



AVON TOWNSHIP – REGULAR BOARD MEETING MINUTES

433 E Washington Street,
Round Lake Park,
Tuesday, February 2/25/2026, 6:30pm

Date: 2/25/2026

1) Call to order: (time) 6:30 pm

2) Pledge of Allegiance: Bob Kula

3) Roll Call:

Supervisor Bauman - Aye

Trustee Arroyo - Aye

Trustee Henning - Aye

Trustee Nieder - Aye

Trustee Sloan - Aye

Additionally present: Assessor Brust, Clerk Repa, Bob Kula, Anmarie Andresen

Quorum established? Yes

4) Reports

- A. Supervisor: No report presented
- B. Clerk: No report presented
- C. Assessor: No report presented
- D. Highway Dept: No report presented
- E. Trustee Sloan & Trustee Henning: Able to obtain samples, industrial luxury vinyl, concerns about salesman (John), measuring township for quote. Supervisor Bauman will look up square footage of area of township where flooring will be replaced.

Motion to accept the reports as presented:

Motion: Henning

Second: Arroyo

Trustee Arroyo - Aye

Trustee Sloan - Aye

Trustee Henning - Aye

Supervisor Bauman - Aye

Trustee Nieder - Aye

Motion carries: Yes

Motion denied:

5) Old Business

6) New Business

A. Approval of Monthly Bills as Presented:

Motion: Henning

Second: Nieder

Trustee Nieder – Aye

Trustee Arroyo - Aye

Trustee Henning - Aye

Supervisor Bauman - Aye

Trustee Sloan - Aye

Motion carries: Yes

Motion denied:

B. Discussion and Posable Approval on Capital Improvement/building needs:

Discussion only

Capital Improvement Priorities:

1) Parking lot – Pavement – Spring? 2) New Carpeting or Flooring

Expenses: 1) Cleaning & maintenance 2) Painting

Kula: Parking lot (\$120,000) and Pavement and Roofing (\$120,000): Total: \$240,000

Henning: \$10,000 for Landscaping

C. Discussion and Posable Action on the FYE 2/28/27 budget

Discussion only

Reference documents from packet of 2-25-2026, located last group of pages by Andresen. Andreson generally budgets conservatively.

Community Support Fund 30, money can only be used if funds are received.

New position for Finance, Andreson to stay on for a year in training.

Cleaning: number of times per week? Incidental events? Volunteers?

Maitane equipment: new shelves (GA fund), chairs, screen, pc's laptop etc.

Grounds & Landscaping, pump replacement

Legal is up

Internet costs: Comcast expensive? T-Mobile cheaper? Investigate better pricing, this needs to be an Action in the future.

Contingencies: \$60,000 last year

FUND: 30 Community Support (money can only be used if funds are received.)

Money coming of Fund 20, could be \$40,000

Income to 30 expenses to 20

Highway Fund 40: See budget submitted by B. Kula, will tweak budgets by next meeting in March. Mostly items coming down.

Salaries: COLA

Assessors Fund 12: See budget submitted by C. Brust, still tweaking. Salaries and budget for the new hires can only be determined once they are brought on.

Salaries: 1) Competent people 2) Salaries surveys of all townships in area, must start people at \$50,000 to \$55,000 a year 3) Quad year next year, where every property needs to be re-assessed. Last quad year condo's, townhomes, or commercial properties were not valued properly because there was not enough staffing 4) CIO hires need to be brought in at a higher rate. 5) CIO people become deputies of the Assessors department. Deputies are between \$55,000 to \$65,000

Hiring: people are coming in for interview in the next weeks. 3 people and 1 half time person. Issue with paying lower is that employees skip to other townships after they are trained.

Cars: Jeep is unsafe, bought in 2002 (24-year-old car), sits outside where it is weathered and has lots of rust in the undercarriage.

Discussed: 1) employee's using their own car 2) sharing a car 3) 2 different needs, assessor's is a small car, township larger car – Cargo or regular van stripped down?) Currently in township Supervisor will make multiple trips in a day for her pick-ups for food pantry. Not productive practice. Cannot be dual use. Car for assessor's office is good.

Vehicle downpayment and lease: \$3,000 Monthly payment: \$452 a month, \$7,000 for a year. There are incentives that end March 2nd.

Sloan-what about purchasing a car?

Arroyo- most businesses do lease. Henning- end to end insurance might be higher.

Nearmap, still pending for department, quote needs to be clarified.

Contingency new line on budget: \$30,000

Supervisor: if we do not get the budget done, we can continue with the budget we currently have.

Andresen: Leasing a car was not on the agenda, purchasing a car was what was approved last year. Would need to contact lawyer Mack.

Kula: Talk to Mack, figure out exact budget for the car, have a special meeting on Monday.

Note: special meeting was considered, Bauman recapped what could be done. Special meeting was not addressed. Andresen moved into more overall budget talk.

Overall Budget: See attached budget information dated 2/25/26.

D. Discussion and Approval of RS 2026-2-25-001 Assessor Fund 12

Motion: Henning

Second: Sloan

Trustee Sloan - Aye

Trustee Nieder – Aye

Trustee Arroyo - Aye

Supervisor Bauman - Aye

Trustee Henning - Aye

Motion carries: Yes

Motion denied:

E. Discussion and Approval of RS 2026-2-25-002 Town Fund 10

Motion: Arroyo

Second: Henning

Trustee Arroyo - Aye

Trustee Sloan – Aye

Trustee Henning - Aye

Supervisor Bauman- Aye

Trustee Nieder - Aye

Motion carries: Yes

Motion denied:

11) Adjournment: Sloan

12) Time: 8:35pm

Avon Township is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting of facilities, are asked to call the Township office prior to the meeting.