

**CITY OF EARLVILLE  
CITY COUNCIL MINUTES  
REGULAR SESSION  
November 12, 2025, 7:00 p.m.  
City Hall Council Room  
210 W. Railroad Street, Earlville, IL**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Alderman Steve Osbourne called the meeting to order at 7:03 p.m. and led the Pledge of Allegiance.

**ROLL CALL**

The following members were present: Alderman Robin Austin, Alderman John Boltz, Alderman Michael Goodbred, Alderman Matthew Johnson, Alderman April Law, and Alderman Steven Osborne. Also present was Treasurer Dr. Bruce Bauer.

**REMOTE PARTICIPATION**

Mayor Actis completed the proper paperwork for remote participation and there is a quorum of the council present. Alderman Goodbred made a motion, seconded by Alderman Osborne, to approve remote participation of Mayor Mark Actis. Roll Call: Alderman Austin – aye, Alderman Goodbred – aye, Alderman Law - aye, Alderman Osborne - aye, Alderman Johnson – aye, and Alderman Boltz – aye.  
MOTION CARRIED.

Visitors at the meeting were Jessica Olson and Chief Jim Scheib.

**APPROVAL OF AGENDA**

Alderman Goodbred made a motion, seconded by Alderman Law, to approve the agenda. Voice Vote: All in Favor. MOTION CARRIED.

**PUBLIC VOICE**

Michael Wlodarski, property owner of 203 N Grant St., stated he purchased the property October 2024 at a tax sale and plans to gut it, fix it, and sell it. He has boarded up windows and doors, used 4 by 4s to support the house, and boarded the basement. The yard is clean. He asked the city to waive some of the citations.

Following the Public Voice, Mayor Actis moved up **Unfinished Business** of 203 N. Grant Street for discussion. Mayor Actis will ask the attorney to write an agreement document between Wlodarski and the City. Wlodarski estimated the project to take 7-8 months once he begins in March. We will get an amount that we have invested in the issue of the house including lawyer fees. Alderman Boltz stated that it was meaningful for Wlodarski to come to the meeting and he was in favor of reducing the fees. Alderman Goodbred stated if the project is not completed, the citations would be enforced. Alderman Law inquired as to what the lawyer's fees were and she was in favor of reducing the citation fines in half. Alderman Boltz then said we should suspend discussion until we find out how much the legal fees are. Alderman Boltz made a motion, seconded by Alderman Johnson, to suspend fines until the next Committee of the Whole meeting. Roll Call: Alderman Austin – aye, Alderman Goodbred – aye, Alderman Law - aye, Alderman Osborne - aye, Alderman Johnson – aye, and Alderman Boltz – aye. MOTION CARRIED.

## **TREASURERS REPORT**

Dr. Bauer gave the Treasurer's Report and Levy Update. He said the most difficult thing has been rectifying accounts because in 2023, the auditor went from an accrual system to a cash system, which is part of the GAP system. This then made the balances differ. He reviewed all the funds, objects, and functions.

## **CONSENT AGENDA – OMNIBUS VOTE**

Alderman Law made a motion, seconded by Alderman Boltz, to approve the consent agenda as follows:

- A. Approval of October 8, 2025, regular session minutes
- B. Acceptance and placement to be in file of the monthly Treasurer's report
- C. Approval of payment of bills as presented
- D. Approval of ORDINANCE NO. 2025-2, an ordinance amending ORDINANCE NO. GROCERY TAX 06-11-2025, IMPLEMENTING Municipal Grocery Retailers' Occupation Tax & a Municipal Grocery Service Occupation Tax for the City of Earlville.

Roll Call: Alderman Austin – aye, Alderman Goodbred – aye, Alderman Law - aye, Alderman Osborne - aye, Alderman Johnson – aye, and Alderman Boltz – aye.

**MOTION CARRIED.**

**PUBLIC WORKS** - none

## **FINANCE**

Treasurer Report posted on page 4.

