

September 12, 2023 ~ REGULAR MEETING MINUTES

The Ladd Village Board met in regular session on Tuesday, September 12, 2023, in the Village Hall. Village 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 Dave Margherio, Jan Martin, Brad Nicholson, and Molly Thrasher (4)

Absent: Dan Nelson, Andy Ruggerio (2)

In attendance: Village Clerk Rhonda Bezely, Engineer Adam Ossola, Superintendent Doug Englehaupt, Police Chief Jacob Frund, Building Inspector Barry Flanagan, Attorney Pat Barry

Martin motioned/Thrasher second to accept the August 22, 2023, regular meeting minutes as presented.

Ayes: Margherio, Martin, Nicholson, Thrasher - Motion carried 4-0

Nicholson motioned/Margherio second to authorize payment of the bills in the amount of \$150,265.51.

Ayes: Margherio, Martin, Nicholson, Thrasher - Motion carried 4-0

Correspondence: None

Public Comment: None

Committee Reports: Margherio and Nicholson looked at the trees that have been requested to be removed. (2) Trees at 303 S LaSalle Ave both look dead and need to be removed for safety. This homeowner would like 2 new trees planted near the locations of the dead trees. (1) The tree at 132 S Hennepin Ave is over ½ dead and needs to be removed. The resident requested the roots be drilled out. The Village will not pay for drilling out the roots. The resident can set this up on her own. (1) The tree at 119 N LaSalle Ave is mostly dead and will also be removed. Englehaupt stated that Public Works Department would remove these trees.

Engineer's Report: Unfinished Business: 2023 MFT Seal Coating: Ossola told the board that according to the contract, the seal coating was to be done by September 1, 2023, along with all sweeping. According to the contractor, they are a couple of weeks out. Therefore, Pavement Maintenance has agreed to hold the price and plans to do Ladd first thing in 2024. Ossola will get approval from IDOT to hold this until Spring of 2024 (approximately late May/early June).

New Business: SRTS 2023 Application: Ossola provided drawings along with costs to add a sidewalk on E Cleveland St from Peru Ave east to Summit Ave as part of our 2023 SRTS Application. Additionally, we are adding 2 solar signs that show the speed limit in the school zone and the speed of the traffic. All of this information was given to the council. We have to get permission for these signs and their desired locations from IDOT. We will need to replace sidewalks and driveways along with curbs on many of the blocks. The grant is for \$250,000.00 maximum with no match required. The grant will cover construction engineering but it will not cover design engineering costs. The design engineering for the 2021 SRTS was at \$34,000.00 so it will likely be closer to the \$40,000.00 range for the 2023 SRTS design engineering. Ossola also mentioned the cost of the applications to NCICG. Application fees are \$6,000.00 for the infrastructure application and \$500.00 for the non-infrastructure application. We were told that if we do both there is a stronger chance of being awarded. Martin asked the next step and it was stated that 2 resolutions need to be passed tonight. Then once all costs are known application will be submitted by NCICG.

Martin motioned/Thrasher second to Pass Resolution #1156 Approving and Authorizing Financial Commitment in the Safe Routes to Schools Grant Program (Non-Infrastructure) and Resolution #1155 Approving and Authorizing Financial Commitment in the Safe Routes to Schools Grant Program (Infrastructure) for 2023.

Ayes: Margherio, Martin, Nicholson, Thrasher - Motion carried 4-0

Absent: Nelson, Ruggerio - 2

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Superintendent's Report: New Business: Storage Container: Englehaupt explained to the council that he obtained a price for an 8 x 40 FT storage unit delivered for approximately \$3,000.00. This will house the new Christmas Decorations for Main Avenue along with other things that benefit from being out of the weather. They stated that it is wind-tight and weather-tight. It will be placed on the ground.

Thrasher motioned/Martin second the Purchase of a Storage Container for the Public Works Department for \$3,000.00 Delivered.

Ayes: Margherio, Martin, Nicholson, Thrasher - Motion carried 4-0

New Business: Expansion of Utilities: Englehaupt told the council that he and Rhonda along with Engineer Don Bixby from Chamlin's met 3 times to discuss the expansion of utilities in the Village of Ladd to the South. Englehaupt went over water, sewer, and electric infrastructure that is necessary in the future which includes a new Water Tower to be located on the South side of Ladd. Detailed discussion ensued. The council was pleasantly surprised that an additional \$27.78 monthly from each resident would allow these water & sewer infrastructure improvements over the next 30 years. Grants and low-interest loans with forgiveness would reduce these costs also. The scenario for the future includes a commercial/industrial customer to help the Village of Ladd with revenue so rates can be maintained as much as possible. The council thanked Englehaupt for his presentation.

