

Keithsburg City Council Meeting

Held at 302 S 14th Street

March 11th, 2024

Mayor Reason opened the Meeting at 6:30pm

Pledge of Allegiance

Alderman Present: Donnie Cox, Melonie McLaughlin, Chad Weeks, Ronnie Brock, Shaun Tippie

Not Present: Don Truitt

1. Cash Receipts: Melonie made a motion to approve, Donnie seconded; Motion carried all "Yes" votes.
2. Cash Disbursements: Donnie made a motion to approve, Melonie seconded; Motion carried all "Yes" votes.
3. Minutes from last month's Meeting: Chad made a motion to approve, Donnie seconded; Motion carried all "Yes" votes.
4. Water and Sewer:
 - Ion Solution: Corpro Water tower annual service agreement will be scheduled for this summer.
 - Ion Solution would like to donate \$1,000 to The Landing, Stage project.
5. Maintenance:
 - Cargill, Street Maintenance request was denied. Cargill will help with specific projects that the city would want but not a yearly amount.
 - Maintenance position, Richie Nelson starts at \$15.00 for his 30 day probation period. Then will increase to \$17.00 an hour.
6. Fire Department:
 - Fire Department would like to tear down and rebuild the Fish Shack, currently it will not pass the Health Departments inspection. Jeremy estimates \$7,000 to \$8,000 cost to rebuild. Fire Department will pay for rebuilding the Fish shack. Donnie made a motion to tear down and rebuild, Ronnie seconded; Motion carried all "Yes" votes.
 - KGS electric bill for wiring the Siren, Council agreed to pay half which is \$1600. Donnie made a motion to approve, Ronnie Seconded; Motion carried all "Yes" votes.
7. Police:
8. Campground:
 - Scott and Rita Fike were hired for the New Campground host position, start out at \$600 for the first month, after 30 day probation period the pay will be \$700 a month, and \$800 a month with holidays. Donnie made a motion to approve, Melonie seconded; Motion carried all "Yes" votes.
 - Melonie mentioned that the new host would like to know if it would be possible to have a small laundromat at the campground, council mentioned that is a great idea and to get estimates for a shed and coin washer and dryer.

9. Zoning:

- The City and Russ Wingert discussed trading a property, this would help square up the lots that the City owns located on the back side of the levee. The council thinks it's a great idea, and asked if Wingert would help pay for the paperwork that will need done. Donnie made a motion to approve, Shaun seconded; Motion carried all "Yes" votes.

10. Resolution and Ordinance:

- MFT: Resolution for Maintenance is \$50,000, Donnie made a motion to approve, Melonie Seconded; Motion carried all "Yes" votes.
- Amending the Ordinance for Water 8-1-A-4 and Sewer 8-1B-5 rates starting May 1st, 2024. Donnie made a motion to approve, Melonie seconded; Motion carried all "Yes" votes.
- Amending Dangerous Building Ordinance 9-2-1 and replacing Dangerous Building Ordinance into Nuisance 4-3-1 This ordinance will allow the city to fine for having a Dangerous Building. Melonie made a motion to approve, Donnie seconded; Motion carried with all "Yes" votes.

Ordinance Number 2024-2

Chapter 3

Dangerous Buildings

An Ordinance amending Title 9, Chapter 2 Dangerous Buildings, and renumbering Dangerous Buildings to Title 4 Health, Sanitation and Environment, Chapter 3 of Nuisances, as follows:

Section 1. City of Keithsburg Ordinance 9-2-1 is revoked, replaced and renumbered as follows:

4-3-1: Definition:

As used herein, the term "dangerous Building" includes:

A. Any building, shed, fence or other manmade structure which is dangerous to the public health because of its construction, age, lack of proper repair or any other cause or condition which causes or aids or may cause or aid in the spread of disease, or the harboring and spread of rodents, insects or other vermin, or garbage, debris, and other hazardous, noxious, or unhealthy substances or materials, or which causes or may cause injury to the health of the occupants of it or of neighboring structures.

B. Any building, shed, fence or other manmade structure which, because of faulty construction, age, lack of proper repair or any other cause, is especially liable to fire and constitutes or creates a fire hazard.

C. Any building, shed, fence or other manmade structure which, by reason of faulty construction, age, lack of proper repair or any other cause, is liable to cause injury or damage by collapse or fall of any part of such structure.

D. Any building, shed, fence or other manmade structure which, because of its condition or because of lack of doors or windows is available to and is frequented or may be frequented by malefactors or disorderly persons who are not lawful occupants of such structure or poses an attractive nuisance to children. (Ord.2024-2, 3-11-2024)

Section 2. City of Keithsburg Ordinance 9-2-2 is revoked, replaced and renumbered as follows:

4-3-2: Nuisance Declared; Abatement Procedures:

A. Nuisance Declared: Every dangerous building and every uncompleted and abandoned building in the city is hereby declared to be a nuisance. Pursuant to section [11-31-1](#) of the Illinois municipal code, the mayor, the city council and building or zoning inspector of the city are empowered to demolish, repair, or enclose or cause the demolition, repair, or enclosure of dangerous and unsafe buildings or uncompleted and abandoned buildings within the territory of the city and may remove or cause the removal of garbage, debris, and other hazardous, noxious, or unhealthy substances or materials from those buildings.

