



Meeting minutes

Public Hearing for Pre-annexation Agreement 320 W. Division

Call meeting to Order

A public hearing for the Presentation of the Pre-annexation Agreement – 320 W. Division was called to order by Mayor Spesia on Wednesday, July 22, 2026 at 7:00 PM. A roll call was conducted with Trustee Dave Togliatti, Trustee Dan Greggain, Trustee Pam Noffsinger, Trustee Ross Bradley, Trustee Bill Mincey and Trustee CJ Lauterbur present. Also in attendance were Attorney Mark Heinle, Chief Mike Imhof and Matt Fritz, Village Administrator.

Before beginning the hearing, Mayor Spesia provided detailed procedural information about the public hearing process, including the requirement for sworn testimony, the right to speak, and the procedures that would be followed throughout the evening.

Presentation of the Pre-annexation Agreement 320 W. Division

Administrator Fritz explained the proposed pre-annexation agreement for the property located at 320 W. Division Street. The homeowners, who currently receive Village water service, requested annexation to obtain sanitary sewer service. Under the proposed agreement, the property owners would pay the \$3,100 sewer tap-on fee upfront, with reimbursement from the Village through the property's initial municipal property tax revenues over the first two to three years following annexation.

No zoning change is proposed as part of the annexation. The property will be zoned RS-1, consistent with its current residential use and the Village's zoning requirements. The sewer tap installation has already been completed under Public Works supervision.

The hearing was held to consider the terms of the pre-annexation agreement. Final action on the annexation will be considered by the Village Board at a subsequent meeting. No additional action was required following the public hearing.

Public Testimony

None.

Adjourn

The public hearing was adjourned at 7:12pm, with the regular village board meeting to commence immediately following to consider the annexation agreement ordinance and related matters.

Motion to adjourn the public hearing was made by Trustee Lauterbur, seconded by Trustee Bradley. Motion carried unanimously on roll call vote.



Kayla Melvin, Village Clerk