

**VILLAGE BOARD OF TRUSTEES
REGULAR MEETING
7:00 P.M., APRIL 6, 2026**

After calling the meeting to order, President Kaufman led the Pledge of Allegiance. The Clerk called the roll, with the following members present: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6.

PUBLIC HEARINGS – None

PRESENTATIONS – None

PUBLIC COMMENT

Kevin Sauder of 360 Electric Heating and Cooling spoke regarding commercial solar canopies. He presented the concept of engineered steel structures designed to host solar panels while providing vehicle protection and requested the Board consider amending the Municipal Code to allow these as a commercial-grade option distinct from residential carports.

Amy Jones of 201 E. Madison St. spoke in support of Ordinance 26-30 regarding boutique event centers. She shared the historic legacy of her family’s building and her vision for “The Exchange”, emphasizing that such a venue would drive foot traffic and revenue to other downtown businesses in alignment with the Village’s comprehensive plan.

CONSENT AGENDA

- A. Approval of Minutes.
 - 1. Regular Meeting – March 16, 2026
- B. Approval of Bills

Trustee Parrott moved to approve the Consent Agenda. Motion was seconded by Trustee Leitch and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6
No: None
Absent: None

VILLAGE ADMINISTRATOR

Administrator Smick presented the preliminary budget for FY2027. She highlighted \$44.8 million in budgeted revenues and \$54.6 million in budgeted expenditures, noting a \$9.8 million deficit primarily driven by \$17.2 million in capital outlay for major projects, including a new satellite fire station on Queenwood Road, construction on Flint Avenue from W. Birchwood to Agricultural Drive, and signalization at Erie Avenue and W. Birchwood.

Administrator Smick then presented Resolution 35-26 – A Resolution of the Village of Morton in Support of Municipal Housing Authority. She noted the resolution supports the Illinois Municipal League’s opposition to state bills that would override local residential zoning authority, such as allowing six-story buildings with limited egress. Trustee Parrott moved to approve. Motion was seconded by Trustee Menold and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6
No: None
Absent: None

Administrator Smick then presented Ordinance 26-31 – An Ordinance Amending Title 8, Chapter 15, Section 3 of the Morton Municipal Code Regarding Utility Deposits. She explained this removes an unenforced \$100 garbage deposit and establishes a deposit requirement for owners of foreclosed properties equal to three times their average usage to protect the Village from uncollectible debts. Trustee Parrott moved to approve. Motion was seconded by Trustee Leitch and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6
No: None
Absent: None

Administrator Smick then presented Ordinance 26-32 – An Ordinance Making Amendments to Section 8-17-3 and 8-17-6 of the Morton Municipal Code Regarding Use of Village-Owned Property. She noted this establishes a \$100 daily fee and \$250 deposit for commercial use of Church Square (e.g. food trucks) to cover maintenance and ensure a level playing field for brick-and-mortar businesses. Trustee Leitch moved to approve. Motion was seconded by Trustee Hilliard and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6
No: None
Absent: None

DIRECTOR OF PUBLIC WORKS

DPW Loudermilk requested acceptance of the bid for the 2026 Miscellaneous Concrete Repairs Project from Gensini Excavating, Inc. in the amount of \$600,002.58. He noted the project was significantly under the \$1.25 million budget and was a competitive bid involving three bidders. Trustee Parrott moved to approve. Motion was seconded by Trustee Cirilli and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6
No: None
Absent: None

DPW Loudermilk then requested acceptance of the bid for the 2026 Milling and Overlay Project from R.A. Cullinan & Son, Inc. in the amount of \$1,186,515.00. He noted that R.A. Cullinan was the lone bidder for this and the Seal Coating and Fog Coating projects due to a lack of regional competition, as Porter Brothers is no longer bidding in Illinois. Trustee Leitch moved to approve. Motion was seconded by Trustee Menold and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6
No: None
Absent: None

DPW Loudermilk then requested acceptance of the bid for the 2026 Seal Coating and Fog Coating Project from R.A. Cullinan & Son, Inc. in the amount of \$372,693.45. Trustee Parrott moved to approve. Motion was seconded by Trustee Hilliard and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6
No: None
Absent: None

DPW Loudermilk then requested acceptance of the bid for water distribution materials from Core & Main in the amount of \$42,898.76. He noted the bid was very close to the second bidder, Ferguson. Trustee Parrott moved to approve. Motion was seconded by Trustee Menold and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6
No: None
Absent: None

DPW Loudermilk then presented Resolution 36-26 – A Resolution Authorizing Agreement with Ameren Illinois Company for Interconnection and Construction of Standby Natural Gas Service. He explained this connection provides a critical "back-door" emergency safety net for Morton. Approval includes an initial payment of \$58,802.40 and an estimated annual maintenance cost of \$37,240. Trustee Leitch moved to approve. Motion was seconded by Trustee Parrott and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6
No: None
Absent: None

ZONING AND CODE ENFORCEMENT OFFICER

ZCO Davis presented Ordinance 26-29 – An Ordinance Amending Title 10 of the Morton Municipal Code Regarding Zoning of Instructional Fitness Studios. Attorney McGrath noted the Ordinance defines these studios specifically to include equipment-based training like Pilates. Trustee Parrott moved to approve. Motion was seconded by Trustee Blunier and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6
No: None
Absent: None

ZCO Davis then presented Ordinance 26-30 – An Ordinance Making Amendments to Title 10 of the Morton Municipal Code Regarding Zoning of Boutique Event Centers. Trustee Menold moved to approve the Ordinance. Motion was seconded by Trustee Parrott. During discussion, Trustee Hilliard moved to amend the Ordinance to classify these as a special use in B-2 rather than a permitted use, arguing that special use status would allow the Board to mandate specific parking plans, such as utilizing the Village overflow lot near Springfield Clinic. Other members argued against holding historic downtown buildings to modern parking standards. Trustee Hilliard's motion to amend the Ordinance was seconded by Trustee Leitch, but failed to be approved after the following roll call vote:

Yes: Hilliard, Leitch – 2
No: Blunier, Cirilli, Menold, Parrott – 4
Absent: None

A vote on Ordinance 26-30 as originally presented was then taken, and approved with the following roll call vote:

Yes: Blunier, Cirilli, Leitch, Menold, Parrott – 5
No: Hilliard – 1
Absent: None

ZCO Davis then presented Petition No. 26-03SP for a special use at 401 W. Jefferson St. for an instructional fitness studio. He noted the petitioner plans to open a Pilates reformer studio, which would be the only one of its kind in the county. Trustee Parrott moved to approve. Motion was seconded by Trustee Menold and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6

No: None

Absent: None


ADJOURNMENT

With no further business to come before the Board, Trustee Leitch moved to adjourn. Motion was seconded by Trustee Parrott and followed by a unanimous voice vote.

ATTEST:



VILLAGE CLERK



PRESIDENT

