

**VILLAGE OF BELLFLOWER**  
**McLEAN COUNTY, ILLINOIS**

**BOARD OF TRUSTEES**  
**MINUTES**  
**MARCH 12, 2025**

**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 10, 2025, at 5:15 p.m.

**BOARD ATTENDANCE**

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

Absent: Trustee Beth Ellis

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

*VILLAGE OFFICIALS PRESENT* – Clerk Herb Youngblood

*PUBLIC ATTENDANCE* – Paul Luther, Kristin Yeadon

**PUBLIC COMMENT**

None.

**CONSENT AGENDA**

a. Approve minutes of the regular meeting held on February 12, 2025.

b. Approve expenditures during the period of February 13, 2025, through March 12, 2025.

MOTION by Trustee Zimmerman to approve the foregoing consent agenda items. Seconded by Trustee Weiss. Voice vote: 5 yes; -0- no. Motion passed.

**POLICE ACTIVITIES**

- February 2025 – 2 tickets; 3 closed cases, 1 resulted in an arrest; all radar units now work.

**UNFINISHED BUSINESS**

a. All buildings – replace paper towel and soap dispensers – checked prices of Grainger vs ULINE and Grainger generally was higher, so ordered from ULINE.

b. Community Center

- 1) Discard front of stage wall padding – will ask Merle/Jay to remove and stage in band room for disposal on workday.
- 2) Install video surveillance signs – Trustee Aldrich will install with President Grussing.
- 3) Install HVAC duct work and thermostat in office – COMPLETE.
- 4) Install outlet on conference room south wall – pending Bob Althouse availability.
- 5) Purchase generator to support cafeteria and office – COMPLETE. Bellflower Township to reimburse the purchase price.
- 6) Purchase “K” fire extinguisher for kitchen – part on order.
- 7) Replace pull switch for fire suppression system – part on order.
- 8) Remediate boys’ locker room water seepage – Lanz Underground Solutions to snake and map all tiles as a first step.
- 9) Repair stage door lock and replace band room exterior door keypad lock with a regular key lock – waiting on locksmith.

- 10) Replace dust mops and brooms – on order.
- 11) Replace pizza oven gas connection – COMPLETE.
- c. Don Harden Field
  - 1) Belltown Bombers 2025 plans
    - a) Bob Althouse to check and repair/replace bulbs in 3 field lights not working
    - b) MOTION by Trustee Zimmerman to approve the field usage agreement drafted by President Grussing and reviewed with Kristin Yeadon (copy attached). Seconded by Trustee Drinkwater. Voice vote: 5 yes; -0- no. Motion passed.
    - c) A separate concession stand lock will be installed and a key given to Kristin. This will allow her to store items and unlock the restrooms and field light switches.
  - 2) Investigate replacing ballfield lights with LED – Ameren sporting event rebate would be approximately \$1,460. Bob Althouse estimated the total cost at approximately \$7,000. The board chose not to pursue this project at the current time.
  - 3) Investigate scoreboard repair – Bob Althouse successfully got the scoreboard to work by attaching the controller directly to the scoreboard. When the controller was connected to the plug at home plate, the scoreboard would not work. MOTION by Trustee Aldrich to approve replacing the cable between home plate and the scoreboard at an estimated cost of \$500. Seconded by Trustee Lytel. Voice vote: 5 yes; -0- no. Motion passed.
  - 4) Replace restroom roof – to be done in good weather. Restrooms need to be cleaned and the water turned back on.
- d. Financial – Senator Turner grant – still waiting on approval by IL DCEO.
- e. Grounds
  - 1) Repair pull-behind mower – Trustee Aldrich plans to start this coming weekend.
  - 2) 2025 Mowing – a summary of bids was presented (copy attached). MOTION by Trustee Lytel to approve the Brian Benjamin Lawn Care proposal of \$15,000 for the 2025 mowing season, to be paid at \$1,250 monthly for 12 months. This price would be locked in for 3 mowing seasons. Seconded by Trustee Zimmerman. Voice vote: 5 yes; -0- no. Motion passed.
- f. Emergency siren remote activation – installation pending good weather.
- g. Streets
  - 1) Hydro-jetting stormwater drains – awaiting intergovernmental agreement to rent Village of Downs equipment and use Downs employees.
  - 2) MFT street sign replacement – awaiting intergovernmental agreement to use Village of Downs personnel to install. Trustees Aldrich and Weiss indicated they would be available to assist if needed.
  - 3) MFT gravel for rights-of-way and alleys – Steven Sprau or Cody Shelton will do this.
- h. Water system
  - 1) Install bollards at tower pump house and Feed Mill hydrant – on hold. Tower-Mitch Yeadon says we should also protect the main well head, but are any bollards needed if a security fence is installed? Feed Mill-need to first investigate the sinkhole at the hydrant. Could Nick Drinkwater do this?
  - 2) Stress test emergency well #3
    - a) Trustee Zimmerman will contact Mitch Yeadon to get the test done before the heavy grain elevator traffic gets underway.
    - b) In a prior meeting discussion about a potential new well, areas around Don Harden Field and the village garage were thought to have been previously tested, and the water results were not good. President Grussing contacted both Layne well drillers

