1000-ft blasting prohibition and explains that the contractor is requesting a variance. Jeff emphasizes that Northern Illinois Service Company is a high-quality, experienced general contractor.

Will Hoff introduces himself and colleague Paul Munson, they are the General Contractors from Northern Illinois Service Company. Will states they are installing deep gravity sanitary sewer, with depths reaching 15-16 ft. He notes they have encountered rock at 10-15 ft, requiring removal for trenching. He explains the two methods exist: Jackhammering which will be months of vibration, heavy noise, extensive drilling, or blasting which will be short duration, less drilling, fewer total days of disruption.

Paul Munson provides detailed explanation of rock removal methods. Jackhammering requires drilling pilot holes along the trench edges and across the trench width. Jackhammering would take 2-3 months, with 8 to 10 hours/day of vibration and noise. Blasting requires far less drilling and is completed in 12 -13 days.

Paul describes trench dimensions (approx. 7-8 ft wide) and need for trench boxes for worker safety. He notes that blasting is common in Northern Illinois and Southern Wisconsin, and NISC encounters rock regularly. He states blasting is faster, more controlled, and less disruptive overall. He acknowledges cost difference: jackhammering is significantly more expensive, though he does not provide exact figures.

Brandon Rolsma, Dick Boening, Nick Baker from SX Blasting Corporation is here to discuss the blasting process.

Branson Rolsma states the company has been in business for 18-19 years. He states they have serviced areas in Wisconsin, Illinois, Michigan, Minnesota, South Dakota, Nebraska, Ohio. He explains they routinely work on utility trench blasting, subdivision phases, additions, city-street relay projects, residential areas where new phases follow recently built homes. Brandon explains if the village approves the permit pre-blast inspection letters will go to all the homes within 500 ft. There will also be letters that will go out to homes up to 1,500 ft away. Brandon stated the company will work with the homeowners individually for schedule inspections. Brandon stated that after the inspection they would have the project hotlined for utilities. Engineers stakes the trench alignment and depth. Blaster lays out 3 ft x 4 ft staggered drilling pattern. After that the Driller will start drilling. They will communicate with the blaster what the overburden is like, rock hardness, seams and groundwater each hole is loaded differently depending on conditions. holes are drilled for the day's shot. if groundwater in encountered, they may need two blasts in a day, but the goal is one blast at the end of the day. Blasters wire the shot in sequential order and double-checks connections. Before the blast a seismograph is placed at the closest inhabited structure to measure lateral vibration, traverse vibration, vertical vibration, frequency (hertz). There will be a series of horn blasts with a 5-minute warning horn, 1- minute horn, blast lasts 1-2 seconds, blasters check for misfires all clear horn, process repeats daily until complete (approx. 12-13 days).

Trustee Babcock asked if it would only be one blasting a day. What is the amount of noise.

Dick Boening states that it sounds just like thunder.

Trustee Mead states it not so much the concern of the noise it's the vibration which might damage the foundation.

Dick Boening explains the difference between Jackhammering vs. Blasting.

Jackhammering is long duration vibration, wavelengths are farther apart, meaning buildings feel it more, continuous for 8-10 hours/day.

Blasting is extremely short duration, wavelengths are very close together, last less than a second.

President Gustafson asked what is the distance of the wavelength that will be felt, how many feet out.

Dick Boening states in a basement, vibration may be felt 200-300 ft away. upstairs, residents may not feel it at all.

Trustee Babcock asked what are you going to inspect when you come out because you are not able to see his concrete because it's a finished basement.

Dick Boening states they inspect the exterior foundation, interior drywall, visible cracks, take photos and videos. If a homeowner reports damage they compare to pre-blast documentation, meet with the homeowner, address legitimate issues.

Trustee Broda asks how many times in similar conditions there have been issues with foundations afterwards?

Dick Boening states that he has 38 years of blasting experience. he has seen a few minor basement cracks over his career and states the company has repaired any damage they cause.

Trustee Broda explains the reason why the Ordinance is in place is because there were a lot of homes foundations in Chicory Ridge Subdivision had issues after the fact.

