Roscoe
TOWNSHIP

October 7th, 2026, Special Meeting Minutes

New Business:

Township Office Exterior Painting

• Township office exterior Stone block / "brick" appearance: McKee presented chemical cleaning, power washing, primer/sealer, and solid masonry topcoats (Benjamin Moore–recommended primer system) to address leaching and exterior appearance. No manufacturer guarantee was offered. A medium slate/gray solid finish was suggested; board members will review a color chart.
• McKee offered a one-year warranty to remedy failures within 365 days. Spring application was recommended to reduce moisture risks. If booked with a deposit now, product price increases under 10% would be absorbed. Contractor preferred not to purchase materials early.
• A painter identified the surface as hollow stone block rather than brick and recommended inspection of wall cap integrity to prevent moisture intrusion and coating failure. No formal approval of block painting was recorded, color selection, inspection, and scheduling remain pending.
• Metal/aluminum siding: Members discussed painting mismatched and oxidized siding in a unified medium gray/earth-tone color compatible with the burgundy awnings. A motion to accept Key Payne's bid for painting the side of the building was reported as passed. A quote was requested for painting the entire front area visible from the road. Full scope remains undecided.
Motion made by Dave Benjamin to approve exterior painting project. John Ballano seconded. All in favor, motion passed.

New Business: Tax Levy Planning and Financial Position

• Board Members discussed possible levy increases from 0% to approximately 5%, including a proposed amount around $721,000 (about 4.7%) compared with $687,000, an approximate $34,000 difference. Members expressed differing views on funding projects, fiscal restraint, maintaining existing assets, and possible no-increase options. No levy decision was recorded.
• Revenue discussion included replacement/recapture tax receipts (approximately $20,000 collected to date; historical

	average around $40,000, continuation uncertain) and estimated CD interest of $14,000. Financial figures discussed included approximately $1.5 million in general township funds as of October 5, 2026, and an estimated April 1, 2027, balance of $1,129,751. Members identified potential double-counting of CDs and unresolved questions about CD inclusion, road-fund segregation, and checking/money-market reporting. Figures were not reconciled during the meeting. • Updated figures following September closing, CD verification, separation of road and township funds, and a consolidated financial summary were requested. Levy discussion will continue at a future meeting ahead of the deadline

Closed Session:	Board Members entered closed session at 6:55pm to discuss the purchase or lease or real property for the use of the public body, including whether a particular parcel should be acquired and the setting of a price for sale or lease of property owned by the public body pursuant to 5 ILCS 120/2(c)(5) and (6)
Closed Session:	Board Members adjourned closed session at 7:15pm. No action taken during closed session
Unfinished/Old Business:	none
Public Comments:	Connie Gleasman, resident of Rockton, noted that masonry wall caps should be inspected on exterior of office before painting begins. She also urged caution about levy increases given taxpayers' burdens and suggested prioritizing projects in the coming year and adjusting future levies as needed. No resulting levy action was recorded

John Ballano motioned to adjourn Dave Benjamin seconded
Meeting Adjourned at 7:10 pm

Next Meeting:
Date: October 14th, 2026
Time: 6:30pm
Location: Township Office