Village of Kincaid

115 Central Ave. Kincaid, IL. 62540

Time- 6:00 P.M.

Monday June 09, 2025

Regular Meeting Minutes

The meeting was brought to order by Mayor Tony Pezze.

Roll Call was taken by the Village Clerk. Adomitis- Here, Paso- Here, Jaeger- Here, Broccardo- Here, Dees- Here, Nelson- Here.

The pledge of allegiance was recited by all who attended the meeting.

Approval of minutes from May’s meetings - Trustee Nelson made a motion to approve May’s meeting minutes. It was seconded by Dees. All ayes.

Special Guests:

Gerald Veach to discuss water drainage on Cedar St. Gerald stated he was here to try and get the water situation settled on Cedar Street, the city put a tile under the street across the road to drain my water into that deeper ditch. Well, since then dirt has been dumped into the ditch which is on city property, and he would like to get the matter resolved. Pezze said he talked to Tommy about it, Tommy spoke up and stated they would be there at 9:30-10 at the latest the next morning, and it will be done.

Charles Watson to discuss blue light ordinance for volunteer emergency personnel. Tony stated that Charles wasn’t at the meeting, and it doesn’t pertain to us, they had a meeting at the fire house and discussed that issue and it has nothing to do with us.

Old Business:

Trustee Paso to take Oath of Office. Pezze said we need to swear someone in. Paso took Oath of office.

Approve and adopt Ordinance prohibiting nepotism. Pezze stated he was sure everyone had gone over the ordinance on nepotism, and we needed to approve it. Paso said she had a question concerning it. She said in the part where it says, in paragraph one under where it says, the third or fourth line and it says the jurisdiction of the Village of Kincaid prohibit nepotism in hiring employment practices, should that also include appointment? Down in item number one, for the purpose of village ordinance, nepotism should be defined as the act of granting employment, promotions, and contracts and she thinks it should also say appointment. Attorney Rahar stated that we can have that changed, it’s not a big deal, we can still approve it with that modification if you want, he also said appointment/employment that is probably a good distinction in case someone wants to call it out. Paso made a motion that with the modification we accept the ordinance on nepotism. It was seconded by Nelson. All ayes.

Changing zoning rates- Pezze asked if everyone had a copy on the new rates for zoning. Jayme stated he gave them all a copy at the last meeting. Pezze stated building permits would be handled up at the hall unless someone wants to be zoning officer. He said he has checked around and it is ok for it to be done up at the village. Fees will change, so for like a deck addition for a porch it will be ten dollars, operation commercial/industrial/residential is fifty dollars, same for residential structures. New commercial and industrial will be one hundred dollars. New residential permit will be fifty dollars. Dees made a motion to approve the new zoning rates. It was seconded by Paso. All ayes.

New Business:

Clean up Day- Pezze stated we have been asked by several people and we kind of talked a little about it and was going to see what you guys thought about in September after the yard sales. The following week. Jayme also said she received something from Christian County Solid Waste Management, it is a new thing they have which is a community clean up program and if she applies we are eligible for up to one thousand dollars for sub-contractor expenses for that. Dees suggested maybe a Saturday from eight to noon. Nelson asked if we were going to do the same thing that we did before, like last year. Nelson said what we did then, and it worked out well, we had three dumpsters, and we had them only during certain times, we accepted donations which did well. Donations only. He asked what date we are talking about after the yard sales. Labor Day is the second weekend, so we are looking at the third weekend in September. Nelson asked if we wanted to table it to a committee or talk about it later. Pezze said we have plenty of time to talk more about it.