Dick Boening states he is not saying they are not sure they would not cause any damage, but likelihood is minimal.

Trustee Babcock asked would the vibration from the constant jackhammering have a potential impact on the foundation.

Brandon Rolsma states no, blasting is governed by scale-distance formulas. at 165 ft, they are limited to 9 lbs. per delay. Notes the Village's 1,000-ft ordinance is extremely conservative.

Will Hoff asked if they SX Blasting could explain the map.

Brandon Rolsma explains Red zone = maximum theoretical impact, Purple zone = industry-standard 250 ft inspection radius. Blue/green zone = extended 500 ft inspection area 1,500-ft notification area is above industry standard. Red zone does not reach any homes.

Trustee Sima asked what if there is structural damage discovered 5,10,15 years down the road?

Dick Boening states that they keep their videos for seven years.

Trustee Sima asked have you ever been in ligation before?

Dick Boening stated yes, we have, but not that long out. (of the seven-year mark).

Trustee Sima asks what's the state regulation on seismographic activity is and what you're looking for. What is the state threshold?

Dick Boening states they state of Wisconsin does.

Trustee Sima what about the state of Illinois?

Dick Boening state he doesn't know.

Trustee Sima asked is there someone from the state out there regulating or are you guys doing it.

Dick Boening states they regulate it.

Trustee Babcock asked what happens if you have someone that has issues with their foundation how do you go about fixing that?

Dick Boening states the insurance company handle that.

Trustee Sima states he thinks we've listened to our constituents here. I mean you're looking at low amplitude vibrations and jackhammering some of which your pro you know it may be a nuisance, but your home is your castle, and you want to protect your foundation. You want to protect these things. If these guys do something in 5 years, 10 years down the line you're in litigation trying to fix your home. This was put in there for a reason.

So, my recommendation would be to have them go to low amplitude even if it's louder jackhammering rather than blasting which we don't know. There's an ordinance for a reason. My recommendation would be to just deny blasting. That is my motion, second by Trustee Mead. Voting yes to deny is Trustees Wright, Sima, Broda, Babcock, Mead 5-0-0.

Motion denied.

PUBLIC COMMENT (limited to 3 minutes per speaker)

Jason Gascoigne 10353 Hawks Pointe, which is right within 500 feet. So, I guess my question is they said that they do it all the time, but they've never gotten a permit in Illinois to blast. So, is there a state permit that they still need to get then.

Brandon Rolsma I have my Illinois explosives license.

Matt Mylin he is the house on top of the hill right across from the water tower. So, technically I'm a little concerned about the coloring for that corner. But my questions are what's the point of an Ordinance if you had damage before if you're just going to have a waiver for the Ordinance. So, it doesn't make a lot of sense to me because obviously you put it in place for a reason. Number two it seems to be just a length of project and a cost association with this, but they don't even know the cost versus the two

options. So, how do you make a decision with one versus the other, but we don't know the costs. We don't even know the regulations. So, it seems like we're not prepared to tell you the scope of the project and make a decision on which way you want to go. If it's just a scope of project, meaning how long it's going to take, makes no sense why you would go, "Yes, we're going to do blasting." when you don't know the cost that the difference between the two, I do understand that progression and growth happens. I'm just trying to understand the ramifications of the two choices.

James Shortland 895 Goosedown Drive I just wanted to address the trustees here and point out that these fine folks here made quite a bit of hay about making this sound effortless and painless. We just let them use their dynamite. they glossed over the actual energy involved between hydraulic hammering and blasting. And got to believe that the amount of energy has a very big impact on the structural damage to my house which I am within the lesser circle. Secondly, we have a lot of commentary here from folks about how we've been doing this for years, but zero commentary about how often we blast this close to folk's homes. I would go along with my neighbor here and say why what on earth is the point in an ordinance if we're going to relax it by this order of magnitude tier books. Those are my concerns. Obviously, it goes without saying. I think most of the folks behind me are with me in which I did not consent to any of this construction in the first place. We have made our displeasure known and we feel that we have been misled consistently by these folks. So, we will be watching your votes.

