

**VILLAGE OF NEW MILFORD
MINUTES OF THE SPECIAL BOARD MEETING
JULY 30, 2024**

**Timothy H. Owens called the meeting to order at 6:30 P.M.
Roll call was taken with Timothy H. Owens, Ron Colvin, Eileen Owens,
Deanna Rodgers, Wendy Roop, Julie Wagner, Dan Wolf, and Jim Stevens,
Kevin Bunge, Adam Bunge in attendance, Sharon K. Baumgartner absent.**

**A motion by Wendy Roop second by Eileen Owens to adopt the agenda,
motion carried voice vote taken, ayes (6) Ron Colvin, Eileen Owens, Deanna
Rodgers, Julie Wagner, Wendy Roop, and Dan Wolf, nays (0) absent (0)
abstain (0).**

PUBLIC DISCUSSION:

1.None

PUBLIC WORKS. PUBLIC SAFETY & ORDINANCE:

**Tim addressed the board on Ordinance 2024-1 Mobile Homes and Mobile
Home Parks. The board approved the ordinance back on February 13th of
this year. The board worked on the ordinance for several months. We had
given the mobile home park a copy of it before it was passed for them to
review and they gave some comments back to the board. Jim made the
changes to the ordinance before it was passed and the final approved
ordinance was given to the mobile home park. A couple of months ago they
started putting in new mobile homes. The village board asked CES, Inc. to go
and check and make sure they were following the ordinance, they found they
had not followed the setbacks or the footings and tie downs requirements.
Tim, Jim and Adam had a zoom meeting with The Firm, Inc. to go over
everything and see if we could get it all straightened out with them. They
agreed to pay for a Special Board Meeting so that this could be taken care of
before the August 11th Board Meeting. Tim asked if our ordinance
superseded HUD guidelines, can the village stop them from putting in more
mobile homes. They had given them lots of information, but what they gave
the village was all from different states, we still have not received any
information from the State of Illinois. They did not show up to tonight's
meeting, and still have not sent the information from an engineer from the
State of Illinois. Tim stated that maybe we should not do anything tonight
and postpone voting on anything until the August Board Meeting.**

**Kevin Bunge from CES, Inc. stated that there are two concerns he has with
what they have done so far. He is concerned about Frost Protection, he needs
to learn more about what they should be doing and needs more information**

from an engineer from the State of Illinois. Also, concerned about the tie down for the mobile homes, should be a slab of concrete with the anchors, that is not what they have done and they had agreed, and once again the stamp is from an engineer from out of State. We want them installed correctly and to make sure in the event of a tornado they are using the correct tie downs. Kevin reported that he had spoken to a HUD inspector and did not get anywhere with them. He will keep looking for more information and report back to the board.

Jim reported that when the board was working on the mobile home ordinance he gave a copy of it to the mobile home park owners and they had given some comments back to the board and Jim made the revisions before the final draft was passed by the board. Jim stated he followed the Manufactured Home Quality Assurance Act. Jim stated that a HUD Inspector was also on the zoom meeting and he stated that the board did not know what they were doing. The most recent information we got was on July 16th and it was from the State of Alabama, they were told that Page 30 was supposed to have a stamp from an engineer from the State of Illinois, and there was no stamp. It states conflicting information. The board could consider amending the ordinance. Jim stated that they did not even come to the meeting and stated they told Tim that Jim said they did not have to come, Jim had not spoken to them and was out of town. Wendy reported that the mobile home park had a meeting on July 24th and she asked them if they would be attending the meeting. Tim stated that he believes it is two different groups we are talking about one is the owners of the mobile home park and the other the group that is installing the mobile homes. They were told to not bring anymore mobile homes until all of this is worked out.

Dan stated that he did some research and the tie downs should be below the frost line and should be 5 foot anchors. Dan stated that Doris Holmes just put in some new mobile homes and had to follow HUD Guidelines and have a concrete slab under the mobile home.

Jim stated that they are using gravel and concrete blocks and have the wrong setbacks.

Tim stated we are faced with two issues: the tie downs and the footings. They agreed they are wrong on the setbacks and will correct them.

Jim stated we could table the vote for the next board meeting or vote tonight and if we have to go after them in court it could cost the village around \$10,000.

Tim stated that we cannot get any help from the county zoning because that does not oversee HUD. Tim stated that it does not seem like the board wants to work on a compromise. Dan stated that maybe they could put in Deadman footings on the mobile homes already installed, it's a different type of footing that they use in Wisconsin and could be installed easier on the mobile homes they have already put in place. Jim asked what the board wanted to do tonight. Tim stated they are not going away and we want the residents to be safe. They had a chance to come to the meeting and they chose not to come tonight. It does not take too long to do the work correctly and follow the ordinance guidelines.

1.A motion by Eileen Owens, second by Julie Wagner to keep Ordinance 2024-1 as recorded, motion carried voice vote taken, ayes (6) Ron Colvin, Eileen Owens, Deanna Rodgers, Julie Wagner, Wendy Roop, and Dan Wolf, nays (0) absent (0) abstain (0).

A motion by Wendy Roop, second by Deanna Rodgers to adjourn the meeting, motion carried voice vote taken ayes (6) Ron Colvin, Eileen Owens, Deanna Rodgers, Julie Wagner, Wendy Roop, and Dan Wolf nays (0) absent (0) abstain (0). Meeting adjourned at 7:18 P.M.

Respectfully submitted,

**Sharon K. Baumgartner
Village Clerk/Treasurer**