Campground lawncare- Pezze asked if Louis had anything on that, he stated no he thinks that is Kip. Kip said that we and the board and everyone kind of needs to be aware of what we are doing right now. Apparently we entered into an agreement, and he doesn’t know if it was a side agreement or a verbal agreement with Kent, who is here tonight. Kip asked Kent since we are giving you one lot in exchange for this, what exactly are you mowing out there, so we know what we are going. We are trading one month of the three that he pays for right now for the lawn. Kent stated whatever needs mowed, everything except the dam. He is too old for that, and it is kind of spooky. Pezze said that is an awful lot of mowing for what you are getting. Kent stated that he will be using Village equipment, we kind of made a deal I help him mow out there constantly. Nelson asked who that deal was made with, Kent stated that deal was made with Mark. He is the one I talked to about this. Kent said let me tell you, if you guys don’t want to do that that’s fine, I’m good. Nelson stated we have already entered into that agreement; we just want clarity. Paso said we have to identify the liability aspect or get him on a policy if he is going to use our equipment. Pezze stated that Kent was given the lot for being the campground host, not for mowing; just for being the campground host. Nelson asked Kent if he was ok with that understand to which Kent replied, “oh yeah.” Kent said he offered to do mowing to help, he wants to the park to succeed, and he know the guys are mowing everywhere so he said he could help mow out there since he is there almost every single day. There was never any agreement with mowing. Kent said he will just keep doing what he is doing, and he will find some other way to help the park.

Mowing contract for the Village- Louis said he doesn’t know if it is going to be too late this year to look at it, but he sat down and did numbers and it’s crazy. It’s not a knock-on CJ or anybody, but he would like to see it get put out on an informal bid and Tommy and CJ can tell the different parties, the different areas. But right now, roughly when all three of them cut grass for six to eight hours we pay almost six hundred dollars a day to cut grass. So, four times a week is twenty-four hundred, we are paying ten thousand dollars a month for these guys to cut grass. He thinks we can find someone to cut the park, the railroad, and the lumber yard possibly cheaper but yeah if you break it down and they do it over a six-month period from March to October, you are talking sixty thousand dollars to cut grass. Louis stated they can’t keep up; we talked about maybe cutting grass four hours a day and then working on sewers and stuff that need done four hours a day. Adomitis asked what lumber yard louis was talking out? Louis said he was sorry he meant the railroad, the water tower and the park and the solar farm. Tommy has a list, and he can talk about what they cut a day or what they cut a week. Pezze asked Tommy if he ever figured out how many hours they actually mow between the three of them? Tommy said no, but he can try that. Usually, we can get it done in two – two in a half days, depending on weather and how many of us are mowing. All day at it, when he started mowing he mowed all week by himself, some weeks it took him all week. Tommy said everyone has a list and there are twenty-two different things they mow and that might not even be all of them, he isn’t sure if he got them all. Sometimes we mow peoples lots that move out. Paso asked Tommy; if there, excluding the lake because the lake is an entity all by itself. If you look at that there are twenty-one pieces of property on here and if it takes you two and a half days it takes all of you, that a lot of time that you could be devoting to other things. What would you, what is your opinion, and she would like it to be an honest one about ..what do you think if we had a lot of people in town who cut grass for a living during the summer what if we broke these up into certain areas or whatever and have people who are interested give us a bid on the lot. Tommy said he is fine with it; he has been mowing for too long. Jaeger stated we would have to check liability on their part. Paso stated that it would also cover if we talked to our insurance company and told them hey we are going to subcontract with people in town who have a mowing business and that way we can talk with them about an exchange of service instead of cost of the lot and Kent would use part of the mower out at the lake. She said she isn’t sure, but it is worth a talk with our insurance company. Nelson stated if they are a reputable company then they will have insurance of their own too, but he is with Louis we might be pressing our luck to find someone who is reputable but he thinks maybe something we look in to is maybe post something and hire for the month of possibly July and August and not lose the whole entire summer and get an idea if there is anyone available to do it. Paso said we could put it out on the website and post it at the post office and see if any local contractor who has a cutting operation is welcome to come in and apply, insured. It’s worth a try. Jaeger said at the post office here, Paul already does. Pezze stated the thing to do is just to break it down however you want to break it down, and get it posted on the internet we can put it on our Facebook page. Louis said if you break it down, he does two and a half to three days you are still talking almost seven thousand dollars a month to cut grass. Paso said if we say five people who are interested and we break it down so everyone gets a piece of the pie, then everyone would have to give us their bid for doing that particular lot or that particular section, Louis said or go by the hour like thirty dollars an hour and that would save us forty-five dollars an hour. Paso said she thinks it is worth taking some people here in town with a mowing business and put them to work. Pezze asked if we would get a list together and put it out, yes was replied. Nelson asked if we needed a motion on that, Pezze said no.

