

2022-01-11 REGULAR MEETING MINUTES

The Ladd Village Board met in regular session on Tuesday, January 11, 2022, in the Village Hall. President Frank Cattani called the meeting to order at 6:30 pm and led the pledge of allegiance to the American flag.

Roll Call: Present: Trustees Jim Manning, Dave Margherio, Jan Martin, Dan Nelson, Molly Thrasher, Mike Urbanowski. (6)

In attendance: Attorney Pat Barry, Attorney Colin Barry, Clerk Bezely, Engineer Adam Ossola, Superintendent Doug Englehaupt, and Police Chief Randy Dean

Nelson motion/Urbanowski second to accept the December 28, 2021 meeting minutes as presented.

Ayes: Manning, Margherio, Martin, Nelson, Thrasher, Urbanowski - Motion carried 6-0

Urbanowski asked Englehaupt what the Hi-Viz invoices were for and Englehaupt stated they were to rebuild some barricades that required repair.

Urbanowski motion/Margherio second to authorize payment of the bills in the amount of \$32,749.61.

Ayes: Manning, Margherio, Martin, Nelson, Thrasher, Urbanowski - Motion carried 6-0

Correspondence: Bezely read a thank you card from the Ladd Christmas Walk Committee and also informed the board that Todd Schmollinger was very touched by the thank you card we sent him.

Public Comment: None

Committee Reports: Margherio told the board that several trustees toured the Senior Housing and he noticed it would be nice to have a sidewalk from the housing to Main Avenue. Margherio also urged the council to look at the steps from the street up to Dick's Tap entrance on Main Ave. Margherio also mentioned the only place on Main Avenue without a sidewalk is the empty lot that used to be the church lot next to 336 S Main Ave.

Engineer's Report: Ossola updated the board on the water main project. He stated he has the grant agreement for the \$550,000.00 but is waiting for the IEPA to say we can go ahead and put it out for bid. We're hoping to have that approval, a bid letting by the end of March would be ideal. Ossola mentioned needing to have a couple of trees removed to make room for the water main. You cannot cut trees after the end of March because of the bats; they are considered endangered. Ossola stated that perhaps we could re-visit this in February. Ossola explained where the trees are located. Englehaupt will take a look at the trees and determine if he will be able to remove them. Ossola stated that if the trees are on the railroad property we have a railroad permit to do the job so we could cut them down. Ossola made the board aware that part of getting the grant agreement finalized and getting the DCO money required a change to the bid items. It potentially could cost more money outside of the project. This has to do with, we built into the budget if we come across contaminated soil in the water main trench we have to have a way to dispose of it. The grant will pay to remove the contaminated soil to the landfill and dispose of it if there is any, but they won't pay to have it tested. This will add approximately \$20,000.00 to the budget to deal with that if there is any. This cannot be put into the bid, it will have to be dealt with outside of the project. There are a couple of sites where gas stations were at. Ossola hopes we won't have to deal with this but wanted to make the council aware.

Superintendent's Report: None

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Police Chief: Dean mentioned the house fire at 124 N Hennepin Ave. He is waiting to see if the Fire Marshall is done with her report before consideration can be given to the condition of the structure. He stated that Ladd PD is done with their investigation, the person was arrested and is in jail. His bond is \$75,000.00. Chief Dean told the board officer Kruse took another job with another agency so he is unable to work anywhere else until he is done with his probationary period. Mayor Cattani reminded the board we had a whole month where we only had 143 hours of police coverage and in the past two weeks we've had 87 hours of police coverage, some during the day and some in the evenings. Dean stated that it's looking pretty good. He said it's a start, it's not a solution but it's a good start. He has more officers interested in coming to Ladd. Cattani feels the wage increase has definitely helped fill the schedule and we are moving in the right direction. Regarding Mario Data's LED tree, that person was caught and charges were brought forth. Mayor Cattani thanked Randy for the police activity report.

Building Inspector: None

Village Attorney: Storage Containers: Atty. Colin Barry prepared an ordinance banning storage containers in residential areas of town. After a lengthy discussion last month, the board was not in favor of having these storage containers all over town. There is no language in the new ordinance about the B2 Commercial District not allowing them.

Urbanowski motion/Thrasher second to Pass an Ordinance Banning Storage Containers in an R1 Residential District.

Ayes: Manning, Margherio, Martin, Nelson, Thrasher, Urbanowski, and Cattani - Motion carried 7-0
Atty Barry mentioned you could make allowing storage containers in a B2 Commercial District on a per request basis in the future. The council will think this over and decide if they would like to have an ordinance drafted.

Atty. Barry prepared an ordinance after the last meeting to increase the police wages to \$25.50 beginning December 27, 2021 (the current start date of the new pay period).

Nelson motion/Martin second to Pass an Ordinance Increasing Part-Time Police Wages to \$25.50 per hour.

Ayes: Manning, Margherio, Martin, Nelson, Thrasher, Urbanowski, and Cattani - Motion carried 7-0

Atty. Barry talked about 124 N Hennepin Ave being a dangerous building after it burned. Superintendent Englehaupt can direct the teardown of the building. He can designate Adam or Pat to assist him with the process. Adam has looked at the building and provided pictures. Barry states the building is destroyed and it needs to come down. Barry reached out to several attorney's offices that he's been told may represent the trust that owns the house. Barry looked up the deed and it is in Rhonda Anderson Trust. These attorney's have not been contacted by anyone or know anything about it. Barry spoke with Kim Hackler today, who is the trustee of that trust. She is overwhelmed by the whole situation. Kim tells Barry the trust is flat broke. The Rhonda Anderson trust was set up upon her death for the benefit of her son, Grant Hackler. There is no insurance on this property. Insurance will not pay when arson is the finding. Atty. Barry stated we will have to wait until the State Fire Marshall's office is done with their report. The council can give Atty. Barry authority to send a 15-day demand letter to the property owner that the house has to come down. If they don't take the house down in 15 days we can move forward. We can file a lawsuit to take it down. Barry is hoping to get a call from someone when the letter is sent. Barry has laid the groundwork that maybe the best thing would be

