

PROCEEDINGS - VILLAGE OF ARGYLE - MONTHLY MEETING
August 5th, 2026

The regular monthly meeting of the Argyle Village Board was called to order by President Joe Schutte on August 5th, 2026 at 7:01 pm in the Argyle Community Center located at 321 E Milwaukee Street. Roll call was taken with Hinojosa and King absent. Proper posting of the meeting was acknowledged. Helfvogt made a motion for approval of the Village Board minutes, Monahan seconded, motion carried. Helfvogt made a motion to move the Park Committee discussion above Old Business and approve the agenda, Monahan seconded, motion carried.

APPOINTMENTS Susan Williams was presented for appointment to the Argyle Public Library Board, Monahan motioned to approve, Ploessl seconded, motion carried.

CITIZEN COMMENTS None.

PARK COMMITTEE The Park Committee presented updates regarding the new playground project. The Argyle Community Parks Foundation plans to install a sidewalk from the Legion monument around the new playground area to provide full ADA accessibility. The sidewalk will be installed following completion of the playground equipment. The Foundation is also pursuing a bench campaign to provide additional seating throughout the park. Donations and in-kind labor through the Argyle Community Parks Foundation will fund the sidewalk project, including repairs to portions of the existing sidewalk between the memorial pad and playground. Helfvogt motioned to approve the sidewalk project, Ploessl seconded, motion carried. Woodchips will need to be added to the new playground at a total cost of around \$9,500 to meet the required depth for safety. The Argyle Community Parks Foundation asked if the Village would be willing to donate the \$3,500 from the current woodchip budget towards this purchase. It was noted that future playground maintenance budgets will need to increase to account for the expanded playground area and additional material required for future replenishment. Helfvogt motioned to contribute the \$3,500 woodchip budget toward the purchase of the playground woodchip purchase and re-budget additional funds next year as needed, Ploessl seconded, motion carried. The committee also discussed the addition of a gravel drive from the back of the parking lot in the park behind the baseball stand. Breaker rock and gravel will be installed to create a driveway for easier access. Park and Rec coordinator Slater stated they have some funds toward this and is requesting \$2,500 from the Park Fund to cover the rest of the cost. Helfvogt motioned to approve contributing up to \$2,500 toward the project from the park fund, Ploessl seconded, motion carried. Tree trimming within the park was discussed, including trimming lower branches and raising portions of the tree canopy prior to the installation of the playground equipment. Village staff will evaluate the trees and complete trimming where appropriate. The park committee discussed installing two painted crosswalks with accompanying signage to provide a safer pedestrian route in the parking lot at the park paid 50% by the Park and Rec and 50% by Park Funds account. It was suggested to install two crosswalks, one from the shelter house to the second softball field, and one from the cement pad near the park entrance to the softball stand area with one pedestrian crossing sign in each of them to be installed in the middle of the crosswalk on the road to have very clear signage. Helfvogt motioned to approve the installation and shared payment by the Park and Rec and Park Fund, Ploessl seconded, motion carried. The Argyle Community Parks Foundation community playground build is scheduled for Wednesday, August 12th beginning at 8:00 am. Approximately 26 volunteers so far have committed to assisting with the installation, with hopes of completing the project in one day. All are welcome to show up and volunteer to help with the project.

OLD BUSINESS The Village Board revisited damages that occurred during construction of a driveway and sidewalk project at the 603 North Street property. Following review by the Village Attorney, it was recommended that the Village reimburse the property owner for the Village's portion of the sidewalk costs due to the circumstances surrounding the permit process. He also suggested reimbursing the concrete finisher \$923.50 that was billed and removing the homeowner's outstanding bill. Ploessl motioned to approve the reimbursements, Monahan seconded, Helfvogt recused herself from discussion and voting, motion carried. Attorney Gardener has created a liability waiver to be used for volunteers and individuals performing in-kind work on Village projects. The Argyle FFA Alumni picnic license application was presented for the Thunderbridge Flywheelers Thresheree on September 12th and 13th. Helfvogt motioned to approve the picnic license, Ploessl seconded, motion carried. Resolution No. 6-2026 adopting the Village's Short-Term Rental Ordinance was presented for consideration following the first reading at the July meeting. The ordinance establishes regulations for short-term rental properties, including Airbnb and Vrbo rentals, permit requirements, operational standards, reporting requirements, fees, and enforcement procedures. Colton motioned to suspend the reading of the resolution, Helfvogt seconded, motion carried. Monahan then motioned to approve Resolution No. 6-2026, Helfvogt seconded, motion carried. Discussion regarding downtown parking was tabled for a future meeting. Rossing presented the recommendation from the Plan Commission regarding the properties at 102 and 109 River Street. The first part of the recommendation is to hire a surveyor to locate and accurately document existing utility easements at both properties. The survey would also establish property boundaries to allow a small portion of land between the parcels to be sold to the adjoining property owner, with the owner responsible for installing signage indicating the area is not a through street. Board members discussed charging the attorney, surveying, and other related fees for this portion to cover the cost. They also suggested removing the cement barriers behind the electric plant that were placed to protect the utilities and to put permanent ones closer to the utility. Additional discussion included amending the existing easements, the first of which being clearing up the access easement from Milwaukee Street to 102 River Street to allow proper access to the North side of the building at 102 River Street. The second easement amendment would be to clear up the fishing pier easement to remove the triangular portion extending into the cheese cave loading dock located on the 109 River Street property. Monahan motioned to approve a survey, establishing utility easements, amending the access easement to 102 River Street, amending the fishing pier easement, and to pursue options to sell the strip of land beside the 102 River Street property, Ploessl seconded, motion carried.