Hiring part time help in office- Pezze stated we are thinking about hiring part time help in the office. The hours would be four hours a day, three days a week like Monday, Wednesday, and Friday. That is kind of twofold. This second person would know how to do things in case Jayme is off on vacation, or sick or whatever, because how it is right now we have nobody for back up other than Beverly. Nelson asked what we are talking money wise. Pezze said seventeen dollars an hour, Nelson asked if we would need them from no on, like forever? Jayme stated it would be nice. Pezze stated that for no longer than he has been here, she has her hands full. Nelson stated she is asking for help, we need to help her. That’s our job to be here and support her. Pezze said we would put apps out. Jaeger said the finance committee talked about it and they would start them at sixteen fifty and after a few months give them a raise and go from there. Paso asked if there was a stipulation on if it had to go out for bid, it’s not appointed it is a hired position. Rahar said to post it like you would any other employment position. Nelson made a motion to hire part time help in the office for three days a week, twelve hours a week, at sixteen fifty an hour, not to exceed nineteen hours a week. Broccardo seconded the motion. It was asked how long to post this position; it was also asked what the hours would be. Jayme said nine to one that way someone is here when she goes to lunch or runs to the bank or post office. All ayes.

Ordinance violations- Pezze said the violations is all you hear about, you don’t do them. Well, we are trying. He has confronted two people and was cussed out by both of them; well I won’t tell you what he told me. He has no backbone to fall back against, no cops to call so what is he supposed to do. He has a list and gave Jayme the list of like fifteen of them, no way to enforce it other than that. Louis said he put that on there because we are charging two hundred and fifty dollars for yard violations and in his head he is thinking for people that are hurting for money if they cant cut their grass should we lower it to seventy five dollars because that is actual labor cost for our guys to go out and cut it, the second time we double it to one hundred and fifty and so on. He thinks that also on the water bills, there are a lot of people who get down on their luck he sure has. He thinks in his opinion we give them sixty days to catch up on a payment plan. Jayme knows what the payment plans are missing. Like Sue brought up one time everyone donate extra on their bills to pay it, no one saw that. So, he is thinking if you are already broke and you can’t afford your water bill, I don’t want to charge you a second water bill and a reconnect fee. He thinks we should give people chances. Louis made a motion to charge seventy-five dollars the first time for cutting the grass, second offense one hundred and fifty dollars, third offense just keeps going up. And the ordinance says we can put liens on peoples houses, no offense to Jarred but we pay him a lot of money to get us back two hundred and fifty dollars. And the water bill, also include that in there because like he said he has been in trouble before with no help, why are we kicking people when they are down. If he isn’t mistaken Jayme gets a list of people who are behind or delinquent, correct. Jayme stated it is a shut of list and nine times out of ten when she gets the list the last Tuesday of the month there are like sixty people on there, but she will take the entire day and call these people and about fifty five will pay and only a few who can’t pay, or make a promise to pay, or are on a payment arrangement, she doesn’t like shutting people off if she doesn’t have to. Louis asked if the water part didn’t need to be added, she said no it’s fine the way it is. Paso said it seems to her the people who fall on hard times and can’t cut their grass, it happens once, it happens twice, it happens four and five times. And a lot of times it’s because they just don’t care because someone is going to come along and do it for them. She can see sending whatever the charge may be to cut it once but if they don’t pay you the seventy-five, they aren’t going to pay you the two hundred and fifty. Maybe if we really want to help people its’ about organizing community teams. Those who are elderly or have health problems and can’t cut their grass then maybe we need to organize a Village care club where we all take turns and go over and do something, run a weed eater or a lawn mower. It’s kind of like a neighbor helping a neighbor, if we charge the seventy-five the first time, they probably won’t have the second one. Dees said it’s more of the ones who own property here but don’t live here and aren’t cutting their grass. They are the ones we need to go after. If someone needs help they just need to call up here and we can figure it out. Nelson stated that is the thing, to him it’s not really ever about two hundred and fifty bucks or seventy-five he would rather not collect anything whatsoever, he would rather them just be compliant. And if they need help, we can work with them. He really feels its not about the violation, they will come up here and we will waive the fee. It is more about the community coming together and being compliant, we don’t want the money. Paso said it is a matter of everyone taking care of their property and having their place look nice. Louis said most of the ones he wrote are empty houses. Nelson made a motion to table this until a committee meeting when we can have more discussion and come up with a better solution. Broccardo seconded the motion. All ayes.