and Farnsworth engineering who indicated no records could be found to confirm a prior test at the site was ever conducted. They believe the decision to not drill a test well was due to the cost to connect the DHF site to the tower pump house. Therefore, the decision was made to drill the new well that now exists at the tower.

### **NEW BUSINESS**

#### a. Action

- 1) 2025 East Egg Hunt plans and expenses – to be held April 19 at 9:30 a.m. Budget \$500. Trustee Drinkwater will need \$12 cash to purchase 6-\$2 bills for egg prizes.
- 2) 2025 water rate review (copy attached) – board concurred to keep the \$50 monthly rate.
- 3) Community Center generator fencing
  - a) MOTION by Trustee Lytel to approve SK Service Corp. \$8,799 estimate (copy attached) to install fencing at the Community Center generator. Seconded by Trustee Weiss. Voice vote: 5 yes; -0- no. Motion passed.
  - b) Trustee Aldrich suggested we notify IML RMA insurance about the installation.
- 4) Water
  - a) Install bollards around water tower well head – see Old Business item h(1) above.
  - b) Fencing around water tower site and well #3 site – received SK Service Corp. estimates. Explore additional estimates.
- 5) Surplus Property Sale of 201 W South St – no offers to purchase received.

### **BOARD REPORTS**

#### President Grussing

- MOTION by Trustee Zimmerman to reappoint Striegel Knoblock as auditor for the 2024-2025 fiscal year. Seconded by Trustee Aldrich. Voice vote: 5 yes; -0- no. Motion passed.
- Estimate needed to install lights at the Community Center band room door and generator.
- Village workday will be Saturday, June 21 (rain date June 28). 2 dumpsters will be ordered.
- BTHS friezes will be installed to replace the bulletin board in the Community Center main hall. Arnetta Zimmerman’s memorial money will be used to defray costs.
- Nancy Wyatt called to complain about the stray cats loose in the village. Explained that the village has no personnel to address this, and McLean County has limited resources that may assess fees for assistance.
- No Lions Club pancake supper this year.

#### Trustee Zimmerman

- Community Center building doors on the south side need repainting. Workday possibly?
- The village should recognize Lloyd Power with a plaque for his years of service serving as lead shooter in our annual 4<sup>th</sup> of July fireworks show.

Trustee Lytel – wants to install a shipping container on skids in his backyard and finish it out as a workshop. Any zoning problems? No.

### **ADJOURN**

President Grussing adjourned the meeting at 8:40 p.m.

**VILLAGE OF BELLFLOWER**  
**McLEAN COUNTY, ILLINOIS**

**BOARD OF TRUSTEES**  
**MEETING NOTICE AND AGENDA**  
**MARCH 12, 2025**

The next regular meeting of the Village of Bellflower Board of Trustees will be held Wednesday, March 12, 2025, 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 12, 2025
- Approve expenditures during the period February 13, 2025, through March 12, 2025

