Tilden Township Meeting Minutes
July 21, 2026

The regular meeting of the Tilden Township Board was held on Tuesday, July 21, 2026, at the township hall. Supervisor VanLuven called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.

Board members present: Supervisor: Fred VanLuven, Clerk: Deb Pellow, Treasurer: Julie Filbrandt, Trustee: Craig Marietti, Trustee: Gary Thibeault

Agenda: Clerk Pellow requested that Communications now be "Placed on File" during meetings. If any Board member or member of the public would like to address one, it can be brought to a discussion. The Board agreed to have Communications "Placed on File" at Board meetings. Marietti moved/ Thibeault supported/ PASSED; to accept the agenda as presented.

Minutes: Marietti moved/ VanLuven supported/ PASSED; to accept the June 16, 2026, Regular Meeting minutes.

Special Minutes: Marietti moved/ VanLuven supported/ PASSED; to accept the June 18, 2026, Special Meeting minutes.

Public Comment: N/A

Bills: Thibeault moved/ Marietti supported/ PASSED; to pay the bills as presented;

• General: 23041(E)-23050(E) & 25756-25811 • Fire/Garbage: 1550-1553

• Water: 135(E)-141(E) & 7412-7413 • Road: 5091-5092 • TruNorth CC: 2(E)-3(E)

• TruNorth CCW: 143(E)-148(E)

Treasurer's Report: Treasurer's report has been placed on file.

Communications: Communications have been placed on file.

Grant Updates: Brownfield, CDBG, DNR Trust Fund Grant – Clerk Pellow informed the Board that NEPA still needed to be completed for the CDBG Grant and also stated that Habitat for Humanity planned on starting to build the first house of five, where the Old National Mine School once stood, this year. The Board reviewed the rest of the grant updates; a copy may be found at the Township Hall.

Supervisor's Comments: N/A

Water Business: Aged Accounts Receivable / Delinquent Accounts (Water & Landfill) – Treasurer Filbrandt shared a report with the Board of the few reoccurring past due payment / delinquent accounts within water billing. Kim Bell, Lane Byrd, Dyno, Ryan Finley & Connie Harper. There was discussion about the accounts that are being worked on and the accounts that have not been paid at all. Connie Harper's delinquent account will be added to her next tax bill. Filbrandt then addressed the delinquent Landfill account for David Miller and requested the Board allow her to

write it off. A motion was made to write off David Miller's Landfill account bill in the amount of $452.48. Pellow moved/ VanLuven supported/ PASSED; to write off the delinquent Landfill bill for David Miller in the amount of $452.48.

Unfinished Business: Misc. Debris; Isis Delarye Attorney Correspondence – The Board reviewed the pictures of both Delarye's rented property and owned property. Board members pointed out that while the rental had most of the additional vehicles removed from the property, the ownership property now looked worse than when the pictures were taken. Clerk Pellow stated that she would like to move forward by filing a supplement motion with the court, as well as contacting A1 Hauling and Moyle Trucking to get an estimate for the cleaning up of Delarye's properties.

Township Board Meeting Table Purchase – Trustee Thibeault is still looking into tables for the Board meetings and requested to know a cost cap for the new table. Clerk Pellow suggested up to $2,000.00 with shipping included in the cost. Tabled until the next Board meeting.

Icon Signs: Updated Bid for Township Signs – Treasurer Filbrandt informed the Board that she had met with three individual sign companies, but only Icon Signs had responded with a bid. Icon has five signs priced out in the amount of $10,500.00 with an installation cost of $1,500.00, with a sixth sign included for free. Clerk Pellow requested that the funds for the new signs be taken from Capital Outlay and a motion was made. Pellow moved/ VanLuven supported/ PASSED; to accept the Icon Signs bid in the amount of $12,000.00 for new Township Signage, out of the Capital Outlay funds.

LeeInIT Service Contract Agreement – The Board reviewed the contract from LeeInIT Services for $632.50/month and after discussion, a motion was made. Marietti moved/ VanLuven supported/ PASSED; to accept the LeeInIT IT services contract in the amount of $632.50/month.

Window Store: Hall Doors Contract Bid – The Board revisited the contract. Pellow moved/VanLuven supported to approve and sign the contract with the Window Store for $15,841.00 plus $637.41 for the front door electronic striker.

New Business: Cooper Office Equipment; Mock Invoice & Service Contract Overview – The Board reviewed Cooper's Mock invoice of OPG, as well as the Service Contract from Cooper and after discussion, the Board decided to continue the Township's business with OPG.

MCRC; Neighborhood Road Fund – After reviewing the Letter submitted by MCRC, the Board discussed that the entire tax ($32,000.46) was being fought in court. Clerk Pellow stated that she would like to pursue receiving the interest, rather than having MCRC receive it. If approved, Tilden could receive $42,000.00/year from marijuana sales. Supervisor VanLuven will contact the MCRC to discuss it further.

