

Tuesday June 20th, 2023
Village of Camp Point Regular Board Meeting

The regular meeting of the Board of Trustees of the Village of Camp Point was called to order on June 20th, 2023, at the Village of Camp Point Office at 7:00 p.m. by the President, Daniel Mock. The following Trustees answered roll call by the Village Clerk, Brittney Brokaw: Jerelyn Douglas, Jonah Coggeshall, Duane Ware, Jason Hetzler, Brad O'Dear and Lindsey Cooley. Also present was Eddie Tjaden, Mark Taylor, Jason Turpin, Mark Bockhold, Molly Bunge, and Ann Cramsey.

The meeting was opened with the pledge of allegiance to the United States of America flag.

Ann Cramsey discussed direct deposit with the Village Board. Direct deposit would be cheaper monthly than paper checks during peak season and there is not much of a difference in price per month during regular months. Direct deposit would also allow employees to put contributions into HSA accounts. Direct deposit pay checks would be available to the employee the next business day if processed before 4pm the prior business day. The process of direct deposit would be more efficient once the file is built. The employees will still receive paper paystubs. Paper checks would still be available as a back-up if needed. An employee poll will be conducted to determine if employees are interested in direct deposit. A motion was made by Coggeshall and seconded by Hetzler and carried with all present Trustees voting yes on a roll call vote to do direct deposit based on the employee poll. Ann Cramsey left at 7:12pm.

A Klingner engineer looked at the homes at 107 W. Prairie and 307 E. Prairie. The engineer submitted a report to the Village that determines what it would take to bring the homes back up to code and to safely live in them. Mayor Mock spoke with Eddie Tjaden last week about the letter from the Village Attorney. Eddie Tjaden asked the board if it is common to have an engineer go on property without the owner being given notice or a letter issued. The Village did not go on the property, but the engineer did at his own discretion. Mayor Mock and Village Attorney Barney Bier called Ed Tjaden Jr. several times without answer to discuss the two properties. Eddie Tjaden's attorney Mark Taylor said that at the last hearing, there was an agreement in place for all of Tjaden's properties. With the agreement, there has been commitments made to certain projects. Certain problems have been addressed since the last hearing. Taylor wanted to know why 15 days? Taylor said Eddie's age is a factor and the properties are what they are, and they will have to stop working on them to address the 107 W. Prairie house and the 307 E. Prairie house. Taylor said that there is not enough man power. Taylor requested to be allowed to continue to work on things as they have been instead of the 15-day time frame. Trustee Douglas asked why did the properties get this way? Eddie replied that there is a lack of manpower. Douglas disagrees. Tjaden currently has hired his grandson to help, but more help is needed. There are concerns with the roof at 307 E. Prairie, it is separated at the top. The homes are uninhabited and are being used for storage. The homes are zoned as residential not commercial. Eddie would like to repair the homes. Eddie grew up in one of the homes and the other was his grandparents. Eddie's end goal is to make the homes livable again. Tjaden would ask if the properties would be taken care of if something happened to him, the response was yes. From an engineer's standpoint, the homes are uninhabitable and unsafe. There are concerns from the board about the work being completed. There are concerns about people entering the homes and getting hurt. There has been complaints from other residents. The state of the homes are depleted, and past being repaired. No motion was made to extend

the fifteen days to repair the two properties. Tjaden and Taylor left at 7:44pm.

The 2025 Adams Co. Bicentennial is looking for volunteers. A meeting is being held at the courthouse tomorrow for any interested volunteers.

2023 MFT updates. Next Tuesday, Brent Freesmeyer is coming to the Village to look at areas of concern. In front of the library and community building is part of the railroad easement. MFT funds can not be utilized for that area. The section north and south of the tracks will be bid in the winter. A bid for oil and chip for Parkview Street, Freemont Street, and Jefferson Street to Hampshire Street was discussed. MFT funds will cover the 350-375 tons of chip and the Village would pay for the \$5800 of Gunn's bid for hauling and compacting. Gunn's bid includes setting up the streets for chip and oil. A motion was made by Ware and seconded by Hetzler and carried with O'Dear, Ware, Hetzler, Cooley, Coggeshall voting yes and Douglas abstaining to approve the 2023 MFT chip and oil program. A motion was made by Ware and seconded by Hetzler and carried with O'Dear, Ware, Hetzler, Cooley, Coggeshall, and Douglas abstaining to approve Gunn's bid.

A quote from T&G Carpet for the Village office was discussed. The entire office would cost \$4248 for the carpet squares and installation. The board room is in good shape. Get a new quote for the worn areas in the office. This will be discussed at the July board meeting.

