

TRENTON CITY COUNCIL
REGULAR MEETING FEBRUARY 27, 2017

CALL MEETING TO ORDER

The regular meeting of the Trenton City Council was called to order by Mayor Kyle Jones on Monday, February 27, 2017 at 7:00 p.m. at City Hall.

ROLL CALL

Hooker, Mohme, Woods, Zurliene, Sims All Present

Also present were City Clerk Karen Buzzard, City Administrator Doug Brimm, Attorney Tim Palen, Superintendent of Public Works Kurt Wehrle, Mike Conley, Officer Anjeles Mora, Sarah Tebbe with HMG Engineering, Doug Ratermann with HMG Engineering, Kurt and Andrew Gajewski, Conner Bridges, Noah Marlar, Dedra Brinkman, Jeremy, Jim and Jameson Rakers, Bill Ricker, and Kelly Ross

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

Mayor Jones read a proclamation honoring Eagle Scout Andrew Gajewski and proclaimed February 28, 2017 Andrew Gajewski day in Trenton.

Noah Marlar of Boy Scout Troop 39 addressed the Council. He would like to build and install 30-35 bat houses throughout the City. He would construct both single and multi-chamber units at a total cost of \$300 - \$500. He would like financial assistance from the City. The houses would be installed 15 – 20 feet in the air and the City's bucket truck would be used for installation. Mayor Jones said that the City would pay up to \$500 from the recreation fund for this project.

Sarah Tebbe of HMG Engineering gave an update on the wastewater treatment plant. A progress meeting was held last Friday with the contractor, engineer and City. Concrete for four of the eight reactor tanks has been poured and forms removed. At the present time we are 22 days ahead of schedule. The IL EPA is in possession of the first change order removing \$470,432.00 from the loan total and moving it into a reserve contingency. If that amount is not needed then the loan amount will be reduced. Everything is going well.

PUBLIC INPUT

Resident Dedra Brinkman spoke to the Council regarding one the items that the Plan Commission heard last week. She attended the Plan Commission meeting and expressed her opposition to the requested B-3 (highway business) zoning at 3 Harmony Lane. She would prefer that the zoning be SR-1(single family large) as our code currently states. She cited several reasons for her opposition and asked that the Council abide by the Plan Commission's recommendation.

Jim Rakers said that he is here just to answer any questions that may be asked.

COMMENTS & ANNOUNCEMENTS – MAYOR

Mayor Jones and several city staff attended the Chamber of Commerce's Dinner/Dance/Auction Saturday night. The event went well and everyone had a good time. Dan Kohlbrecher was honored for his 42 years of service to the Chamber and the community.

COMMENTS & ANNOUNCEMENTS- ALDERMEN

COMMENTS & ANNOUNCEMENTS – CITY STAFF

Superintendent of Public Works Kurt Wehrle said that his department took down the fence on the outfield of diamond #1. This was damaged in a storm last August and will be replaced on Wednesday. The asbestos removal from the VFW building should wrap up tomorrow and the public works department will begin demolition of the building on Wednesday. The electronic sign in front of the VFW will be out of commission for a couple of days. Mayor Jones said that the concrete pad that remains after the building demolition may be used by the park boosters and or the VFW in the future. The new fence that Mr. Wehrle mentioned earlier will be paid with insurance claim money.

Mr. Brimm informed the Council that a new batting cage has been ordered. This too was damaged in last year's storm. The new cage will be paid with money from the insurance claim and an anonymous donor. Thank you to that donor.

Mr. Brimm said that a property owner on W. Broadway would like to hook on to the City sewer. Staff is working on a plan for extending services. An informational meeting will be held on March 22, 2017 here at City Hall for all property owners in the area. Depending on the response from the property owners, Mr. Brimm may bring more information back to the Council.

CONSENT AGENDA

Alderman Hooker made a motion to approve the Consent Agenda as presented. Second Alderman Zurliene, all yes, motion carried. The Consent Agenda included the Minutes of the September 12, 2016 Regular Council meeting and the minutes of the February 13, 2017 regular Council Meeting.

UNFINISHED BUSINESS

Alderman Woods made a motion to Approve Ordinance #1656 Amending a Redevelopment Agreement with Metal Properties at 313 E. Broadway. Second Alderman Zurliene, all yes, motion carried.

Alderman Woods made a motion to Approve Ordinance #1657 Amending a Redevelopment Agreement with Jim's Men's and Boys. Second Alderman Hooker, all yes, motion carried.