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for the trust to deed the house to the Village of Ladd so that we can tear down the house and put a lien on the real estate and try to sell it in an effort to recoup the cost of demolition. This would be the fastest way to get this house demolished. There is a grandmother that is paying the real estate taxes and perhaps she can pay to tear down the house but we are not sure. Margherio asked if we have to wait for the fire marshall to be done. Margherio asked if there was damage to the neighbors on the north and south. There is extensive damage at the neighbor to the south. Mayor Cattani stated the fire department did a great job fighting and controlling the fire.

Manning motion/Urbanowski second for Attorney Pat Barry to send a letter to the owner of the property at 124 N. Hennepin Ave., regarding the dangerous condition of the building and to have it torn down within 15 days once we obtain clearance from the fire marshall.

Ayes: Manning, Margherio, Martin, Nelson, Thrasher, Urbanowski - Motion carried 6-0

Unfinished Business:

224 N. Main Avenue – Mayor Cattani told to board he contacted the property owner and he has assured him that he has moved everything out of the business front of his building. Cattani told the board he did not go in. He is taking his word for it but if he hears something different he will send an officer over to investigate it. The owner is trying to rent the front to an artist in Peoria. Cattani stated he will check with him again in the future. If he didn't remove the property from the front he will be fined double.

Dean stated that he has been asked why the corner apartment building (87 grand) has an apartment in the front. Attorney Barry stated that it is grandfathered in, they were living there before the ordinance was passed.

New Business:

BPart Donation Request – A request for a donation was presented to the board. It was noted that BPart had given 111 rides from Ladd residents in a month and a half. The board feels this is a great transport option for many people. Manning is wondering why we received a donation request this year. Atty. Colin Barry stated that his understanding is that there is a funding gap that they are trying to bridge.

Nelson made a motion to donate \$100.00 but others felt it wasn't enough. Nelson amended his motion to donate \$189.00 to BPart Transport and Urbanowski second his motion.

Ayes: Manning, Margherio, Martin, Nelson, Thrasher, Urbanowski - Motion carried 6-0

Sidewalks: Regarding sidewalk from the Senior Housing to Main Ave., Atty. Barry told Margherio you have to have enough room in our right of way to add a sidewalk otherwise you have to get the permission of the landowner. Englehaupt was asked if he knew if there was enough room to put in a sidewalk. Englehaupt was unsure. Bezely thought a sidewalk on the north side of West Cleveland St. was what Margherio was thinking. He stated no, he would like to see it on the south side of West Cleveland St. so people could walk down West Cleveland and cross route 89 to get to Casey's. This will be discussed again in the future.

Announcements: Thrasher asked if we know who is cleaning the snow off of the Main Avenue sidewalks. Cattani said he has seen Mike Grivetti, Bezely stated Andy Ruggerio does some, and Bezely heard that Phil Hocking has helped also. A thank you note will be sent after winter to show our appreciation. Bezely announced

that 4 trustees toured the Affordable Housing recently. She stated Clerk's office will be closed on Friday, January 28, 2022, to attend the MCI conference in Bloomington. The feasibility study was canceled again due to sickness. Bezely stated that she and Flanagan will check over 3 buildings at the Senior Housing tomorrow and provide

Certificates of Occupancy so that Laborers Home Development can continue to move forward in the leasing process. Bezely informed the board a property manager has been hired and they've asked if they can work from the Community Center for a short time until the internet is set up at the Affordable Housing. Then the manager will move over to the rentals and set up an office where people can come and tour the apartments. Margherio asked if the streets at the Affordable Housing will be ours to take care of and the answer is no. The Village only owns the Central Street Extension. Oak Court, Sycamore Court, and Maple Court are all private roads within the Affordable Housing Complex. Bezely told the council that everyone will be getting a check this Friday. The payroll direct deposit will be delayed for a couple of weeks. There was a misunderstanding between the bank and the Village. The bank is getting everything set up so we can move forward as soon as they let us know it is ready. There will be no increase to the monthly cost of Magic Wrighter to add payroll direct deposit at this time. In 1 year the cost will be reviewed by the bank and if an increase is needed they will discuss this with the Village. Bezely asked how the council feels about meeting in person with the rise in Covid. She expressed she prefers to meet in person. Bezely stated she didn't renew the Zoom Pro when it expired in November. We can renew the Zoom Pro if we decide to meet remotely. The council expressed being comfortable meeting in person. Martin stated she will not be at the next meeting. Mayor Cattani will be out of town also. Bezely told the board that the Village had 32 booster vaccines given yesterday at the Covid Booster Clinic. Bezely submitted an invoice for \$675.00 for Moderna and Pfizer and \$125.00 if we are in the right area to be reimbursed for the Janssen vaccines. Manning complimented Bezely on the great press on WLPO for the Booster clinic. Bezely mentioned that Statements of Economic Interest will be forthcoming from the County Clerk.

Atty. Barry updated the council that Randy texted the Fire Marshall and she is done with the property so Barry will start working on the letter tomorrow. Englehaupt agreed that the building should come down.

Thrasher Motion/Martin Second to adjourn.

Ayes: Manning, Margherio, Martin, Nelson, Thrasher, Urbanowski - Motion carried 6-0

The meeting adjourned at 7:27 pm

Rhonda Bezely, Village Clerk