Treasurer Bauer reviewed the proposed 2025 Tax Levy Figures. The Levy request is \$132,000 and the projected tax rate of 88.5 cents will be approximately 4.5 or 5 cents less than last year's request. Alderman Boltz made a motion, seconded by Alderman Austin, to approve the proposed 2025 Tax Levy figures. Roll Call: Alderman Austin – aye, Alderman Goodbred – aye, Alderman Osborne – aye, Alderman Johnson – aye, Alderman Law - aye, and Alderman Boltz – aye. **MOTION CARRIED.**

**POLICE** - none

**PUBLIC HEALTH & SAFETY** - none

## **UNFINISHED BUSINESS**

Discussion followed on 314 Hiscock Street. Mayor Actis said that Attorney Casandra is looking for directions. She will proceed with demolition plans; we will keep giving fines and put a lien on the property until February as we still have a court order to proceed if would like to. Jessica said it looks like the property changed hands. The mayor stated that we are still going through the established process, everything is in place. Jessica said we are about \$7,000 to \$8,000 in debt last checked and we are probably well over \$10,000 by now, not including lawyer fees. Mayor Actis said it will cost \$20,000-\$25,000 to raze the property, remove debris, and backfill. Alderman Law inquired whether we should spend that amount of money to raze the vacant property if we were going to sell it as we may not be able to make up the loss. Jessica will call the County to see who purchased the house. Alderman Goodbred made a motion, seconded by Alderman

Austin, to move discussion of 314 Hiscock to next month's meeting. Voice Vote: All in Favor. MOTION CARRIED.

The next discussion was on 405 S. Grant Street. A sign was posted at the property, but the inhabitants took it down. When notified, they put the sign back up. The sign was posted on October 31, 2025. It was decided to notify the Health Department (they might have the authority to condemn the property per the lawyer), continue with fines, and clean up the property. The mayor stated he would talk to the attorney regarding 314 Hiscock and 405 S. Grant St. Alderman Law and Alderman Johnson stated we need to continue with the process to place a lien on 405 S. Grant Street.

The city knows who owns 405 S. Grant St. The owners, who do not live in Illinois, want the fines and fees reduced. They seemed unaware that there were squatters in the home. All they know is that we are sending them fines. The owners said they are trying to get the squatters out of the home. Chief Scheib stated that the fine money we impose on the property does not really go back to the City, the County takes most of it and we get nothing.

### **NEW BUSINESS**

Alderman Boltz asked if we needed to take action on a city letter to the Lions Club requesting assistance in improving the playground. The mayor said we did not as the Lions Club has requested projects from the public.

The mayor reminded Council to look at the new sidewalk the city put in the park connecting the east sidewalk to the pavilion.

Mayor Actis thanked the Lions Club, Police, volunteers, Firemen, and all who helped with the Queen of Hearts the last couple of weeks, saying Kudos to the Lions Club and their raffle.

Mayor Actis thanked the Historical Society for the downtown mural. Bauer reported that the artist fee was \$28,000, the lift cost was approximately \$6,000, and the Historical Society received \$32,000 in donations, which basically covered the project.

Alderman Law stated that she and Alderman Goodbred met the man who won the Queen of Hearts and he was very nice; he just retired.

The mayor stated that he and the Lions will meet to talk about what worked and to see where we can improve before the next Queen of Hearts.

**CLOSED SESSION** - none

### **ADJOURN**

At 8:21 p.m., Alderman Boltz made a motion, seconded by Alderman Law, to adjourn the meeting. All in favor by Voice Vote. MOTION CARRIED.

*Jane M. Bauer*  
Jane M. Bauer, Ed.D.  
City Clerk

The undersigned, **BRUCE A. BAUER**  
**Treasurer of the CITY OF EARLVILLE** respectfully submits the following  
**Report, showing the state of the Treasury at the close of business on the**  
**30th day of October 2025**

RESOURCE BANK	\$ 404,073.28
NUMARK CREDIT UNION	\$ 49,151.31

GENERAL FUND	15,733.03
SOCIAL SECURITY FUND	(79.52)
INSURANCE FUND	16,523.44
AUDIT FUND	198.34
GARBAGE FUND	5,369.69
UNEMPLOYMENT FUND	99.61
WORKMAN'S COMPENSATION FUND	25,339.79
IMRF FUND	4,951.96
DRUG FUND	49,016.86
MOTOR FUEL TAX FUND	1,504.23
2017 GO BOND CAPITAL PROJECT FUND	814.51
2017 GO BOND REPAYMENT FUND	57,478.15
WATER FUND	(2,787.46)
WATER - UNEARNED CASH	3,140.98
WATER RESERVE FUND	65,872.95
SEWER FUND	88,054.88
SEWER RESERVE FUND	120,482.06
ILLINOIS TOTAL FUNDS	1,453,029.08
CHECKS NOT CASHED	2,196.76

**TOTAL AVAILABLE FUNDS: \$ 1,902,545.82**