

VILLAGE OF MILLINGTON BOARD OF TRUSTEES  
Monday, July 10, 2017

**Call to Order:** Mayor Doug Holley called the regularly scheduled meeting of the board of trustees to order at 7:00 PM.

**Roll Call/Establishment of Quorum:** Present: President Doug Holley. Also present were Trustees Beverly Casey, Brad Pekoc, Kevin Jensen, and Jordan Thibault. Sandy White, Treasurer present. Lenee Kissel, Clerk present. Greg Jones Attorney, present. Travis King, Pat Aloisio absent.

**President's Comments:** Doug mentioned that Pat Aloisio's wife passed away this morning. Also gave a bridge update and stated that LaSalle County partially financially responsible for the repair and has no money. There will be no contractor working on the bridge until next summer.

**Trustee's Comments:** Jordan stated that he stepped down from the Planning and Zoning Board. Claims that he stepped down to allow for someone that is not on the board to join that has some background in planning and zoning. Doug stated that he would like to get the positions filled so that the variances that are coming up would not be held up. It was clarified that the P&Z Board only needs a quorum and therefore it is not necessary to replace his spot immediately. Jordan stated that it would make more sense to wait and fill the position later with someone more qualified. Brad mentioned that Josh Cox took down a tree on his own time. He would like to see Stephen's take the stump out. Kevin mentioned that Stephen's is very swamped with work.

**Citizen's Comments:** Kyle Komperda spoke about 506 Fowler. He asked for some clarification on the plat of survey and his discomfort in signing this contract without a more accurate plat of survey. Greg explained that this is common practice and that a new plat would be done after the agreement was signed by all parties. More discussion regarding the plat of survey and Greg let Kyle know that he has the ability to terminate the contract for a variety of reasons. Doug clarified that Gary and Kyle/Julie need to execute this agreement, and then Doug will have Chamlin come do the survey. Kevin asked about the east corner of lot 83 to get more clarification on property lines. Doug paused the conversation until old business. Scott asked about the weeds on Church Street. Scott volunteered for the Planning and Zoning Board. He stated that there should be someone different to appeal to if a resident wants to appeal rather than approaching the exact same people that made the decision. Scott also asked about getting more gravel at the boat launch. Scott offered to run his skidster there. Doug thanked Keith for picking up stuff at the boat launch. Scott offered to help with the garbage at the boat launch.

**Minutes for June Meeting:** Jordan made a motion to accept the minutes from the June 2017 meeting. Kevin seconded, motion carried unanimously.

**Executive Minutes for June/Approve but do not Release:** Jordan made a motion to approve but not release the executive session minutes from June. Brad seconded, motion carried.

**Treasurer's Report:** Read by Sandy. Net income for the month of May was 6,562.13. Year to date net income is – 1907.66. Checking has \$80,353.26. Savings has \$35,844.66 including \$5000 donation. Playground fund has \$17,853.52. Motor fuel has \$61,626.27. Kevin made a motion to accept the June treasurer's report. Jordan seconded, motion carried unanimously.

**Bills to Pay:**

Lenee Kissel	119.62
Ron Rithaler	372.12
S. White	128.47
Doug Holley	45.75
Pat Aloisio	283.52
Ancel Glink	1,877.00
AT&T Internet	49.00

AT&T	330.15
Waste Management	51.25
Ameren IP	660.69
Illinois Department of Revenue	57.94
MCI	33.53
Department of Treasury	225.16
First Insurance	11,311.00
S. White	5.47
<u>Lenee Kissel</u>	<u>7.50</u>
Total Bills From General Checking	15,558.07

Jordan made a motion to pay the bills. Beverly seconded, motion carried unanimously.

**Police Report:** Deputy Briars was asked about the drug collection. He had no specifics. Doug also asked about more speeding watch on the Bridge/Vine intersection and the Village was assured that this would be patrolled more. Discussion about which times of day are more in need of monitoring.

**Building Report:** No questions on Ron's building report.

**New Business:**

- Resolution Appointing Beverly Casey to the Planning and Zoning Commission – Jordan made a motion to adopt **Resolution 07-01-17 “A Resolution appointing Beverly Casey to serve on The Village of Millington Planning & Zoning Commission.”** Kevin seconded. Beverly abstained; Doug voted as well, motion carried.
- Purchase Dehumidifier and Condensation Pump for Village Hall-Doug estimates about \$300 but feels this is important to protect the Hall. Jordan asked if the Board really needs to vote on a purchase of this size. Greg clarified that a vote is not necessary but it was best to do it. Jordan made a motion to purchase a condensation pump and dehumidifier, not to exceed \$500. Brad seconded, motion carried unanimously.
- Ratify Bill/Liberty Mutual Insurance-bill was unchanged so no bill has to be ratified.