Police Chief: Chief Frund stated that he has been working with Sammi on the 2023 Safe Routes to School Application for the Non-Infrastructure grant. They have come up with some ideas and are including this information in their application. Again, applying for both infrastructure and non-infrastructure provides a stronger application which gives us a better chance of being awarded. Frund is working through complaints about people's yards. He has addressed the issues with the homeowner. Sheriff Reed's Office contacted the Village regarding the dates of our board meetings. Frund called the Sheriff asking what was going on. He told Frund he wanted to visit the different towns to discuss the Safety Act. If more information is available Frund will inform the council. Frund is getting more investigations from Bureau County. Adam Curran, Spring Valley Chief wrote a thank you to Frund asking him to please express his appreciation to the council from Spring Valley for allowing Ladd to purchase Flock cameras. Our cameras helped in the recent gun store robbery. The vehicle description was provided through the Flock Camera and eventually worked with ATF and the criminals were obtained and will be charged federally.

Building Inspector: Flanagan was in attendance for the building permit discussion. A blank building permit and a copy of the building permit ordinance were provided to the council. There have been a lot of questions and concerns lately so this is why it was placed on the agenda. Flanagan stated we have nothing in our code regarding certificates of occupancy. Atty Barry agreed. Atty Barry informed the council that many communities have inspections done throughout the construction phase, i.e. plumbing, electrical, etc. but the Village of Ladd doesn't have any requirements such as these in our code. The only occupancy permit that has ever been provided was the Senior Housing. Flanagan and Bezely came up with a Certificate of Occupancy which was required in the Construction completion for the owner to submit final pay requests. Discussion ensued, and it was determined that these types of checks on new or remodeled buildings/residences would require a full-time inspector with education in all aspects of construction inspection. This would greatly increase the building inspector's pay. Barry is not interested in obtaining this type of education or in doing this detailed work. Cattani asked if perhaps the Fire Chief would be the one to check for fire alarms or smoke detectors. It was stated that State statute requires these. Bezely expressed her concerns about being told that inside work being done on a residence or business also requires a building permit. Bezely asked what is she supposed to make sure gets written on the permit. Does she charge them for anything? She has always been under the impression that only enlarging square footage required a building permit. New siding, roof, and windows were considered maintenance, and no permit was required. Bezely just wants to be sure she is handling these permits correctly. The current fee schedule doesn't include anything other than adding a fence or a structure. Atty Barry stated that he would look into other town's permits. Bezely stated she needs rules and regulations from the Council to convey to residents when they come in after purchasing a home or business. A rental ordinance was mentioned. Atty Barry stated with a rental ordinance it can be stated that annual inspection will be done, etc. Englehaupt suggested that when residents come in to inquire if a building

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permit is needed, they need to be told that I can't answer that but once the information is provided by you, and the permit is completed and turned in, the proper people will review it, and assess where we go from here. The resident must document everything that they are planning to do. They must supply drawings (to include measurements) as to what their intent is. Margherio asked Flanagan if he's ever been asked if someone needs a permit for inside work. Flanagan stated no. Flanagan told the board we chase down people all the time who are doing work without a permit.

Margherio asked Flanagan if the ordinance for concrete states that it can be poured right up to the property line. Flanagan stated yes, concrete can be poured on the property line.

Police Chief Frund mentioned that Spring Valley has a Rental Ordinance and he thinks this may be the best way to keep checking that rentals are being maintained and smoke detectors are present.

Village Attorney: No Business to Discuss

Unfinished Business: Tree Purchase: President Cattani told the council that he had given Nicholson an order form from BC Soil and Water Conservation District in Princeton where trees can be purchased in a 5-gallon bucket for a very reasonable price. Nicholson asked for input from Englehaupt on species and 6 types were selected. Maples, Oaks, and Red Bud. There is a guy in town who is willing to plant all 50 trees that the Village has purchased for \$1,000.00 All total this project should come in under \$4,000.00. The trees will be picked up on September 22nd. Englehaupt stated that by law whoever digs must call in the J.U.L.I.E. They are waiting for confirmation on the digger. Each resident was allowed 2 trees maximum. It is felt that any trees that aren't spoken for will be claimed once people see the trees being planted. Residents can mark where they suggest the tree be located. If this isn't okay the person planting or doing the J.U.L.I.E. will move the location based on their knowledge. It was stated that Englehaupt should be looking at all planting locations. Margherio asked Englehaupt to please say something if a tree at a location is a bad idea. Englehaupt cautioned using the fertilizer tablets that were offered for purchase. Cattani and Nicholson will ask when they pick up the trees. Cattani stated that the trees will be left on his trailer until they are ready for planting.

Nicholson motioned/Martin second the purchase of 50 Trees from the Bureau County Soil and Water Conservation District and also Plant these 50 Trees not to exceed \$4,000.00 total.

Ayes: Margherio, Martin, Nicholson, Thrasher - Motion carried 4-0

2023 News Tribune BC & PC Progress Magazine: No action was taken

Announcements: Shed Roof - The Village received \$1100.00 from Insurance to replace the shed roof at Kennedy Park. Property Taxes – The Village received the 1st installment of property taxes and a copy was provided to the council showing the amount received for each fund.

Margherio mentioned how nice Kennedy Park looks. They've done a good job maintaining the field. Thrasher mentioned we need to look into getting the Centennial Field sign redone. Margherio stated that the Village should pay for this.

Martin motioned/Margherio second to adjourn.

Ayes: Margherio, Martin, Nicholson, Thrasher - Motion carried 4-0

The meeting adjourned at 7:58 pm

Rhonda Bezely, Village Clerk