Selling equipment- Tommy stated we have six things. 1983 dump truck, old blue it has been here since this building was built. It has a new steering box on it; it reeks when you drive it because the fumes get in there when you’re driving it and we really don’t need it because we have new trucks. We have the old street sweeper, it’s an 85-street sweeper. He isn’t sure what they paid for it. He said it is probably worth more in scrap than selling it. Pezze said take that sweeper to Mullins and see what we can get for it for scrap. We have a four-inch trash pump, and a six-inch trash pump. The sidearm we can’t get parts for anymore. The pipe bender and dyes haven’t even been open. That is stuff if you want to put out for bid and get rid of it. Louis said we aren’t gaining anything by keeping it. All of this equipment Tommy is talking about, do we want to just try to scrap it all at once and call it a day? Because if it came from surplus we didn’t pay for it, it is usually free of charge for us. Tommy stated the blue dump still runs; Dale Fergusson might bid on it he has always wanted it. Jeisyville was also interested in it one time. Pezze said maybe put the blue truck and the street sweeper up for bid and surplus the rest of it. Nelson made a motion to sell the equipment. It was seconded by Paso. All ayes.

Water operator pay- Jayme said the water operator pay is because now that CJ is part of the union he needs his water operator pay separately. When we started this, we incorporated the pay into his hourly wage, but now he is union, so we need to go back and approve to pay him the five hundred a month water operator pay separate from his hourly wage. Nelson made a motion to approve his five hundred a month operator pay. It was seconded by Broccardo. Dees – yes, Adomitis- No, Broccardo- Yes, Paso- Yes, Jaeger- Yes, Nelson- Yes.

Sewer plant valve- Tommy said they have a written estimate. They said if they don’t have to tear out concrete it would be thirty-five hundred, but if they have to tear out concrete it would be maybe forty-forty-five hundred. He said when he sees him tomorrow he will get something typed up. Pezze asked if we get approval for forty-five hundred then we should be covered right, because we need that replaced. Tommy said yes, so what it does is it helps recirculate sewer water when the flow isn’t that great. He said the back pond is pretty good right now, it will go down eventually just takes a long time. Paso asked if we made a motion that includes thirty-five hundred to five thousand because something always happens. Paso made a motion to approve thirty-five hundred to five thousand dollars for the sewer plant valve. Nelson seconded the motion. All ayes.

Animal Control- Pezze said we have a lot of complaints about animals and what not. He is going to appoint Clare to be our animal control person, and he talked to her about a week or so ago and you fill in for what I miss. All animals that she picks up dogs/cats, she is going to chip them, have them tested, neuter/spay them. If they need put down she is working with Etheridge to do so. If we hold dogs, at this point we can’t take a dog to the county but, at the rate right now we can rent a cage for one hundred dollars a month and it would be specific for dogs we bring in from here. She is looking for fosters to take the cats, a lot of them have a virus and they will need put down. The county will hold a dog for ten days and if the owner wants the dog back it is going to cost them one hundred and sixty dollars to get it back and it won’t cost us anything. She also wants to be able to write tickets for ordinance violations pertaining to the animals and he said he will give Jayme a list of what she needs for start-up. She isn’t asking for a wage, what she does get she will put in a fund for spay and neuter. It’s fifteen dollars to chip them. Pezze said she is willing to be our ordinance code enforcement until we have a full-time police officer, once we have one that part will be done but she will remain the animal control. Beverly had a question for Jared and asked if there needs to be a contract just in case she is bitten by a dog or anything like that. For liability issues. Jared said yes, since we are calling about the lawn mowing guy, we need to ask about liability for Clare. Clare also said her insurance through her rescue they would also cover her. Nelson made a motion to take care of the animal control start up costs, Jaeger seconded the motion. All ayes.

Clare had a question for Jayme and Beverly, she asked if we had an amazon account. Jayme said yes, and they are tax exempt and to come see her and she will get it ordered.

