

VILLAGE OF KINCAID
115 CENTRAL AVE. KINCAID, IL. 62540
TIME- 6:00 P.M.
MONDAY, SEPTEMBER 25, 2023
COMMITTEE MEETING MINUTES

The meeting was called to order by Mayor, Robert Morris

The clerk, Stephanie Brown took Roll Call- Gibson- here, Paso- here, Lawrence- here, Warren- here, Dees- here, Nelson- here.

The Pledge of Allegiance was recited by all who attended the meeting.

- New Electric Service for the Village Hall- Trustee Warren stated that he had asked the clerk to put this on the agenda for the meeting. He stated that this was discussed at the last meeting along with putting in a generator at the village hall. He stated that the electric service needs to be upgraded, whether we do it now or later down the road. He also stated that if the board did decide on a new electric service, that it would make it easier for everyone if we decided to get a generator later. He stated that Foreman, Mark Wolfe already has the conduit for it. He stated that at the last meeting, Star Electric had given us a bid for the install and upgrade for the new meter base, which would cost \$3,680.36. Trustee Warren reiterated that this needs to be done and if we wait, the cost is just going to increase. Trustee Lawrence spoke up and asked if this was also the box inside the building, but Trustee Warren stated that it was just for the outside. This will be put on the next meeting for a vote.

- Work to be done out at the Kincaid Lake- Trustee Gibson spoke up in regards to this matter and stated that he would like to see water put in out at the lake and also a dump station. He stated that he would like to see the village go ahead and do this now and not wait till March of next year. Foreman, Mark Wolfe stated that the last time he checked it would cost around \$2,000 for a 1500-gallon tank and we would need some PVC piping to do the water hook up. Mark stated that the cost overall would probably be around \$5,000. There was also talk about getting water and sewer to the RV spots out at the lake. Trustee Gibson stated that once we start getting the word out, that there will be water and sewer out there, then maybe more people would start going out there to camp. Foreman Mark Wolfe stated that he would try to look into some better pricing for everything by the next meeting. This will be put on the next meeting in October. Trustee Lawrence asked Treasurer, Beverly Merano what we pay right now for the electricity out at the lake. Beverly stated that right now we pay around \$300.00 to Ameren.

- Kitchen at the Park- Trustee Warren asked to have this put on the agenda. He stated that before, there had been some issues with the kitchen at the park, but everything has been rectified since then. His question was if we, as the village, were going to continue to use the kitchen at the park or not. He stated that if we are going to continue to use it, then we must think about doing some work on it and getting it up to standard, so that it is usable. He stated that there is a lot of cleaning and a lot of work done to it and maybe replacing some things.

Trustee Nelson stepped in and stated that at the last event, there was some talk about how things would need to be fixed and brought up to code with the health department before using it again. He stated that we would not be able to do anything at the park without getting a permit from the health department, stating that everything is up to code. Trustee Nelson stated that he would find out from the health department exactly what needed to be fixed to pass inspection. Trustee Lawrence asked if we were going to be doing anymore Fish Fry's down at the park and some of the board members stated that would like to do this again. Mayor Robert Morris spoke up and talked about the fact that the Community Club had done a very good job with having fixed the front of the building in the kitchen and putting new boards up, which needed to be replaced. Trustee Nelson spoke up regarding the Fish Fry and stated that he would love for us to be able to do this again, but the problem is, is that we need volunteers to help with the event. There was talk about if we would need to pass inspection first before even attempting to have a fish fry. Trustee Nelson stated that there is a lot of work that still needs to be done in order to pass inspection. Trustee Lawrence spoke up and wanted to make sure we get some numbers together and see how much it is going to cost overall for the inspection and fixing up the kitchen. Trustee Paso stated that maybe we should ask the health department to do a walk-through with us and let us know what needs to be fixed. Mayor Robert Morris stated that the Community Club said they would help us with this as well.

- What to do with the Building out at the Lake- Trustee Nelson stated that he had added three things to the agenda but that one of them he found out since we added it to the agenda, that is not going to work out now. He was trying to tidy up quite a few things that had been discussed previously. The first thing he wanted to do, was to see if the board was on the same page as him, in regards to purchasing the building out at the lake, so that they can covert it and make it a shower house, or a bait shop. He spoke about Mike Harris giving the board a letter stating that he would offer to sell the building to the village for \$30,000. Nelson stated that he did reach out to Mike Harris, but he was hoping to hear from him before the next meeting, but unfortunately, he did not. He spoke up in regards to the village adding more amenities out at the lake by purchasing the building. He wanted to know if everyone was on board with purchasing the building. Mayor Robert Morris stated that is way too much money for the building. Trustee Lawrence spoke up about how this was something that would happen later down the road, possibly in December of 2025. The contract with Southfork Youth Association would be up by then. There was talk about it back then, fixing up the campsites and the roads out at the lake and putting in the RV spots. Lawrence stated that he feels that we do not need that building. He stated that we would lose money by purchasing the building right now. Trustee Nelson spoke back up and stated that he only wanted to speak in regards to the building, since it was just sitting out there and that it just happened to go along the lines with having the RV spots for rent. He was speaking in regard to adding amenities possibly out at the lake or maybe a playground for the kids. Trustee Lawrence asked if we could just wait till December of 2025 and have the Youth Association come up to the board meeting and speak to them about the building. The lease out at the property is for the land that is underneath the building. Trustee Lawrence stated that the Youth Association had come to him and Mark Wolfe with the idea of selling the building. At the time they had thrown out the idea of selling it for \$30,000. The appraisal was done and it came back pretty high.