Kyle Kamholtz I live at 903 Goosedown. A couple things here. This wasn't even known like this kind of went under the radar. Hey, we're gonna slip this permit in here without anybody knowing but yes, it's supposed to be our due diligence, but kind of had to make a stink about it to get people to show up and hear this. Kind of have to open this by saying the foundation of this community is supposed to be built on a strong bedrock and an approval of this is trying to blast away along with rock in the foundation of the current one. I feel like this is very rushed, I feel like have we explored unconventional options? Why do have to have a 16 ft gravity fence sewer? Is there something shallower we can do if we're only at that 11-to-15-foot mark that will still drain if it's towards the top of the hill? Can we do some back fill that might be cheaper. It's not you know in construction engineering or anything like that. Obviously hearing both of these the two evils does sound like blasting, but I don't think either should happen. I don't see or hear any ordinances on jackhammering. I saw something like briefly Google. It's 7 am to 8:00 pm. I got three little kids. This is my backyard. This is, you know, how to say what you're using staying contained to the hole. I don't know there is a lot of fishy stuff with this. I don't know if we can get a say. I don't the legal jargon. I don't know if this is getting voted on today or in two weeks or whatever, but it's kind of ridiculous. And if you guys from ARC said this was already slipped in there with the previous approval, frustrating and shame on you guys for not catching that this may have been happening in the future. Try to kick the can down the road.

Rob Baxter, former trustee. I think we put in place this ordinance for that exact reason is to make sure that the residences were safe, foundations, people who lived in etc. I really feel that agreeing with these gentlemen here, the fact is yeah, this just isn't necessary. There's got to be other options it's too close to the homes. I don't know these gentlemen. I'm sure that they're giving us their best scenario for this and maybe be accurate, but I just don't feel good about this either, as a former Hawks Pointe resident and still in the neighborhood quite often. I'm very uncomfortable with this and we got to come back to the bottom line if we have an ordinance in place for this reason because of these problems that we had and I don't see why we'd even take a chance at repeating that again without some further evaluation to make sure. I guess that's pretty much it really. I hope you guys will just really take in consideration the safety of kids and everybody else nearby. Can something go wrong? You know, I'm not an expert, I have to turn to these guys to decide that, but on the surface, it sounds like the potential for let's just say less than stellar outcome is there.

Trustee Babcock states I'm familiar in Arkansas, they have lots of rock and hard. So, what they use there, it's a pump system and grinder system. So, every house has to have a grinder and then it's a pump and the end the line is only 2 in, and it pumps the sewage. Is that something you can do? And so, to one of the constituents here's point was is there another alternative than this that deep and have grinder systems where you could pump the sewage.

Will Hoff states it's something that could be done has been done in northern Illinois. In this case, part of the reason that the sewer is so deep is that through our approval process with Four Rivers, they're requiring us to potentially serve property to the west side of Old River Road.

Matt Mylin states no, no, no. I'm well, okay I own the land there. It ain't going there.

Will Hoff states We didn't want to do it. The sanitary district has a policy where if a person is developing a property, then I have to extend and provide sewer to your property because you may want to develop in the future. Not saying you or you don't. That's, you know, here nor there. Frankly, I argued against it because of the issue of having to go extra deep. So if we were to convince the sanitary district to somehow Mr. Mylin never wants sanitary sewer in his life and he doesn't care they perhaps we can shallow up the sewer going up the hill and minimize the rock impact. And as it stands right now with our permit and the requirements for the sewer, we were obligated to provide the sewer extra deep such that approximately 20 some acres of your farm could be served by gravity sewer with this system. I think eventually it falls off and would have to be served by some other route.

Trustee Babcock states I would like to make another comment here for the benefit of you people coming in understand what your background role is. What you might not realize this has been a sticky issue this whole development in Hawks Pointe and the reason why Mike and myself are on this board right now is because that happened without our choice. You know things got voted on by people before us, So we ended up running for election to be in here. So, to my neighbor here, his to his point, it's like when we got in here, a lot of this was already approved. We couldn't really stop it. But I never knew anything about the fact that, okay, we're going to end up with drilling just like he mentioned or blasting. So, at this point it's a sticky situation. I think you guys are stepping into something you're no part of, but this is the background. The reason why everybody's here is because Hawks Pointe, we didn't support that development in the first place. School district didn't support. No one.