**POLICE ACTIVITIES**

**UNFINISHED BUSINESS**

- a. All buildings – replace paper towel and soap dispensers
- b. Community Center
  - 1) Discard front of stage wall padding
  - 2) Install 2 video surveillance signs on the south and east sides of the gym exterior
  - 3) Install HVAC duct work and thermostat in office
  - 4) Install outlet on conference room south wall
  - 5) Purchase generator to support cafeteria and office
  - 6) Purchase “K” fire extinguisher for kitchen
  - 7) Remediate boys’ locker room water seepage (Lanz snake/map all tiles)
  - 8) Repair locks – stage door and band room exterior door
  - 9) Replace dust mops and brooms
  - 10) Replace pizza oven gas connection
  - 11) Replace pull switch for fire suppression system
- c. Don Harden Field
  - 1) Belltown Bombers 2025 plans
  - 2) Investigate replacing ballfield lights with LED
  - 3) Investigate scoreboard repair
  - 4) Replace restroom roof
- d. Financial – Senator Turner grant
- e. Grounds
  - 1) Repair pull-behind mower
  - 2) Select 2025 mowing vendor
- f. Storm siren remote activation
- g. Streets
  - 1) Hydro-jet and mark drains/tiles except on State Street
  - 2) Install signs (street, handicap, dead end)
  - 3) Spread MFT rock on alleys and rights-of-way
- h. Water system
  - 1) Install bollards at tower pump house and Feed Mill hydrant
  - 2) Stress test emergency well #3

**VILLAGE OF BELLFLOWER  
McLEAN COUNTY, ILLINOIS**

**BOARD OF TRUSTEES  
MEETING NOTICE AND AGENDA**

**NEW BUSINESS**

a. Action

- 1) 2025 Easter Egg Hunt plans and expense
- 2) 2025 water rate review
- 3) Community Center generator fencing
- 4) Water
  - a) Bollards around water tower well head
  - b) Fencing around water tower site
  - c) Fencing around well #3 site
- 5) Surplus Property Sale – open bids, if any, for 201 W South St

**BOARD REPORTS**

**ADJOURN**

VILLAGE OF BELLFLOWER  
McLEAN COUNTY, ILLINOIS

BOARD OF TRUSTEES

FINANCIAL REPORT ACKNOWLEDGMENT  
FOR  
MARCH 12, 2025

I acknowledge that I have reviewed the following financial reports:

- Heartland Bank Account Reconciliations – 2/28/2025
- Illinois Funds Account Reconciliations – 2/28/2025
- Invoices paid 2/2025 GF and WF
- Invoices paid 3/2025 GF and WF
- QuickBooks Account Register (Heartland Bank and IL Funds) – 2/2025
- QuickBooks Balance Sheet – 3/12/2025
- QuickBooks Expenditures 2/13/2025 – 3/12/2025
- QuickBooks Fund Reports 5/1/2024-3/12/2025



ALLEN GRUSSING, PRESIDENT



SKEE ALDRICH, TRUSTEE



TERESA DRINKWATER, TRUSTEE

BETH ELLIS, TRUSTEE



BART LYTEL, TRUSTEE



STEVE WEISS, TRUSTEE



SHANE ZIMMERMAN, TRUSTEE

# **VILLAGE OF BELLFLOWER DON HARDEN FIELD USAGE AGREEMENT**

This agreement is made and entered into by and between:

**VILLAGE OF BELLFLOWER**  
PO Box 244  
Bellflower, IL 61724-0244  
(the "Village")

and

**BELLTOWN BOMBERS (Kristin Yeadon)**  
PO Box 58 / 210 W Center St  
Bellflower, IL 61724-0058  
(the "Renter").

This agreement between the Village of Bellflower and the Belltown Bombers confirms the dates and expectations for use of Don Harden Field located at 305 W Melvin Street in the Village of Bellflower for softball games and practices as listed below.

**Dates:** This agreement covers the following dates / times for scheduled softball games and practices. The field is reserved beginning at the times shown for the remainder of the day. The start times noted are for one hour ahead of the practice or game time to allow for setup.

- Monday, April 7, 2025 (4:30 pm – double header starting at 5:30 pm)
- Wednesday, April 9, 2025 (4:30 pm – practice starting at 5:30 pm)
- Sunday, April 13, 2025 (9:00 am – double header starting at 10:00 am)
- Wednesday, April 23, 2025 (4:30 pm – practice starting at 5:30 pm)
- Wednesday, May 7, 2025 (4:30 pm – practice starting at 5:30 pm)
- Thursday, May 8, 2025 (4:30 pm – double header starting at 5:30 pm)
- Monday, May 12, 2025 (4:30 pm – double header starting at 5:30 pm)
- Wednesday, May 14, 2025 (4:30 – practice starting at 5:30 pm)
- Tuesday, May 27, 2025 (4:30 pm – double header starting at 5:30 pm)
- Friday, May 30, 2025 (4:30 pm – double header starting at 5:30 pm)
- Sunday, June 8, 2025 (11:00 am – double header starting at noon)
- Wednesday, June 11, 2025 (4:30 pm – practice starting at 5:30 pm)

**Schedule Changes:** Additions, cancellations, or other schedule changes can be made by sending an email to the Village Mayor.