- Assistance with tearing down buildings- Foreman, Mark Wolfe stated that a few citizens in town had been given ordinance violations for buildings here in town that were in need of tearing down. He stated that a few had been garage buildings. He also stated that a few people that needed them torn down, were not able to pay for it, but wanted to know if the city would assist in helping to tear down the buildings. He stated that they would pay us to help, but they needed the help because they were not able to do it themselves. He also said that these people would have to pay for the labor and for the rent of the dumpster. Mark stated that it shouldn't take any more than four hours to help tear down these buildings. He stated that the goal is to get these places cleaned up for Kincaid. This will be put on the agenda for a vote at the next meeting. There are some places that the village will not be able to help with, but they are willing to do what they can. The goal is to get the town cleaned up.

- Condemning certain properties in town- Trustee Lawrence spoke up about the property that is next to the Kincaid church. He stated that he wants to do something about these buildings that people are turning their heads away from and that he wants to do things the right way and the legal way. He did find a few things in regard to the process with our ordinances. The village Attorney, Jared Rahar spoke up and stated that we are well within our rights to do something about these buildings, but we do have to give people the proper notice. He stated that what that means is, that we have to give the property owners legal notice to what the issue is and with what the statute states and if they do not comply, then we would petition the court for them to comply. He stated that we would expedite the process and then there would be a hearing and go before the judge and then if no one showed up, then it would be up to the judge to decide what to do. He stated that this was kind of like an eminent domain, but a little different with regards to some of the properties being a health hazard. There was also talk about putting Lien's on the property as well. Attorney Rahar stated that we are well within our rights to do this, but we must give people notice before doing anything. Trustee Lawrence stated that he just wants to help people get these properties cleaned up and that he is willing to work with people. Trustee Warren reiterated that we are not trying to take people's property, but just trying to clean things up in town. Trustee Lawrence had asked our Attorney, Jared Rahar what we should do about properties where we cannot get in touch with anyone who owns the property, and where the village is still maintaining the property and are not getting reimbursement for it. Jared stated that this would be where would put a lien on the property to try and get back what the village has put in for maintenance. There was talk about if the taxes had been paid on the building or not as well.

- Allotted monthly spending- Trustee Warren spoke with regard to this issue and stated that it was just a for everyone's information. He stated that for an example, Foreman, Mark Wolfe had run into a problem with a water meter for the school. He stated that both the street department and the police department have an allotted monthly spending account. He stated that in the case, that if Mark needed to go buy a new meter for the school, that he could do so, and then just bring the receipt back to the Treasurer and let her know what it was for. Trustee Nelson stated that each one of the departments has allotted monthly spending.

- Discuss changing the Ordinance forms- Trustee Nelson stated that he wanted to discuss this issue. He stated that we need to make some changes to the form. He stated that we had discussed in the past about more fees to first offense, second offense and third offense. He stated that it is not about collecting money from people, but more about them following the ordinances and maintaining their properties. He stated that if we are going to file Lien's then we need to make it worth our while, and that we need to have on the table, that if it is the first offense it would be an amount and then second offense an amount and so on and so forth. Back in 2017, it was changed to \$250 period for an ordinance violation. Mayor Robert Morris stated that he thought that we would just give people a warning first, then a fine after and then next they would get a court date. Officer Hubbs stated that there are some offenses that you cannot give a warning for. For instance, if a dog got out and bit someone, you cannot give a warning for that offense. Trustee Nelson spoke up and asked what are we doing with people that have the same offense 3 times in a row? He stated that if we are going to put a lien on someone's property, that we need to be clear on how we are doing the ordinances. He was basically stating that the fine should go up, if they keep doing the same offense repeatedly. He decided to state about the fact that there was one location here in town, that has started to finally clean up the property after receiving a few ordinances for the offense. There was talk about what a disorderly house means and what the ordinance states it is for. It was discussed before, that on the ordinance of tall grass and weeds, it is \$250 and 14 days to clean it up. This issue will be brought up at the next meeting in regard to changing the forms. The clerk stated that there needs to be a little more clarification of what a warning is for and what a citation is for. The board stated that a warning goes out first, then they get a ticket after that for the same offense, then after that would be going to court. This issue of Ordinances will be restructured so that everything will be more clarified.

- Discuss possibly using QuickBooks- Trustee Nelson wanted this put on the agenda but he stated that unfortunately this would not work for us at this time. The village is using a program called ACS, which is working well right now with both the Water department and for Payroll. QuickBooks is not compatible with the utility department.

- VISITORS:

VISITORS- A PERSON SHALL BE PERMITTED AN OPPORTUNITY TO ADDRESS THE OFFICIALS UNDER THE RULES ESTABLISHED BY THE VILLAGE (3 MINUTES PER PERSON) 5ILCS 120/2.06g- there were no visitors at this time.

A motion was made to go into closed session. Motion was made by Trustee Lawrence. A second was made by Trustee Nelson. All Ayes. The time was 6:50 p.m.

- Closed Session:

Meeting to discuss litigation when an act against, affecting, or on behalf of the particular body has been filed and is pending in a court. 5ILCS 120/2(c)(11)

Meeting to consider the appointment, employment, compensation, discipline, performance, or dismissal of specific employees. 5ILCS 120/2(c)(1)

Motion to come out of closed session. A motion was made by Trustee Nelson. A second was made by Trustee Lawrence. All Ayes. The time was 7:05 p.m.

A motion to Adjourn the meeting was made by Trustee Lawrence. A second motion was made by Trustee Nelson. All Ayes. The time was 7:10 p.m.

The minute were typed by the Village Clerk

Stephanie Brown