Will Hoff Yeah, we've become aware of that since we took on the project. Unfortunately, we're looking for the best way to get through it for everybody.

Trustee Babcock Well, it seems like I mean we are going to have to explore an alternative just to at least to do like Rob mentioned to do due diligence here to see if there's an alternative way. I know that in Arkansas that is a very big problem because they had septic tanks in a lot of these homes. So they put pump sewer and grinders at every house and every homeowner had to pay for the grinder.

Will Hoff states I've never Four Rivers allow that anywhere. There is a system we installed. It's definitely an alternative, but I've never seen it approved by Four Rivers in the city of Byron. One time we did install a system just like that for that reason. But the sanitation authority in this area and all the Village of Roscoe is Four Rivers sanitation authority and I've never seen a system like that approved.

Jeff Linkenheld states we did it down in Oregon, but not for Four Rivers.

Will states because that relies on each house to pressurize the system with their pump and it takes a very reliable system.

Chad Douvikas 911 Goosedown Drive, my question, one thing that hasn't been asked before, how close to homes have you guys blasted before? Is this a real close project or nothing?

Dick Boening It's has not been right down existing city street were.

Chad Douvikas All right because both neither of these options are good like no one wants to sit and listen to jackhammers for months on end and the problem I have with blasting is thousand-foot ordinance we're talking about knocking out 84% of that ordinance we're not asking for 100 feet 200 feet this basically wiping it away so I have a little bit of an issue with that because I don't know why the ordinance was put in place and if Roscoe had this area an issue that put that ordinance in place in the first place. And I wouldn't want to go backwards to that and be like that's why we did it in the first place or whoever did it years ago. I have no clue when that was put in. I do not doubt your guy's ability to do your guy's job. My other concern is now you guys talk about the horns and stuff, but you know, to let people know. but there are kids all over there up and down Goosedown Drive.

Brandon and Dick explain the procedures on what they do before they blast.

Chad states that he gets the procedure, I'm just not sure what something happened at some point to put that number in there at a thousand. somebody must have blasted maybe once at 500lbs cause an issue. I mean that's a hell of a blast. You can understand where I'm coming from. Like you have no ordinance there and you're just basically wiping it out there. There leaves some questions to why was it there in the first place. You know, and as far as going that comment about Four Rivers going west. I hope to God Old River Road is the end. I don't want Roscoe to have any more control west of Old River Road because that far in the corner, all that land, just keep that land. But if it doesn't become anything, it needs to become larger homes, larger lots, larger homes. All these places that are being built are single car garages like whatever we're doing over her on Elevator and Willowbrook those aren't family apartments they're putting in there one car garage that's not family style.

Jeremy Moreau, I live on 980 Thicket Trail with the difference between blasting and you're you say the jackhammer is much worse. What's our protection for our foundations? I well outside your guy's blast zone, but my neighbors aren't. And what's the protection for if the jackhammer's worse, what's their foundation protection? I mean if that you guys were selling it as that's the worst option cuz the noise and the vibration.

Will Hoff states noise is by far worse and the duration.

Jeremy, I get that. I've actually been around rock breakers. I grew up in Lake of the Ozarks, Missouri. I've actually sat on a rock breaker. So I'm aware it was much smaller scale than probably what you are going to bring. It was a little excavator. Still, I understand the rock breaker, and I don't see how you're going to offer protection for one, you should offer protection for the other because you're selling the other is it's a bad option because it's the vibrations and the sound waves are going to be worse.

Will Hoff, with the hammering of the rock, we there's no damage anticipated. It's a comfort and an annoyance. It's incredibly It's a nuisance. It's going to be an obviously more expensive.

Jeremy, I'm okay with them having to pay more.

Will Hoff, absolutely we don't have the exact figure, but it is more expensive.

Jeremy, I'm ok with them having to pay more. We would be okay with them paying more also, and we'd be okay with them paying the school also. we didn't want it to begin with, so we're okay with them.