**Condition of Don Harden Field:** The Renter acknowledges having inspected and knowing the condition and state of repair of Don Harden Field. It is understood and agreed that Don Harden Field is provided by the Village in an "as is", "where is" condition without any representation or warranty by the Village concerning the condition of the Field. The Renter acknowledges that the Village has made no representation or warranty concerning the condition and state of repair of the Field, nor any agreement or promise to alter, improve, adapt, repair, remove, redecorate, or clean Don Harden Field.

**Renter Requirements:** Renter shall be responsible, at their own expense, for the following during their defined season.

**1. Ballfield**

- a. Inspect field to determine if the field is safe and appropriate for intended use. If not, renter shall notify the Village Mayor of findings.
- b. Remove weeds from the infield.
- c. Drag the field as needed prior to practices or games.
- d. Obtain chalk and mark the field prior to games.
- e. Purchase and install fence for outfield, if required for play.
- f. Fill in the batter's box and pitcher's mound as needed after practices or games.
- g. Assure all equipment and supplies are picked up after practices or games.
- h. Turn ballfield lights on and off if needed. Key kept in concession stand.

**2. Park**

- a. Clean restrooms, turn off restroom lights, unlock doors prior to practices and games lock doors after practices and games. Key kept in concession stand.
- b. Pick up garbage after practices and games.

**3. Storage.**

- a. The Renter may store equipment and supplies used for practices and games in the concession stand.
- b. The Village will provide a padlock for the concession stand door and provide a key to the Renter for access to the concession stand.

- c. Renter will not duplicate the key or give it to others.
- d. The Renter is responsible for the placement, care, and protection of all equipment placed or stored in the concession stand.
- e. The Village is not responsible for lost, stolen, or damaged equipment and supplies stored in the village garage.
- f. Keys for the ballfield lights and restrooms will be kept in the concession stand for use by Renter to turn on/off lights and open/close restrooms before/after practices and games.
- g. Supplies for restrooms will be stored in the concession stand. Renter will use them to supply the park restrooms. Renter will notify the Village when more supplies are needed.
- h. Renter will move equipment and supplies back to the village garage, sweep out the concession stand, and return the key to the Village Mayor by June 21, 2025.

**Village Requirements:** The Village shall be responsible for the following during regular warm weather months.

**1. Ballfield**

- a. Validate field safety issues raised by renter and take corrective action if possible.
- b. Mow and trim the outfield.
- c. Repair and maintain bleachers and dugouts.
- d. Maintain backstop.
- e. Provide garbage cans and liners at various places near the ballfield.

**2. Park**

- a. Mow and trim the park as needed.
- b. Repair and maintain / paint picnic tables.
- c. Provide garbage cans and liners at various locations at the concession stand and pavilion.
- d. Maintain ballfield lights.
- e. Provide electricity for the ballfield lights.
- f. Provide paper towels, soap, and toilet tissue for restrooms. To be stored in the concession stand.

**Insurance Required:** Prior to April 1, 2025, Renter shall furnish the Village with a Certificate of Insurance, with effective dates covering the dates for all scheduled games and practices. The Certificate of Insurance must name the Village as an Additional Insured. The Certificate of Insurance must evidence comprehensive liability and property damage insurance with coverage of at least one million dollars (\$1,000,000) combined single limit. The coverage must be on a per occurrence basis and must be issued by a company licensed to provide such coverage in the State of Illinois. The Certificate of Insurance should be emailed to the Village Mayor.

**Hold Harmless:** The Renter agrees to defend, indemnify and hold harmless the Village of Bellflower, its elected and appointed officials, commission members, agents, employees, and volunteers (hereby collectively referred to as the "Village") from any claims, demands, suits, losses, costs or expenses including attorney fees, or any damages which may be asserted, claimed or recovered against or from the Village of Bellflower by reason of any damage to property, personal injury or bodily injury, including death, sustained by any person whomsoever and which damage, injury, or death arises out of or is incident to or in any way connected with the performance of this contract. By entering into this agreement, the Village does not waive any defenses it would otherwise have, including but not limited to, governmental immunity.

