

**REGULAR MEETING
TREMONT VILLAGE BOARD
July 20, 2026**

Village President Harding called to order this regular meeting of the Tremont Village Board at 7:00 PM, Monday, July 20, 2026, at the Tremont Village Hall.

Present: Village President Harding, Trustees Zuercher, Scranton, Smith, Hinman, Replogle

Absent: Kreiling

Village Clerk: Jena Alig

Village Attorney: Michael Seghetti

Village Engineer: Eric Hansen

Guests: Annette Jones

Pledge of Allegiance.

Trustee Smith motioned to approve the minutes for the regular meeting of July 6, 2026, and Trustee Hinman seconded.

AYES: All In Attendance

NAYS: None

Motion carried.

Trustee Smith motioned to approve the minutes for the closed session meeting of July 6, 2026, and Trustee Hinman seconded.

AYES: All In Attendance

NAYS: None

Motion carried.

Trustee Zuercher motioned to approve all bills, payroll, investments, transfers, and budget items incurred since July 6, 2026, and Trustee Smith seconded.

AYES: All in Attendance

NAYS: None

Motion carried.

Trustee Scranton made a motion to transfer \$30,468.90 from General Fund Savings to Police Operations to cover payroll and bills and Trustee Zuercher seconded.

AYES: All In Attendance

NAYS: None

Motion carried.

Committee Reports

Police Operations – Trustee Zuercher no report

Zoning & Planning – Trustee Kreiling absent.

Buildings & Grounds – Trustee Replogle no report.

Personnel – Trustee Smith no report.

Finance – Trustee Scranton reported a CD opened in November reached term and will not be renewed. The proceeds, including approximately \$6,000 in interest earnings, will be transferred to the General Fund. The General Fund balance is projected to be approximately \$800,000 before payment of current bills. Sales tax revenues for May were among the highest monthly collections on record

Public Works – Trustee Hinman no report.

Public Comments

Annette Jones expressed concerns regarding the condition of a property at the northwest corner of Madison and Warren Streets, citing overgrown vegetation, debris, and potential property maintenance issues. The board discussed the property's history of maintenance violations and directed staff to inspect the property and, if warranted, issue notices of violation in accordance with the Village's property maintenance code.

Unfinished Business

1. **Proposed Zoning Change – 22387 State Rt. 9:** The board discussed the process and costs associated and the need for a formal request. The consensus was to support a one-time rezoning request to help make the property marketable, with any future rezoning requests to be the responsibility of a subsequent applicant.
2. **401 E South St. – Property Maintenance:** The board discussed the vacant property that has been without water since 2019 and may require significant repairs. Staff will begin with an exterior inspection to identify potential code violations and notify the property owner. The board reviewed the enforcement process under the International Property Maintenance Code, including court action if violations are not addressed.
3. **Hometown Christmas Bistro Lights:** The item was removed from the agenda and will be revisited at a later date.
4. **Employee Handbook:** The item is postponed until next meeting.

New Business

1. **Pavement Rating System:** Street view AI analysis of all streets, curbs, and sidewalks in town. \$2,700 for pavement rating and \$1000 for Google map upload.

Trustee Scranton made a motion to approve an estimate from First Stop Pavement Management not to exceed \$3,700 and Trustee Hinman seconded.

AYES: All In Attendance

NAYS: None

Motion carried.

2. **Naming Public Street Ordinance 26-108 (Gunter Street):**

Trustee Scranton motioned to approve ordinance 26-108 naming of public street - Gunter Street, and Trustee Replogle seconded.

AYES: All In Attendance

NAYS: None

Motion carried.

3. **BDD Grant – TCA:** Tremont Commerce Association requested a \$5,000 grant for the lighting of Sampson Street during Hometown Christmas.

Trustee Scranton motioned to approve the BDD grant of \$5,000 to the Tremont Commerce Association for the lighting of Sampson Street during Hometown Christmas, and Trustee Zuercher seconded.

AYES: All In Attendance

NAYS: None

Motion carried.

4. Approve Resignation Agreement:

Trustee Smith motioned to approve the resignation of Natalie Martz effective July 20, 2026, and Trustee Zuercher seconded.

AYES: All In Attendance

NAYS: None

Motion carried.

5. Amending Ordinance 113.02 – Liquor Commission: Defining how members are appointed.

Trustee Smith made a motion to approve amending Ordinance 113.02 Liquor Commission and Trustee Zuercher seconded.

AYES: All In Attendance

NAYS: None

Motion carried.

6. Liquor Commission Appointments by Village President: President Harding appointed Jim Workman and Sherena Smith to the Liquor Commission.

Trustee Zuercher made a motion to approve the appointments for the Liquor Commission by the Village President and Trustee Scranton seconded.

AYES: Zuercher, Scranton, Hinman, Replogle

NAYS: None

PASSED: Smith

Motion carried.

Engineer Report:

- **Share Closet Building** - Coordination issues between the architect, engineer, and owner have caused delays. Additional structural details are needed for the truck/loading dock design. Staff will continue working with the project team to ensure compliance with state building code requirements and keep the project moving toward a possible fall start.
- **Route 9 Project** - Work is primarily focused on punch list items, with the west end substantially complete. Pavement markings are completed on the west end, and gutter work is expected to begin soon.
- **Culvert Project** - The culvert near the laundromat has been poured and is progressing well, with additional contractor work remaining.
- **Precision Power** - Site planning continues for a phased modular building project expected to take approximately two years.

7. Closed Session – Personnel

Trustee Smith made a motion to move to closed session pursuant to section 2c-1 of the Open Meetings Act and Trustee Zuercher seconded.

AYES: All In Attendance

NAYS: None

Motion carried.

Moved to closed session 7:55 pm.

Resumed at 8:10 pm.

8. Approval of Public Works Employee:

Trustee Smith made a motion to hire Tim Hinman for Public Works at \$30/hour, 1 week vacation at time of hire and 3 weeks' vacation each year thereafter, and Trustee Scranton seconded.

AYES: Smith, Replogle, Zuercher, Scranton

NAYS: None

PASSED: Hinman

Motion carried.

Adjourn at 8:12 pm

Jena Alig
Village Clerk

Kenneth Harding
Village Board President