Will Hoff, we're going to be in your neighborhood. We're going to be in your neighborhood building your street and we don't want to be there any longer than we have to. It's going to be disruptive. We get that. The traditional drill and blast what we've done in the past is we think the least disruptive. It gets the job done fastest. It's very controlled. The ordinance from what I understand was put in place 30 years ago. We weren't aware of the ordinance. We were actually quite surprised by it. I think our contractor was surprised by it. They haven't run into anything. Northern Midland in the area. Suspicion is that it was from an earlier time when things were just there was that crates 30 years ago where the subdivisions were just getting built one after the next after the next and people were just going it was like the wild west, and I think it got out of control is what I'm guessing. Somebody did something they shouldn't have done that probably wasn't qualified to do it. And the ordinance that was put in place I think was a reaction to that. that's my opinion.

Trustee Wright states that it was 2004 and there was damage to Chicory Ridge. It wasn't 30 years. It was 2004.

Will Hoff Okay 20 years ago. My point is what we're proposing with this contractor is it's highly regulated and professional people. They travel across the Midwest to do this; they've got an extensive resume that's been submitted to the village and we're happy to have a meeting another day where you can ask more questions and maybe show some projects. But I mean, this is what they do. We don't do it. We've just a road builder. We put sewer in the ground. So, need the help to get it done correctly, efficiently, and with think the least amount of disruption.

Mary Morgan 334 Hawks Pointe. We are right at the edge of the 500 ft within the 500 ft. My question is about the inspections. My basement is not finished but it's full of crap. Do I have to pull that all out from the walls so you can see the walls?

Dick Boening No, there's telltale signs we look for.

Mary My second question regards like stuff on my walls. Is there going to be enough vibration that I have to worry about things falling off the walls, knickknacks falling out of cabinets, you know, that kind of thing?

Brandon No. The analogy with thunder is not far off. I've been around a lot of blasting in my career. And that analogy is. Yeah, that's if it's Yeah. If it's not going to fall off in a heavy clap of thunder, it's not going to fall off with the blast.

Will Hoff I'd like to clarify too in case there's any misconception; the blasting is not a visually that you know there's not rock flying through the air. It happens below ground and the ground kind of hump up a little bit, and it just mound up. It just kind of clumps up as it goes and then that's it.

Mary states I realize that but still with a blast there's still vibration. And that is what I'm asking about is the vibration.

Will It feels like a heavy clap of thunder. best way to put it.

Rob Baxter states when the condos or apartments were put in just down the road from this, was there any blasting needed there? Did they run across any type of difficulty? Was there no jackhammering needed?

Will Hoff states that there was some jackhammering done in Hawks Pointe 5. There was some jackhammering to get the last bit of the storm sewer installed. Sanitary. Oh, actually sanitary and a little bit of storm. random risk but very minimal.

Rob any of you residents notice anything from the jackhammering then. Was it obscenely loud or anything.

Mary states she didn't even know it was done. And we're right there on Hawks Pointe and Goosedown.

Kyle Kamholtz I have just one more thing to ask of the board if we can even if this is the final option. I get it, you know, that's what it's going to be. I want a better analysis done. I would like to see a price comparison between the two. Is this the better of the two? Like I said, I don't want to speak for my neighbors, so obviously blasting sounds more appetizing to me, but I want to make sure is there an unconventional method or do we call the speed dial of asset blasting here because we do it for everything else. So, I'll spearhead that if we needed to share.

Sue Needham 10175 Fawn Prairie Drive I'm just wondering I know you guys are dealing with the sewer blasting the sewer. When he actually gets to developing the property, are we going to have the same conversation? Is he going to be hitting anymore rock?

Will Hoff states Most of the proposed buildings, I think even the duplexes are slab on grade. So no. And the rock is at least 10or 12 feet deep and most basements are mainly 8 typically so it shouldn't be an issue.

PRESENTATIONS

No Presentation.

EXECUTIVE SESSION (IF NECESSARY)

ADJOURNMENT

Trustee Wright asked for a motion to Adjourn the meeting.