**Other Terms and Conditions**

- 1. **Changes, Alterations, or Improvements to Don Harden Field.** The Renter shall make no alterations, improvements, or other changes to Don Harden Field without an agreement with the Village.
- 2. **Concession Stand.** The Renter has indicated that they will not be operating a concession stand. It will, therefore, remain closed and locked except for use as storage by Renter. If an individual or group wants to operate the concession stand during the season, they need to contact the Village Mayor. At that time it may be necessary for the Renter to move equipment and supplies back to the village garage for storage.
- 3. **Conduct and Use.** The Renter shall use Don Harden Field for softball practices and games and no other purpose.
- 4. **The Renter commits to enforcement of the following Village laws and rules for use of Don Harden Field. The following acts are prohibited on any park property.**
  - a. Alcohol. No alcohol shall be possessed or consumed by any person on any park property.
  - b. Possession of any glass bottle.
  - c. Possession of any firearm.
  - d. Narcotics and other illegal substances.
  - e. Climbing on any building on the Don Harden Field property.

- f. Removing or damaging any park property or equipment.
- g. Skateboarding.
- h. Gambling.
- i. Disorderly conduct or any infringement of the rights of others.
- j. Animals. Pets are not allowed in any park unless always kept on a leash. Any pet waste must be removed by the person responsible for the pet's presence in the park.
- k. Fires. No fires are allowed in any park.
- l. Debris. No refuse or trash shall be left anywhere on the grounds of any park, but shall be placed in proper receptacles, with any excess refuse or trash being placed next to such receptacles or carried away from the park by the person responsible for its presence. All decorations, tacks, staples, and related items placed by any person shall be removed after such use.

Question/Problems during Use: Contact the Village Mayor.

**ACCEPTANCE:**

VILLAGE OF BELLFLOWER  
 PO Box 244  
 Bellflower, IL 61724-0244

BELLTOWN BOMBERS  
 PO Box 58 / 210 W Center St  
 Bellflower, IL 61724-0058

\_\_\_\_\_  
 ALLEN D. GRUSSING, Mayor

[SIGNATURE]  
 [PRINTED NAME AND TITLE]

\_\_\_\_\_  
 KRISTIN YEADON, Coach / Sponsor

\_\_\_\_\_  
 vob.mayor@outlook.com  
 309-929-9059

[DATE SIGNED]  
 [EMAIL]  
 [TELEPHONE]

\_\_\_\_\_  
 belltownbombers@gmail.com  
 309-261-9547

## **2025 Mowing**

- Brian Benjamin
- \$15,000 for the season
  - Mowing, trimming, and cleaning paved surfaces
  - Weekly or as needed if more frequently
  - Pay \$1,250 per month for 12 months
  - Agrees to locking this price for 3 years
- Cameron Reynolds
- \$25,600 for the season (projected 32 mowings @ \$800/mowing)
  - Month of November will have 2 additional mowings for leaves
  - First and last mowings of the season include spring and fall cleanup
  - Weekly mowing, bi-weekly trimming, and cleaning paved surfaces
  - Would agree to locking the price for 2 – 4 years
- Jeff Harper
- \$875 per mowing

**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

2025 review –  
inflation numbers  
only available up to  
1/2025 when  
calculated on  
2/25/2025.

**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, 2025.**



# ESTIMATE

## SK Service Corp.

*"Installers of Quality"*

DATE: MARCH 4, 2025

1720 W. Anthony dr. Champaign, IL 61821

Phone 217-398-4812 Fax 217-398-5061

TO Village of Bellflower

PROJECT	JN#	REP
Generator fence	47328	Jordan Hollem

DESCRIPTION	TOTAL
<p>29' of 6' galvanized chain link plus barb. 1-10' double gate. 1 plated post.  <i>Includes local union wages. Tax exempt.  Lead time approx. 5 weeks</i></p> <p><i>CQ 2-3/8" lines, 2-7/8" corners. DQ40 4" gate posts. 9ga wire. All posts set in concrete with exception of 1 plated. Bulldog hinges, strong arm latch.</i></p>	<p><b>\$8,799</b></p>

**Acceptance of proposal:** The above prices, specifications, and conditions, are satisfactory and are hereby accepted. SK and it's employees are not responsible for damage to private utilities or lines which cannot be marked by "Julie" You are authorized to do the work specified. Payment will be made as outlined. If you wish to accept this proposal, you must return a signed copy prior to starting work specified. **(Note: all proposals are good for 15 days)**-----  
Please initial next to accepted option above-----  
-----

To accept this quote, sign here and return: \_\_\_\_\_

**THANK YOU FOR YOUR BUSINESS!**

Building