Community building updates were discussed. Tuck pointing has been completed. The entire top of the building has had 85 bricks replaced, new mortar, and sealed. The entire building can not be sealed due to needing to release moisture in the bottom area of the building. Sealing the top will keep moisture from getting in (rain etc.). The top half of the building will need to be inspected and resealed every six to ten years. A seven-year schedule will be set up for inspection of the bricks. There has not been an update on the new door. The camera system has been installed. The dvr system will be looked at due to it not recording properly. There was a suggestion for adding another camera to the building.

Property and car letters was discussed. Freemont property will be open to the public on July 6th and 12th from 6pm to 7pm. Bid sheets are at the office. Bid opening will take place at the July board meeting. The Village does not have to take the highest bidder but can choose based on plans for the property. A recent house fire in the Village has been deemed undetermined. There are no updates on cars, but the Village officers are working on them.

There is not an update on the sidewalk between Caseys and Dollar General. Daniel will talk with Brent Freesmeyer about the sidewalk.

An aggregation letter has been sent out with all residents' water bills in the month of June. The letter is to inform residents that Ameren has come out with a lower rate than the aggregation program offered. If residents would like to opt out of the aggregation program, the letter has a website with instructions of how to opt out.

Minutes of the May 16, 2023, the board approved upon motion by Hetzler and seconded by Cooley and carried with all present Trustees voting yes on a roll call vote.

The Treasurer's report of May 2023 was approved with a motion by O'Dear and seconded by Douglas and carried, with all present Trustees voting yes on a roll call vote.

OLD BUSINESS

Trustee Coggeshall discussed dead trees in the Village. There are four in the railroad park area. Three in the south west part of the Village. Bockhold has contacted the railroad in the past about the dead trees and can not get an answer about removal of the trees. Trustee Coggeshall will make contact with the railroad in regards of the dead trees. Two ash trees on the south east side of the Village and on Jefferson street need to come down. Trustee Coggeshall will also check at the cemetery. Trustee Coggeshall will get a price to cut down trees, haul away, and stump grinding.

Trustee Cooley went on a ride along with Turpin to familiarize with water/sewer processes. Trustee Cooley participated with a water leak and learned how a large water leak is repaired.

NEW BUSINESS

An approval was made for June 2023 bills, motioned by Douglas, and seconded by Hetzler and carried, with all present Trustees voting yes on a roll call vote.

Trustee Coggeshall discussed to new hires at the golf course. Karley Marlow at \$13.00/hr. and Natalie Dearwester at \$13.00/hr. A motion was made by Coggeshall and seconded by Hetzler and carried with Ware, O'Dear, Hetzler, Cooley, Coggeshall, and Douglas abstaining to approve Marlow and Dearwester.

The purchase of irrigation heads for the golf course was discussed. In the past water/sewer would pay for ten irrigation heads in a year. Instead of purchasing ten heads, it was discussed to set a cap for \$2000 of irrigation system parts. A motion was made by Coggeshall and seconded by Cooley and carried with O'Dear, Hetzler, Cooley, Coggeshall, and Douglas voting yes and Ware voting no for the yearly \$2000 from water/sewer for golf course irrigation system parts.

Trustee Coggeshall discussed the 1st Annual Calcutta golf outing at Arrowhead Heights golf course. It will take place on June 24th and 25th, 2023. Tee box #9 is finished.

Trustee O'Dear discussed the spare radar gun in the police department. The radar gun needs to be recalibrated and Officer White confirmed that the police department no longer needs the radar gun as a spare. The police department cell phone is also outdated and inoperable. Officer White suggested switching to ATT due to the ability of having FirstNet for first responders. This will be looked into more. The police department computer is also having issues running slow. It is possible that the hard drive is not working properly. Officer White suggested looking into a Toughbook laptop in the future.

Trustee Cooley discussed the Village's water loss for May: 23% after adjustments. There have been several water leaks in the Village for the month of May.

The water rate ordinance was discussed. This will be discussed more at the July board meeting.

Bailey park damages from juveniles last summer was discussed. The juveniles have been fined and ordered to repay the damages.

The next Village board meeting: Tuesday July 18th, 2023, at 7pm.

With there being no further business before the Board, a motion was made by Coggeshall and seconded by Douglas and carried with all present Trustees voting yes on a roll call vote, to adjourn the meeting. The meeting adjourned at 9:20pm.

Respectfully submitted,

Brittney Brokaw
Village Clerk