Motion was made by Trustee Broda, second by Trustee Babcock. Voting yes: Trustees Sima, Wright, Mead, Broda, Babcock 5-0-0.

Meeting was Adjourn at 8:59 pm.

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Item # 3.

Agenda Item:	Introduction to Special Use Permit Amendment for Rodgers Ready Mix at 14165 2 nd Street		
Date:	January 20, 2026	Meeting:	Committee of the Whole
Prepared by:	Hilary Rottmann	Department:	Zoning

Overview/Background Information

Rodgers Ready Mix, located at **14165 2nd Street**, was annexed into the Village of Roscoe in 1996. As part of the annexation, a pre-annexation agreement granted a **Special Use Permit** within the **General Industrial District** for Tract 4. This special use allows for the extraction of sand and gravel, and the construction and operation of a concrete ready-mix batch plant and related facilities.

The Special Use Permit includes conditions prohibiting blasting, dynamiting, or the use of explosives for material extraction. The owner is also required to develop the property in accordance with the approved site plan.

The Special Use Permit for the property was approved to remain in effect through the year **2045**, at which time (or sooner) quarry operations were to cease. The property was to be reclaimed and developed as a lake with surrounding single-family residential development to the north and east.

In **mid-2025**, the site was acquired by the applicants, **VCNA Prairie, LLC**.

Key Issues

- Mining operations conducted by previous owners extended north toward the property line into areas originally designated in the reclamation plan for future residential development. These areas have already been excavated. Based on existing site conditions, backfilling the excavated areas to support residential development is neither practical nor feasible.
- A review of the elevations and layout in the existing reclamation plan indicates that it no longer reflects current site conditions and requires updating.
- The current applicant is requesting an amendment to the reclamation plan to allow for recreational use in lieu of single-family residential development.
- The applicant is also seeking to revise the Special Use Permit conditions to more accurately reflect the areas that have been mined, current operations, and anticipated future mining activity.
- The applicant anticipates that mining operations may continue beyond the currently approved 2045 termination date for approximately an additional **75 years**, and is requesting an extension of the Special Use Permit.