**Old Business:**

- Consideration and Possible Action on Purchase and Sale, Settlement, and Release Agreement Between the Village of Millington, Gary Lechowicz, Kyle Komperda, Julie Nelson Concerning the Properties Located at 506 Fowler Street and 106 S. Colfax Street-Kyle asked why he has to put down the full \$1000 of earnest money and the Village doesn't have to put down anything. Greg clarified that the Village is paying \$1000 for the survey as well as \$5000 in closing costs so the \$1000 earnest money is reasonable. Some heated discussion ensued about whether or not the Village feels it's doing Kyle and Julie a “favor”. Gary offered to waive the earnest money in the event the purchase doesn't go through if that would help to move things along. Kyle asked a question about transfer taxes. Kyle asked more clarifying questions about 102 Colfax. It was clarified that the agreement not to go after 102 Colfax is a personal agreement and does not travel with the property. Future owners of the property are not represented by this agreement. Gary asked about 19 (s) as he doesn't like the wording and 19(j) as the property is not insured. Gary stated that he would like to see an actual legal description added to Exhibit A. Gary asked if he needs to provide anything and Greg said just a warranty deed. Gary also stated that his address needs to be changed from 296 to 295 on page 1. Kyle asked who would be in contact during this process and Greg told him to contact Doug with any questions. Julie asked how she could get out of this if she signs it today. Greg explained that she could back out from now until August 9 with written notice for basically any reason. Sandy was advised to keep the check for the earnest money and not to cash it. Gary agreed to return earnest money if they don't go through with the deal. Kyle clarified if his front yard will be grandfathered due to the misprint in the zoning book and he was told yes. **Kevin made a motion to approve the purchase and sale settlement and release agreement between the Village of Millington, Gary Lechowicz, Kyle Komperda and Julie Nelson. This approval includes the five following changes: 1) On page one of the agreement Gary's P.O. Box number will be changed from 296 to 295. 2) Under section 4, Earnest Money, the sentence containing the word “herein” will end at “herein” and the portion, “the Earnest Money is nonrefundable and will be retained by Seller even if Purchaser does not complete the purchase of the**

**Property” will be stricken. 3) Section 17 (j) will be stricken entirely. 4) Section 17 (s) will end after the word “Closing” and the remainder of the paragraph “and/or the voluntary or involuntary termination of this Agreement” will be stricken. 5) A legal description will be added to Exhibit A and will read, “THE WEST 60 FEET OF LOT 83 OF THE CITIZENS IMPROVEMENT ADDITION TO MILLINGTON AND ADJACENT PART VACATED SHORT STREET AND ADJACENT PART VACATED POTTER STREET.”** Beverly seconded. Motion carried unanimously. Doug will tell Chamlin to come down and do the survey. Sandy was advised to hold off on writing a check until the closing.

- Sidewalks-Doug received information from Fran Klaus. Doug and Lenée will meet to go over the bidding process.
- Road Work Review/Decision-Guy just got back to Doug last week and sent him a resolution today to use up to \$50,000 in motor fuel funds. Doug stated that the price on Orleans went up. With Orleans eliminated it's about \$41,000 and about \$48,000 patching Orleans. The price to patch and blacktop Orleans is about \$57,000. Kevin stated that we should redo the resolution and spend the money and actually do the road entirely as patching it would probably lead to fixing it again in the near future. Greg said to talk to Guy because the State does require a certain amount of retainage in the motor fuel account. Doug asked what to do if the Village cannot spend that much of the fund. This money includes a gravel shoulder but not actual ditch work. Kevin expressed concern over water along the road and said that doing the ditch work costs money but will be worth it if we are going to spend this much money on the road. Consensus is to do just Church and Race if we can't spend the motor fuel funds but to do all of it (including Orleans) if the Village is allowed.

No further business discussed. Brad made a motion to adjourn, Beverly seconded. Motion carried unanimously. Adjourned at 8:21 pm.

Respectfully Submitted,

Lenée Kissel, Village Clerk