VISITORS: A PERSON SHALL BE PERMITTED AN OPPORTUNITY TO ADDRESS OFFICIALS UNDER THE RULES ESTABLISHED BY THE VILLAGE OF KINCAID (3 MIN PER PERSON) 5 ILCS 120.2.06g

Christian Vacker asked if Tovey ever got their money back from the police patrol they never had, Beverly said yes.

Steve Brown asked about the mowing that is being talked about. The railroad property, how much are we getting paid for maintaining that? Pezze said he just found out about that, and they are sending us twenty-five hundred dollars a year. Brown asked if we have done a study to see how much time we are spending and if we are getting screwed on that because we are probably spending way more time than that. We are spending money on our equipment, our gas, our time. Paso spoke up and said she was going to tell him what they found out. Mike Lawrence spent a lot of time and effort chasing the railroad for about a year and all they would pay was twenty-one hundred dollars and they said we could take it or leave it, and we have to do a once-a-year invoice with them because they will not voluntarily give it to us, and it was like pulling teeth to get that out of them. Brown asked the attorney if there was anything we could do about this. Rahar said there was a decision by the board that it was not time or cost effective to do anything. No one will mow it; the railroad will just not pay for it or mow it. Brown said he still thinks there is something we can do, and someone needs to look into it. Rahar said he could look into it.

Another gentleman asked about what would be done with the property on Cedar St. and how do you plan on fixing the water issue. He said that it is part of his property and yes he is the one who put the dirt in there because they have a nice little mosquito haven there and there has been a sink hole for forever, he sees that is old clay tile that has collapsed. Tommy said that they are going to dig down to his drain and drain it into that tile. Tommy said it is flowing towards Hickory and away from you. He just wanted to make sure they weren’t going to divert water right towards his foundation. Tommy said they should have it fixed tomorrow morning, start on it around ten- ten thirty(ish) and get it taken care of and put more dirt in the ditch.

Kyle said he was from the Southfork Youth Association, he said when the gun club got bought by the Village the power was never turned over into the Village’s name. They have been paying the power bill, the power got shut off out there at end of April, early May because no one ever switched it. So, from September until then we paid the power bill. The power bills were brought up here and he spoke with Bob before he was out of office to get reimbursed, we haven’t seen anything out of it or heard anything about it. Jayme said Mike came in here that day and spoke with Mark about it, it went back and forth. Mark told Mike that it wasn’t our responsibility to shut it off and that was that. Pezze said he would get his money back.

Approval of Bills- Trustee Nelson made a motion to approve the bills. A second motion was made by Jaeger. All ayes.

Approval of Treasure’s report- Trustee Nelson made a motion to approve the treasurer’s report. Dees seconded the motion. All ayes.

Clerk’s report- Jayme stated she gave everyone a copy of her report.

Attorneys report- Attorney Rahar said we had some conclusion on a couple ordinance violations that have been outstanding for a while. Nothing of major concern, but the ruling was granted on one that has been going for a while. Other than that, the mayor and I have discussed ordinance violations moving forward, the other thing he has, and we discussed it at the last meeting and he tracked them down and he would like to hand them out if you want one, parliamentary procedure to the board members/trustees just so you can have them. You will probably have questions because this document goes along with a speech but it’s a good reference when you’re talking about going in and out of things. He can make more copies if needed.

Trustee’s report and comments- Nelson said Kyle was here earlier and I wanted to follow through with that first. Second, I am not even sure of the process because I had someone from the Village message me and sent me some pictures, there is a humungous tree on the boulevard and it is literally devouring the sidewalk, it’s on Elm Street, like 119 Elm and he thinks that the tree must come down. Is there a list, is that how this works? Pezze responded yes, Nelson said he would like to add that tree to the list, if you drive by there you will see that sidewalk is every bit of four foot off the ground. What he is thinking is it needs to be taken care of. Paso told Tommy she was going to add to his list of headaches and asked him if he would check that bridge by Louis Selzer’s house, just to the East, that is caving in there and we have talked before that it needs to be bolstered up or fixed. Tommy said that it is the state, the state maintains that but said he would check on it. Nelson said he and Dees were talking and we did have it in those meetings, and it flat out says in those meetings that we approved that contract and I think we need to do it. We all voted yes, it’s right there in the minutes. We don’t have to do a special meeting. Rahar read the minutes and said yes, you are good to go.

Broccardo said Jason and himself interviewed two gentleman for the city maintainer to work with everybody, we originally had four and two no shows. So, we are going to talk about that but just wanted to let you know we did interview two. Paso asked if we would put Wareham security on the next meeting? Pezze said yes.

President’s report and comment- Pezze stated you all got the police contract from the county, and it shows what they will do. Up to fifteen hours a week, no deputy will work more than nineteen hours per given week. Supposedly they are going to stay right around fifteen at forty-five dollars an hour and the way they are going to work it is if we agree to the contract. Basically, the deputies will walk in her to the village of Kincaid and clock out they are going to work in their vehicles and their uniforms, and they will work pre shift or post shift, one or the other. It won’t be in the middle of their shift, in case of an emergency they may get called away and if they do they will clock out, then clock back in when they get back. He told them they would start off with two personnel, and service in town. At least here in town if you have a problem they can help because they don’t want to do actual ordinance violations. Traffic violations and stuff like that they are going to take care of. Rahar asked just to bring up because this isn’t an actual agenda item so as far as if we want to accept it or reject it a contract or spend village money we need to make it an agenda item or have a special meeting to do so. Paso asked if we could put it on the next agenda. Nelson said we can do a special meeting, or committee meeting to accept that. Nelson said we didn’t approve it at a meeting we just talked about it. Rahar said we need to put it on a special meeting so we can get it voted on and accept the contract. Broccardo asked since they don’t want to do ordinance violations, will they entertain the idea when they write a ticket in the city that they will do an ordinance ticket on that, so we get one hundred percent of the money, it was stated no. Pezze said this will be tabled until the next committee meeting.

Pezze said he had one bid on the security cameras; in all fairness it would be the only one because the other guy never got back to me.

Ordinance violations like he said we have worked on them, we have put several out already if we get anything back from them who knows, but they were sent out and there will be more sent out.

Pezze said he would need a motion because he had Midwest come over and repair our garage door. Rahar said that needs to be put on the agenda too Mayor, because if we are spending money it is not on the agenda. If we are following the agenda we are either at trustees report or presidents report.

Pezze said the lake committee located the ordinance, had several people ask whether or not they could live there year-round, the answer is no it is right in the contract. Mayve put something in here where if they want to go out and day stay that is fine but not overnight. Also, he wants everyone to possibly looking into raising the rate to five hundred a year, we are still one hundred dollars cheaper than Taylorville. Tony stated the reason we are thinking about raising the rate is because there is work that needs to be done on the spillway, once they get the spillway done the sides of it has trees growing out of it and all kinds of stuff. We need a new boat ramp; dump station and we don’t have enough revenue to do it. Broccardo said he has one thing that is going to involve everybody including Jared. He found that in the ordinance that houses that are abandoned we can put ordinance violations because they are unsafe every month until they fix it, so the church would on there, the one up on the hill would be on there and any other ones. Paso said she thinks they have to be condemned by someone that is where we got into a problem, someone has to condemn them. The state of Illinois says they are to be condemned before you start seizing any property. Broccardo asked if we could put an ordinance violation on them. Rahar said het thinks that we probably can and then put a lien against it, but what Sue is saying is that we can’t just tear it down.

Pezze also stated he hasn’t heard anything yet from Jeisyville about the contract, supposedly it was supposed to be voted on at their meeting.

We had a couple of people out to give us bids for tree removal, put that on the next meeting.

Closed Session-

Nelson made a motion to go into closed session, it was seconded by Paso.

Pezze stated it would be for litigation when an action, affecting, or on behalf of the particular body has been filed and is pending in a court, the appointment, employment, compensation, discipline, performance or dismissal of specific employees. All ayes. The time was 7:23 P.M.

Motion to come out of closed and into an open session was made by Dees, seconded by Nelson. All ayes. The time was 7:54 P.M.

Adjournment:

Broccardo made a motion to adjourn; a second motion was made by Dees. All Ayes. The time was 7:54 P.M.