B. Notice: Whenever the city's mayor, the city council or building or zoning inspector with jurisdiction over building and zoning is of the opinion, based upon a viewing of the premises that any building or structure in the city is a "dangerous building" as defined in this chapter, or is an "unsafe structure" or structure having "unsafe equipment" or "structure unfit for human occupancy" as those terms are defined in the international property maintenance code, or is an uncompleted and abandoned building, they may cause written notice to be served upon the owner thereof and upon the occupant thereof, if any, by certified mail, registered mail or personal service. Where, upon diligent search, the identity or whereabouts of the owner or owners of the building, including the lienholders of record, is not ascertainable, notice mailed to the person or persons in whose name the real estate was last assessed is sufficient notice under this section. Notice by certified or regular mail pursuant to this section shall be accomplished if the city receives a return receipt from the addressee or if the certified or regular mailing is returned "unclaimed" or "refused". Such notice shall state that the building has been declared to be in a dangerous condition, that such dangerous condition must be removed or remedied by repairing or altering the building or by demolishing it and that the condition must be remedied at once. Such notice may be, but is not required to be, in the following form:

To _____ (owner-occupant of the premises) of the premises known and described as _____.

You are hereby notified that pursuant to chapter 4-3-1 of the City of Keithsburg Code of Ordinances your building located at the above- described premises has been condemned as a nuisance and a dangerous building after inspection by _____.

The causes for this decision are (here insert the facts as to the dangerous condition).

You have fifteen (15) days from the date of service of this notice (which, in the case that this notice was mailed by certified or registered mail, is the date the notice was mailed) to remedy this condition or demolish the building immediately or the City will proceed to take legal action to do so.

You may also be subject to a fine of not less than one hundred dollars (\$100) per day nor more than seven hundred fifty dollars (\$750) per day for each day the building has been or shall remain in dangerous condition. In addition, the City may further avail itself of all of the remedies set forth in Section 11-31-1 of the Illinois Municipal Code.

C. Unknown Address Of Owner: If the owner of the premises concerned is unknown or if his address is unknown, service of any notice provided for in this chapter may be made by posting a copy thereof on the premises and by publishing one time a copy thereof in a newspaper of general circulation.

D. Remedy Of Condition: If the person receiving such notice has not complied therewith within fifteen (15) days from the time when the notice is served upon such person by personal service or by certified mail, the zoning administrator or other officer of the city directed by the mayor and city council, may proceed to remedy the condition or demolish the dangerous building by filing a lawsuit in the circuit court seeking any or all remedies available under section [11-31-1](#) of the Illinois municipal code, including, but not limited to, the following:

1. An order authorizing action to be taken by the city with respect to a building if the owner or owners of the building, including the lienholders of record, after at least fifteen (15) days' written notice by mail so to do, have failed to put the building in a safe condition or to demolish it;

2. A fine as set forth in section 4-3-2 of this chapter;

3. An order requiring the owner or owners of record to demolish, repair, or enclose the building or to remove garbage, debris, and other hazardous, noxious, or unhealthy substances or materials from the building;

4. A judgment against the owner or other person causing the dangerous condition for the payment of the city's costs and reasonable attorney fees in connection with the city's enforcement of this chapter.

It shall not be a defense to an action brought pursuant to this chapter that the building is boarded up or otherwise enclosed, although the court may order the defendant to have the building boarded up or otherwise enclosed.

E. Additional Remedies: In addition to the actions authorized by this chapter, the village officials may proceed under any and all of the provisions of the Illinois municipal code, including section [11-31-1](#), which authorizes imposition of a lien when the village is compelled to take action; and section [11-31-2](#), which authorizes an injunction to require compliance with building, fire, health and safety standards.

Section 3. City of Keithsburg Ordinance 9-2-3 is revoked, replaced and renumbered as follows:

4-3-3: DANGEROUS BUILDINGS PROHIBITED; PENALTY:

It shall be unlawful to maintain or permit the existence of any dangerous building in the city and it shall be unlawful for a record owner, occupant or person in custody of any dangerous building to permit the same to remain in a dangerous condition or to occupy such building or permit it to be

occupied while it is or remains in a dangerous condition. Any person convicted of a violation of this section shall, upon conviction, be punished by imposition of a fine of not less than one hundred dollars (\$100.00) and not more than seven hundred fifty dollars (\$750.00) per offense. Every day a building shall be maintained or permitted to exist in a dangerous condition shall constitute a separate offense.

- Mercer County Hazard Mitigation Plan Adoption: Melonie made a motion to approve, Chad seconded; Motion carried all "Yes" votes.

11. Other:

- MCHS Post Prom Donation, Lisa Wessels spoke about the Donation, Council decided to donate \$250.00 out of RLF account. Chad made a motion to approve, Donnie seconded; Motion carried all "Yes" votes.
- MCHS Cheerleaders Donation: Donnie made a motion to donate \$100.00 from the Campground Fund, Melonie seconded; Motion carried all "Yes" votes.
- First Christian Church Easter Egg Donation: Chad made a motion to donate \$200.00, Ronnie seconded; Motion carried all "Yes" votes.
- Mercer County Water and Soil Conservation has a pollinator plot program, 75% of it is paid back from the State, 25% of paid by the customer. The council is considering the option, would help cut costs on mowing. More information is needed currently.

Adjourn the Meeting: Donnie made a motion to adjourn the meeting, Melonie seconded; Motion carried all "Yes" votes.

Time: 7:50pm

Kayla Hillman/City clerk