NEW BUSINESS Resolution 7-2026 Authorizing the Issuance and Sale of up to \$104,349 Taxable General Obligation Refunding Bonds, Series 2026A, and providing for other Details and Covenants with Respect thereto, and Approval of Related Financial Assistance Agreement was presented. This funding is part of the Safe Drinking Water program. This is a 20-year loan with an interest rate of 1.57%. Helfvogt motioned to approve resolution 7-2026, Ploessl seconded, a roll-call vote was taken with all present voting in favor, motion carried. Resolution 8-2026 Authorizing the Issuance and Sale of up to \$65,768 Taxable General Obligation Promissory Note, Series 2026B, and providing for other Details and Covenants with Respect thereto, and Approval of Related Financial Assistance Agreement was presented. This funding is also part of the Safe Drinking Water program. This is a 10-year loan with an interest rate of 0.25%. Helfvogt motioned to approve resolution 8-2026, Ploessl seconded, a roll-call vote was taken with all present voting in favor, motion carried. The Board discussed refinancing the General Fund loan for the Fairview Avenue project with Woodford State Bank. It was explained that previous pay requests were drawn and clearly labeled by the Village, however they were inadvertently drawn from the incorrect loan at the bank. As a result, the final pay request could not be completed due to insufficient funds remaining in one of the accounts. The loans will be restructured by Woodford State Bank to correct the error and allow the remaining project costs to be drawn. The refinanced loan will consist of five annual payments at 4.50% interest with annual payments of \$98,889.84. Ploessl motioned to approve the refinancing, Monahan seconded, motion carried. Repayment of funds previously borrowed from the Electric Department was discussed. These funds were used to balance the Village budget in previous years, and a total of \$484,790.00 is owed to the Electric Utility. Financing proposals were received from Bank First and Woodford State Bank. Bank First explained the Village could utilize a standard loan with a 5.99% fixed rate for 5 years with an annual payment of \$130,174.27, or utilize and attorney to qualify for tax exempt borrowing for a loan with a 4.74% fixed rate for 5 years with annual payments of \$125,778.35. Woodford State Bank submitted a proposal for a loan with a fixed interest rate of 4.2% for a 5-year loan with annual payments of \$109,698.12, which was determined to be the most favorable option. Ploessl motioned to approve financing the loan through Woodford State Bank, Monahan seconded, motion carried.

GENERAL COMMITTEE The former bank vault has been emptied after volunteers removed approximately 6,000 pounds of materials. Tile has been ordered for the restroom renovations, with plumbing, drywall, and tile work to be completed with an expected finish date in mid-September. The library experienced issues with the flooring replacement project; however, Neale and Vicki Tollakson made a generous donation to cover most of the cost of the new flooring which will be put in before library furniture is installed. The project remains on schedule, with an open house planned for Homecoming Day on October 3rd. A request from Tyler Ritschard was submitted to utilize the softball field for a small three-team tournament on Sunday, August 16th. Ritschard stated he will prepare the fields for the tournament. The committee discussed developing a rental agreement and requiring proof of insurance for future field rentals. Park Committee Chair Helfvogt will follow up with Ritschard regarding the event. The Clerk's Office will prepare a form for softball field rentals.

COMMUNITY DEVELOPMENT A picnic license was requested by Argyle Community Parks Foundation for the Park Palooza on August 15th in the Legion park, Helfvogt motioned to approve, Monahan seconded, Schutte recused himself from voting, motion carried. The 2nd Annual Park Palooza event will include a kickball tournament, cookout by the American Legion Post 251, live local music, kids games and activities, a fire department kids water fight, local vendor market, beer garden, and more. Kickball games start at 10AM with the rest of the events starting at 11AM in the Argyle American Legion Park. The Argyle Open Markets have been cancelled for the 2026 season. Low attendance is the main issue, as well as lack of vendors. Argyle Community Development will be looking to possibly host a weekday night market in 2027. The Chili Cookoff will be held on October 24th and will also include fall festival activities.

PRESIDENT BUSINESS The payroll report for June overtime paid to full-time employees was presented as follows: Johnson – 1.2 hours, Falsey – 0.2 hours, Flannery – 3.55, McGuire – 0.5 hours, Saalsaa – 0.6 hours. Helfvogt made a motion to approve overtime, Ploessl seconded, motion carried. President Schutte reported that the Comprehensive Plan and Outdoor Recreation Plan is in public comment currently. The plans will be presented to the Plan Commission before the September village board meeting.

CLERK BUSINESS Building permits were issued to Jason Riley at 811 Monroe Street, one for 2 decks and one to renew the previous addition permit. Johnson Block has provided three copies of the village audit report that board members are able to take home and review. Schutte suggested at least reading the audit comments that are left in the front of the book as suggestions, one of which was to look into doing an electric rate case. A request was made for someone to rent the village's concrete forms. The board stated the village policy is to not lend out equipment unless for mutual aid cases. Helfvogt made a motion to approve total July 2026 accounts payable checks \$191,480.78 and August 2026 invoices paid to date \$132,945.01, Monahan seconded, motion carried. The next monthly meeting is scheduled for Wednesday, September 2nd, 2026 at 7:00 pm in the Argyle Community Center community room. Helfvogt made a motion to adjourn at 9:31 pm, Monahan seconded, motion carried.