Action Required/Recommendation

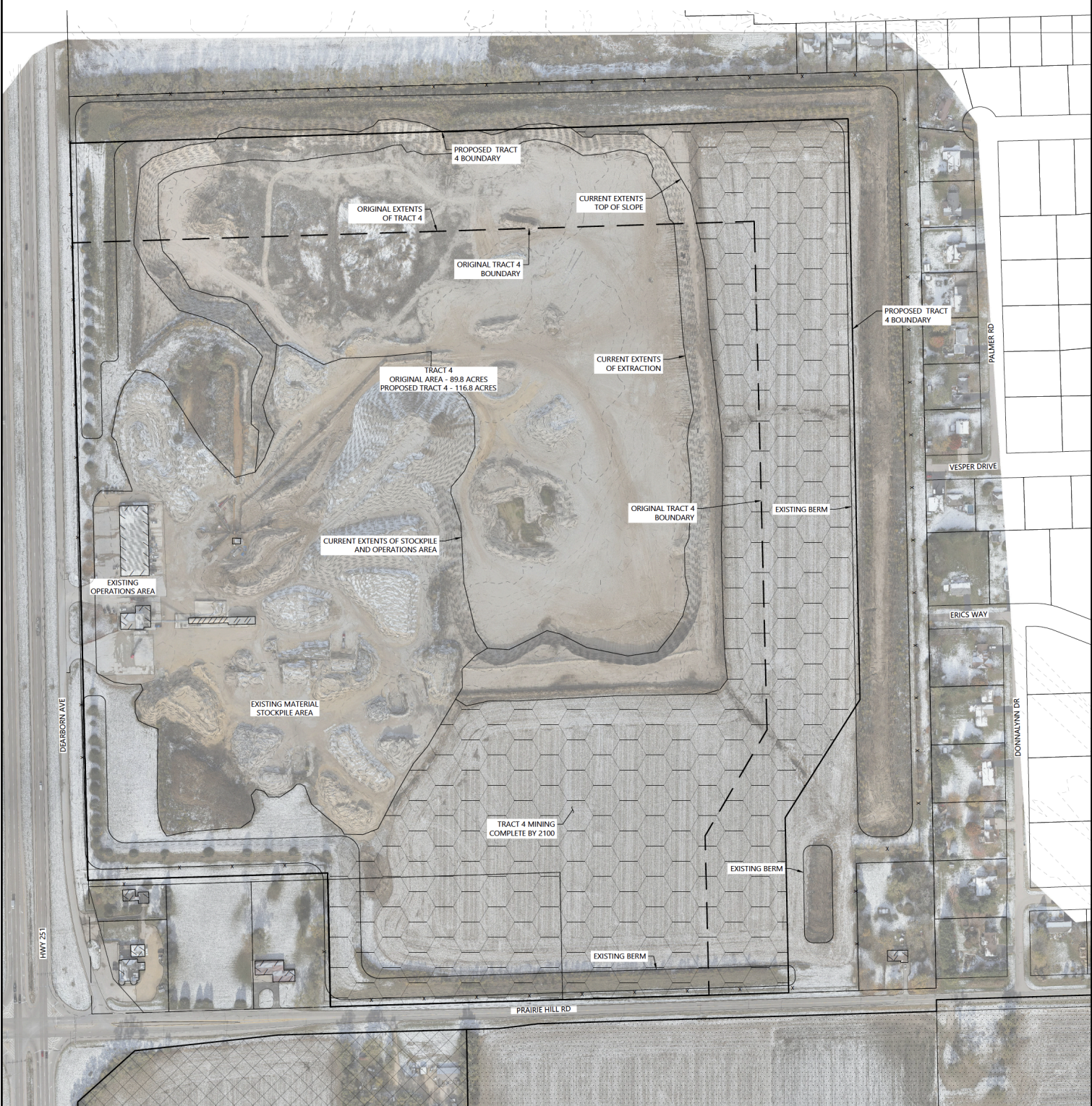
This project is being introduced to the Committee of the Whole for informational purposes only. No action is required at this time. Upon submission of a formal application and review by the Zoning Board of Appeals, the request will return for a vote prior to consideration by the Village Board.

This introduction provides an opportunity for the Board to ask questions or identify any specific information it would like to see included in the applicant’s submittal.

Attachments

- Current Conditions Exhibit
- Future Mining Sequence Exhibit
- Reclamation Plan







PGT DATE: 12/29/2025 11:27 AM

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Agenda Item:	Contractual Tree Maintenance & Removal Contract Extension		
Date:	01/20/2026	Meeting:	Committee of The Whole
Prepared by:	Troy Taylor	Department:	Public Works

Overview/Background Information

The contractual tree maintenance & removal has been granted to Tree Care Enterprises, Inc. for over 11 years now and the last RFP was in 2021 and Tree Care Enterprises were the only ones to bid on the RFP. The Village has had great working relations with Tree Care and would like to continue to use them.

Tree Care Enterprises has extended the same contract for the year 2026 and would like to continue working with the Village.

Key Issues

- Tree Care Enterprises, Inc has been the only company to bid in the last RFP
- Tree Care Enterprises, Inc has a tremendous team that can trim, prune, cut down, stump grind any size tree safely and in an efficient time.

Fiscal Note/Budget Impact

This contract is in the 2026 budget if approved. There is \$40,000 budgeted for streets and \$20,000 budgeted for parks.

Prior Legislative Actions

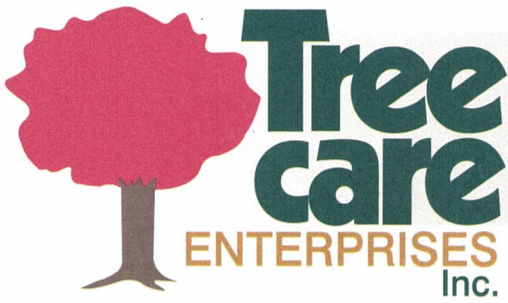
First hearing at the Committee of The Whole.

Action Required/Recommendation

Board approval to send to the Village Board.

Attachments

- Contractual extension letter from Tree Care Enterprises, Inc.



