Village Of Kincaid

115 Central Ave. Kincaid, IL. 62540

TIME – 6:00 P.M.

Monday August 31, 2026

Special Meeting Minutes

The meeting was brought to order by Mayor Tony Peeze. Time was 6:00 p.m.

Roll Call was taken by Village Clerk. Waston- Here, Paso- Here, Evans- Here, Oller- Here, Dees- Here, Nelson-Here.

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

Approve Variance- Pezze- We had a variance meeting all of the committee members were present it was Jessica, Steve, Vince, Vickie, Louie, Beth was there to say what she wants with the variance a 28 by 77 manufactured home on Lot 17 Block 11 which is 404 Prairie Street she also has a demo permit to tear down the garage and the other house to make room for the new one the whole thing we discussed was foundation what type of foundation she was going to have and it's going to be a permanent lock type foundation umm Beth said it was home built there wasn't much of a discussion on it all meets codes the vote was taken and it was unanimous yes so. Question about it? Dees- No they are basically stick built homes now. Pezze- Make a motion. Oller- I'll make a motion. Dees- I'll second it.

Trustee Oller made a motion to approve variance. A second was made by Dees. All ayes.

Pezze- Okay and the other thing we got is the water tower you all the omission bid on that water tower was $196,000.00 and I got back with the guy and just asked him how much of this is mandatory and how much isn't when they inspect they use the OSHA rules and regulations and he said our tower was built in either 83 or 85 one of the two and it's been updated a couple of times but it's not up to code and I asked him does all of this have to be done he said by all means no this is just a hit list we put together so I told him you come up with you take what we got and divide it like in 2 and take it 2 years instead of doing in it all in one year. And he come up

with a new bid with the most crucial things first that need to be done and we ended up with a total if we do this first phase of it $85,140.00 and that will knock out a lot of the major issues things that are safety concerns. Watson- Tony can I ask something how long has this water tower kind of been put off. Pezze- It gets inspected every 3 years. Merano- But it hasn't been. Watson- Okay so. Merano- It hasn't been inspected since what did we figure 2019 I think. Pezze- Yeah 2019. Nelson- And were are not in any way shape or form grandfathered in. Merano- No. Nelson- None of that. Merano- You have to call them up every 3 years to do it. Tony and I met with the engineers at a meeting I was trying to possibly Phase 2 of the water project get this water tower in instead of Phase 3 because you know the Phase 3 is the water tower out on this end here but we can't find property so putting in a bigger one. It was $1.5 million dollars and the reason I was going that way is because of the forgiveness that we get here when we do these phases like the last time we got a 35% forgiveness and then the EPA loan is only at 1.5% umm but Daniel has never gotten back to us this water tower has been there possibly since 1980 it was a rebuilt water tower at the time umm when it was put in they told the board that umm at least a 100 years but we got to keep maintenance up on it we can not let this go every 3 years we need to have them come down and he told Tony that we got at least another 30 years on that. Pezze- Because I mentioned about tearing it down and replacing it and he said oh my god no don't do that that has at least 30 more years in it. Nelson- It's not that we should maybe possibly put out for bid I mean. Merano- These people here are the ones that have always taken care of it. Pezze- Well not only that the last bid we had was for our engineering outfit and they were contracting it out to somebody and they wanted $4000 and we got it done for $1000. Nelson- So if we spend $85,000 in stage 1 and were not just putting a band-aid on something and wasting our time. Pezze and Merano- No. Pezze- He told me the main structure of our tower is in excellent shape no rust no cracks in the foundation he said basically when I mentioned tearing it down and replacing it he said on don't do that Nelson- Does the finance committee got some kind of idea on coming up with the money we some CD's that are matured. Merano- Were not taking it out of the CD's it will come out water fund. Nelson- Out of the water fund. Merano- Yes. Nelson- It's a big ticket Beverly. Merano- I understand this that this is a big ticket. We can take it out of the general fund the general fund has over $600,000 without the CD's at the last report. Nelson- I like that better. Merano- So I mean . Watson- So the thing is though it's a big chunk of money but if we had or this had been done 3 years ago inspected and something done then. Merano- If we would have kept up maintenance on it. Pezze- It wouldn't have been this high. Merano- Yes. Watson- Okay I just want. Paso- so let me understand the last time it was inspected was 2019. Merano- As far as what we could find out. Paso- And this is 2026 so were already starting out of the gate 2 inspections behind so we have to bring it up to OSHA standards or else the last thing we need. Pezze- He had no problem with splitting it up . He said none of them are immediate safety hazards it's more of a workers safety hazard and he said I'm not worried about it with our men because our men are double slung he said they are

not going to fall that would get you your major issues taken care of. Paso- So basically were back to playing catch up behind the eight ball again. Merano- Right. Paso- I'm good with that. Watson- I'm tired of people saying you spend money like it's water but this the thing were playing catch up for 6 years that. Board members and mayor discussing inspection and the how long it has been. Merano- Either were going to keep things up or were not okay just like Gina said here people gripping. We have to do something with this Dam if we don't were in trouble. Well get fined. Watson- Yeah Beverly but the Dam should have been messed with. Merano- Just like this water tower just like this blade that they just had to buy they haven't had a blade for wait almost a year to year and a half the other one got sold. Pezze- I was told when I took over Mark had no maintenance I told them right off the bat I maintain and. Watson- I definitely believe everything should be kept up and it wouldn't be as expensive if whatever you got to maintain something that's been 7 years since it's been done. Nelson- How soon if we approve the first stage and do the 86 and get the main stuff done and out of the way how soon could they do it? Pezze- About 60 days out he said that it doesn't make any difference if it's cold but their about 60 days out. Nelson- We have almost three quarters of a million dollars in the general fund. Merano- We had almost $600,000 in the checking account and $200,000 in CD's. That's just the general fund. Watson- How much is in the water fund though. Merano- The water fund was I don't have the paper. Dees- Can we take half and half. Half out of water and half out of general. Merano- The only thing is here the water fund in about two weeks we have a payment for EPA due of $30,000. We can take it out of the general fund I mean. Dees- I make a motion we go with it. Nelson- I'm going to second it pay the $86,000 or whatever it is and get it right. Merano- I understand we are spending money like with the police department things are broken over there. Dees- Everything is outdated.

Trustee Dees made a motion to approve water tower maintenance $85,140. A second was made by Nelson. All ayes.

Pezze- Entertain a motion to adjourn. Nelson- I make a motion we adjourn. Dees- I second it.

Trustee Nelson made a motion to adjourn meeting. A second was made by Dees. All ayes. The time was 6:12 P.M.