New Business Continued: Misc. Debris Review of Properties – The Board reviewed all misc. debris pictures/properties submitted by the Sheriff. Clerk Pellow stated that she would like to have Guppies old house added to the list, as well as Bill Hagar's farm property. Pellow requested that the Sheriff take pictures of these two properties and submit them for the August meeting for review. The Clerk then stated that she would like to pursue submitting a complaint against Hagar through The

Right to Farm Act, as well as the Department of Agriculture. The Board continued discussion on the violating properties and established that violation letters would be submitted to these property owners, to which they have 30 days to clean up the misc. debris. A copy of the procedure will be made for the Sheriff, to which the Sheriff will then review the properties after 30 days, taking pictures to ensure proof that the properties were cleaned up and submitted to the Board for the next monthly meeting. Pellow moved/ VanLuven supported/ PASSED; to submit Misc. Debris Violation letters to the ones listed and to have staff get pricing on having Delarye's property cleaned by an outside contractor. Once this property is cleaned up the Township will pursue reimbursement through the courts. A copy of the Misc. Debris Violations may be located at the Hall upon request.

Ordinance Review: Chickens & Livestock Residential/Rural Residential – The Board discussed the chickens and livestock within Tilden Township. In the current ordinance livestock is not permitted in Residential areas. The Board would like to change this so with a conditional use permit residents in residential areas may have up to 6 chickens with the same requirements under Section 415 Keeping of Chickens. In Rural Residential areas a resident may have livestock with a conditional use permit as well as following Section 415 Keeping of Chickens. No roosters are allowed. All chickens and livestock must be in an enclosure and are not to be free roaming. The Board would like changes made to the ordinance to provide for the keeping of chickens following the same requirements as Rural Residential areas with no more than 6 chickens permitted. The Board would like the Planning and Zoning to review and make these changes. Treasurer Filbrandt requested updates as they happen with the Planning and Zoning meeting. Clerk Pellow added that after the ordinance update, to have the responsibility of distributing violations to the ordinance, fall to Planning and Zoning Administrator, Jeremy Joki. Pellow moved/ Marietti supported/ PASSED; to submit the Chicken & Livestock Ordinance updates to Planning and Zoning for update to the Planning and Zoning Ordinances.

Gordian: Job Order Contracting Research/Resource Hub – The Board reviewed the letter from Gordian, stating it was a Hub for job order contracting. The Board was not interested in utilizing the vendor.

Ed Homola; Landfill Permit – Treasurer Filbrandt informed the Board that Ed Homola requested a 3-month span permit for the Landfill. Julie approved a 1-month span permit and informed Ed that she would take the rest to the Board Meeting. Clerk Pellow stated that she felt only contractors should be utilizing the Landfill permits and other residents should be utilizing the West End Transfer Station. Trustee Marietti suggested having a contractor working on a Township home, come in to apply for the permit and have the homeowner sign off on it with the contractor. Clerk Pellow then suggested a heavier deposit when applying for the permit and including the homeowner's insurance on it as well. The homeowner will then be responsible, rather than the contractor. Treasurer Filbrandt stated that she would call the current residents with Landfill permits and inform them of the changes. The Board then determined that Ed Homola could utilize the Landfill permit for the month of July, but then no more, with approval ending July 31, 2026. Pellow will check with our attorney on the legal procedure.

New Business Continued: Quarterly Budget Amendments – The Board reviewed the quarterly budget amendments and a motion was mad. Filbrandt moved/ VanLuven supported/ PASSED; to accept the quarterly budget amendments for FY 26'-27'.

Election Excellence Grant Program – Clerk Pellow informed the Board of an election grant available for up to $5,000.00. Pellow stated that Deputy Clerk Campbell will check with County to ensure it is a real company and grant service. The Board approved Deputy Campbell to investigate and pursue if it turns out to be true and beneficial.

MCRC HMA Paving for 2027 – Supervisor VanLuven stated that he would like to table for the next monthly Board meeting.

Public Comment: N/A

Board Comments: Clerk Pellow requested to bring in Cold Snap to look at the furnace within the Hall and that there was money in Fund Balance to do so. Supervisor VanLuven agreed. Front office will call during the next business day. Treasurer Filbrandt inquired about the frozen line outside. Requested that it be insulated to correct it. Trustee Marietti suggested getting a 5 gallon pump on the sink to contain the dripping sink. Will inquire with Cold Snap if that could be completed by them. Treasurer Filbrandt then informed the Board the La Dolcea stated that the Township website needed to be ADA compliant down the road, so she will be looking into how to execute that.

Adjournment: The meeting was adjourned at 8:17 P.M. by Supervisor Fred VanLuven.

Deborah L Pellow

Deborah L Pellow, Tilden Township Clerk