5563 Kilburn Avenue • Rockford, Illinois 61101

Phone: 815/965-5757

Item # 4.

December 09, 2025

Village of Roscoe (Public Works)
5402 Swanson Road
Roscoe, IL 61073
Attn: Mr. Troy Taylor

Dear Mr. Taylor

As discussed yesterday it would be the intentions of Tree Care Enterprises, LLC to extend the contract for Tree Maintenance / Emergency Response for the Village of Roscoe. I feel that we have formed a good working relationship between your needs and the service that Tree Care Enterprises has provided. Tree Care Enterprises continues to provide services, as dictated by the contract we entered in 2021. In addition, we guarantee that we offer ISA Certified Arborists, ISA Certified Tree Risk Assessment Qualified Arborists, Certified Training Specialist and Tree Care Enterprises continues to be an Accredited Company by the Tree Care Industry Association (TCIA)

If I could be of any further assistance, or if you would like me to meet with any of the Board Members of the Village of Roscoe, please let me know.

Respectfully,

Doug Edwards
Vice President, Tree Care Enterprises, LLC
ISA Certified Arborist IL-504-A
ISA Certified Tree Risk Assessment Qualified
TCIA-CTSP Certified



Email: info@treecareenterprises.com
Website: www.treecareenterprises.com



VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Item # 6.

Agenda Item:	Resolution Providing for the Non-Renewal of Village Administrator Employment Agreement		
Date:	1/13/2026	Meeting:	COTW DATE 1/20/2026
Prepared by:	Attorney Tom Green	Department:	Admin

Overview/Background Information

The Village entered into an Employment Agreement for the position of Village Administrator effective January 1, 2024, for a three year term. The Employment Agreement has an Expiration Date of May 31, 2026. Article I, Section B provides for automatic renewal, unless notice of non-renewal is provided to the employee at least 90 days prior to the renewal date. The Committee of the Whole has recommended the Village move forward with non-renewal of the Agreement.

Key Issues

If non-renewal is to be provided, it must be approved by the Corporate Authorities prior to March 1, 2026.

Action Required/Recommendation

Make recommendation on this Resolution Providing for the Non-Renewal of Village Administrator Employment Agreement

Attachments

Resolution Providing for the Non-Renewal of Village Administrator Employment Agreement

**VILLIAGE OF ROSCOE
RESOLUTION NO. 2026-_____**

**A RESOLUTION PROVIDING FOR THE NON-RENEWAL OF VILLAGE
ADMINISTRATOR EMPLOYMENT AGREEMENT**

WHEREAS, the Village of Roscoe (“Village”) entered into an Employment Agreement (“Agreement”) for the position of Village Administrator effective January 1, 2024, for a three year term; and

WHEREAS, the Agreement has an Expiration Date of May 31, 2026, as provided in Article I Section A; and

WHEREAS, Article I, Section B provides for automatic renewal, unless notice of non-renewal is provided to the employee at least 90 days prior to the renewal date; and

WHEREAS, non-renewal of the Agreement is at the sole election of the Village. In the event of non-renewal, the Agreement will expire upon the Expiration Date set forth above; and

WHEREAS, the Committee of the Whole has recommended that notice of non-renewal be provided to the employee, pursuant to Article I Section B.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ROSCOE, WINNEBAGO COUNTY, ILLINOIS, AS FOLLOWS:

1. The foregoing recitals are incorporated herein and made a part hereof,
2. By the adoption of this Resolution, the Village provides notice pursuant to Article I Section B of the Agreement to the Employee of the Village’s election to not renew the Agreement, thereby allowing the Agreement to Expire on the Expiration Date as provided in Article I of the Employment Agreement.
3. The Village Clerk of Roscoe shall attest the same after the signature of the Village President.

2026-_____

1st Read:
PASSED BY ROLL CALL VOTE ON:

NAME	AYE	NAY	ABSTAIN	ABSENT
Trustee William Babcock				
Trustee John Broda				
Trustee Dayne Mead				
Trustee Michael Sima				
Trustee Michael Wright				
President Carol A. Gustafson				

Approved _____, 2026:

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK