

**VILLAGE OF MILLSTADT  
VILLAGE HALL  
NOVEMBER 9, 2020  
7:00 P.M.**

The meeting was called to order by Mike Todd, with the following trustees answering to roll call: Randy Burk, Mike Capell, Ray Famula, Mike French, Al Lehr, and Mark Todd. The Pledge of Allegiance was recited.

A motion was made by Ray Famula to approve the October 26<sup>th</sup> minutes. Al Lehr seconded the motion. The motion carried unanimously.

COMMUNICATIONS OR CORRESPONDENCE: none

COMMITTEE ON ACCOUNTS: Mike Capell stated he reviewed the bills. Mike Capell made a motion to pay the bills. Mike French seconded the motion. The motion carried unanimously.

PERSONNEL: Mayor Todd stated all the applications were in for the police officer position. He and Police Chief Alan Hucke have gone through them. Interviews will be set up for after the first of December.

**PUBLIC WORKS:**

SEWER: Al Lehr stated he had talked with Brian and he is pressing sludge at the sewer plant. He had to replace another bearing in the digester pump. The sewer plant is ten years old so little things are starting to go out.

WATER: none

REFUSE: none

MOSQUITO CONTROL: none

STREETS, ALLEYS AND SIDEWALKS: Randy Burk stated the Village is still on schedule for the West Washington Street streetscape to be completed by early winter of 2021. Mayor Todd stated he received a letter from St. Clair County stating that the Village can go out for bids. Randy added that Dana Link from TWM suggested delaying and going out for bids in the spring.

PUBLIC BUILDINGS, MAINTENANCE, AND EQUIPMENT: none

CABLE SERVICES AND CELL TOWERS: none

**ORDINANCES AND RESOLUTIONS:** Mike French stated Ordinance 1219 was for case V-182 for Mike Crockett. It is for a variance for the maximum height requirement for a steel building in an R2 district. He is asking for a variance of nine-foot ten inches. The Zoning Board recommended approval. Mike French made a motion to approve Ordinance 1219 as presented. Al Lehr seconded the motion. The motion carried unanimously.

Mike French stated Ordinance 1220 was for case V-183 for Philip Acker. It is for an addition to Dr. Acker's dental office on West Washington Street. He is asking for an 11-foot side setback variance and a seven-foot rear setback variance. The Zoning Board recommended approval. Mike French made a motion to accept Ordinance 1220 as presented. Randy Burk seconded the motion. The motion carried unanimously.

Mike French stated Ordinance 1221 was for case A-47 for Brad A. Schaller. It is to change the zoning at 320 North Polk Street from Park land to R1. They are proposing a planned development. Randy Burk made a motion to accept Ordinance 1221. Ray Famula seconded the motion. The motion carried unanimously. Mike French stated he talked with Building Commissioner Adam Romero about some setback variances on some of the lots. They will be approved along with the approval for the plats. Mike French stated the subdivision code has an allotment for greenspace. If greenspace is not possible, then financial compensation is called for. For this proposed development, the financial compensation would be \$2,472 to the Village. Mike French stated the possibility exists of the Village forfeiting the money if the developer puts some kind of screening on the north side of the properties between them and the park. It can be added to the final plat if approved. Adam asked if the preliminary plat will be up for approval at this meeting. Mayor Todd answered yes.

Mike French stated Ordinance 1222 was for case SU-49 for Stacy Mundy. It is a request for a special use permit to operate a business in an R2 district. It is for a daycare and the ordinance includes that it must comply with DCFS guidelines. The Zoning Board recommended approval. Mike French made a motion to approve Ordinance 1222 as presented. Al Lehr seconded the motion. The motion did not pass with Burk, Capell, Famula, Lehr, and Todd voting no and French voting yes.

Mike French stated Ordinance 1223 was for case SU-47A for Dean Malacarne. It is a request for a special use permit to operate a business in an R2 district. It is for auto repair. The ordinance includes that the shipping containers on the property must be removed in 120 days. Mike French made a motion to accept Ordinance 1223 as presented. Al Lehr seconded the motion. The motion carried unanimously.

Mike French stated Ordinance 1224 is for the annual Tax Levy. It is for the fiscal year beginning May 1, 2021 and ending April 30, 2022. It is for \$697,990. Mike French made a motion to accept Ordinance 1224 as presented. Mike Capell seconded the motion. The motion carried unanimously.

**ANNEXATIONS:** none

**PARKS, POOL AND RECREATION:** Mark Todd stated a memorial is being put up at one of the trees in the park.

CEMETERY: none

COMMUNITY CENTER: Ray Famula stated all of the Senior Center vehicles have been cleaned and sanitized. Karen Witte created a Wall of Honor for the local veterans. It is lit by lights at night and will be on the front porch the entire month. The next Senior Center Board meeting will be on Tuesday, November 17<sup>th</sup>.

PLANNING COMMISSION & ECONOMIC DEVELOPMENT: Mike French stated the next Planning Commission meeting is scheduled for Tuesday, November 17<sup>th</sup>.

TIF: none

**PUBLIC SAFETY:**

*Police Department* – none

*Emergency Service and Disaster Agency* – none

*Fire Department* – Mark Todd reminded everyone to check the batteries in their smoke detectors.

BUILDING COMMISSIONER: Adam Romero stated he has been working on the new proposed development. He has also been working with Village Attorney Brian Flynn on updating the codes.

OLD BUSINESS: Mayor Todd stated he received the bids for the concrete work on East Madison Street across from the Senior Center. Huebner Concrete Contracting bid \$14,655. Mayer Landscaping bid \$17,811.25. DMS Contracting bid \$22,000. Hank's Excavating & Landscaping bid \$22,575. Mayor Todd looked over the bids with Scott Baltz. Scott recommended going with the low bidder. Randy Burk made a motion to award the contract for the East Madison Street concrete work to Huebner Concrete Contracting for \$14,655. Ray Famula seconded the motion. The motion carried unanimously.

Mayor Todd stated he had the grades shot on Diamond 1. It will need ten loads of dirt. He received a bid from Hank's Excavating. It will cost the Village around \$3,000 and, weather permitting, should be done by Friday, November 13<sup>th</sup>.

Mayor Todd stated the storm sewer collapsed on Parkview Drive. It will not be a big project to get it fixed. He received a bid from DMS Construction. It will cost between \$2,500 and \$2,800. It was caused by utility lines being trenched and bore through many years ago; because it happened so long ago the Village isn't able to recoup the money from them. It has caused some of the residents' yards to sink.

Mayor Todd stated he and Mike Capell met about the new website and approved the preliminary design. Once they have a signed contract, they will begin the process of building the website. Mayor Todd informed Police Chief Alan Hucke that they will get with him once the website is being built so that they can link to the Police Department website.

NEW BUSINESS: Garrett Johnson presented the preliminary plat for Hunter's Point Subdivision. It will be a nine lot subdivision with a cul-de-sac and will follow the city codes. Seven houses will have front facing brick, two will have two sided brick. They will be a ranch design with two upstairs bedrooms. They will probably be in the \$240,000 to \$290,000 range, possibly with basements. They will be 1,200 to 1,400 square feet, with two car garages. It will be a maintained subdivision with an HOA maintaining the landscaping, no fences, no pools, possibly a little space for a garden. They would like it to maintain a park-like feel since it will back up to the Village park. Mr. Johnson stated Brad Schaller cleared out a lot of the over growth that was on the property. Ray Famula asked if the homes would be single family homes. Mr. Johnson answered yes. Mr. Schaller added they would like to target the retirement community. Mayor Todd clarified it would be because all of the outside maintenance would be taken care of with the HOA. Mike Capell asked if it would be limited to a retirement community. Mr. Johnson answered no. Randy Burk asked if the HOA would handle snow removal. Mr. Johnson answered the Village would still be responsible for the street but the HOA would handle the driveways. Building Commissioner Adam Romero stated he reviewed the plans in depth and believes it was well done. TWM reviewed it and made a few comments. The only big concern was the screening towards Kalbfleisch Street but Mike French mentioned earlier about that possibly being taken care of in lieu of green space. Mike French made a motion to accept the preliminary plat with additional stipulations for Hunter's Point Subdivision. Randy Burk seconded the motion. The motion carried unanimously.

Mayor Todd stated the cost of the Village insurance needs to be voted on. Through Warma, Witter, Kreisler & Associates, the cost for IPRF has decreased \$634 from last year. The cost for ICRMT has increased \$2,046 from last year. Mike French made a motion to pay \$28,264 to the Illinois Public Risk Fund and \$83,966 to the Illinois Counties Risk Management Trust. Al Lehr seconded the motion. The motion carried unanimously.

Mayor Todd stated he talked to the restaurants in town and they will be having a Zoom meeting by the beginning of the following week with Rick Stubblefield. He will help inform them on getting grants through the County due to the pandemic.

CITIZENS COMMENTS: none

ADJOURNMENT: Mike Capell made a motion to adjourn the general Village Board meeting and was seconded by Mark Todd. The motion carried unanimously.

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Crissy Pipik, Clerk

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Mike Todd, Mayor