Alderman Woods made a motion to Approve Ordinance #1658 Amending a Redevelopment Agreement with Trenton Sun. Second Alderman Zurliene, all yes, motion carried.

Alderman Hooker made a motion to Approve Opening a Checking Account at Community Bank for the Wastewater Treatment Plant. Second Alderman Woods, all yes, motion carried.

NEW BUSINESS

Alderman Hooker made a motion to Approve Hiring Mytchel Kuhl as Seasonal Park Maintenance at a Rate of \$9.00/hour. Second Alderman Zurliene, all yes, motion carried.

Alderman Woods made a motion to Approve Hiring Ed Belva as Seasonal Park Maintenance at a Rate of \$10.00/hour. Second Alderman Hooker, all yes, motion carried.

Alderman Woods made a motion to Approve Hiring Pete Schumacher as Field Maintenance at a Salary of \$2,500.00 for the Season. Second Alderman Hooker, all yes, motion carried.

Mr. Brimm informed the Council that the Plan Commission met last week to hear four cases. The first was a proposed residential J.E.M. Subdivision. This is a single lot subdivision northeast of the intersection Crackerneck and Venhaus Roads. This is outside City limits but falls within the mile and one-half radius of the City. The plat is a 3 acre lot with water from Tri Township and private sewer. No roads would be created. The Plan Commission recommends approval of the plat. No one from the Council had any questions. This will be on the next meeting's agenda for approval.

Mr. Brimm presented the next item from the Plan Commission for Council discussion. This is the preliminary plat for the Northgate Subdivision. The Council has denied this in the past, but now staff has worked with the developer to bore under US Route 50 and bring City water and sewer to this property. The proposed subdivision is located northwest of Illinois Route 160 and US Highway 50. It encompasses 13.2 acres and would be divided into 9 lots. Due to the fact that City water and sewer would service this subdivision, the developer would be annexing into the City, and is asking that the zoning for this subdivision be B-3 Highway Business. Mayor Jones stated this is a fairly significant opportunity for the City. This would enable us to loop the water lines in the Northland Acres subdivision and give us the opportunity to eliminate two of our lift stations. The cost of running the water and sewer to the south of US Highway 50 has already been figured into the budget. This is a positive for economic development. The Plan Commission's recommendation is to approve the preliminary plat. The Council had no questions so this will be on the next agenda for approval.

The next item for discussion is a preliminary plat for the 2nd addition to the Four-J Subdivision; a 19.7 acre, 6 lot subdivision. The issue is City code requires 24 foot wide roads with curb and gutter. The existing subdivision and the plat for the addition have only 20 foot wide road with open ditches. There were people that attended the Plan Commission meeting to speak both in favor of and against acceptance of the plat as presented. The Plan Commission recommends approval of the preliminary plat (which would have a 20 foot wide road with open ditches). No one on the Council objected to the Plan Commission recommendation. This will be on the next agenda for approval.

Mr. Brimm reviewed Ordinance #1585 which states that any property owner outside of City limits that is serviced by City water or sewer, upon change in occupancy or ownership, must annex into the City. The owner of 3 Harmony Lane has his property for sale and desires to have his property annexed. The ordinance states that property annexed into the City will be zoned SR-2, single family large. The owner of the property has requested a zoning change to B-3 Highway Business due to the fact that he operated a business from that location and he is marketing that property as business use. The City's comprehensive plan states that the south side of Old Route 50 is intended for commercial use with B-3 zoning. This is much more restrictive than Clinton County's agricultural zoning which is what that is currently zoned. The Plan Commission recommends denying the request for zoning change. The Council discussed this matter at length with questions about the types of businesses that could be accepted under the B-3 zoning. In addition the Council discussed the maintenance of Harmony Lane. The only issue is the zoning of this property. It will be annexed no matter what. The Council has three options at this point. One, accept the recommendation of the Plan Commission, two, send this back to the Plan Commission for further review, or three, override the Plan Commission decision, which would require a 2/3 majority vote. The question was asked about occupying the property as an actual residence. If the property is zoned B-3, then a special use would be required to occupy the house as an actual residence. Mayor Jones gave his vision for expansion in that area. This zoning will not inhibit any growth or economic development to the west. The Council decided to go with the recommendation of the Plan Commission to deny the zoning change request. This will be on the next meeting's agenda for approval.

CLOSED SESSION

ANNOUNCEMENTS

ADJOURNMENT

Alderman Hooker made a motion to adjourn. Second Alderman Zurliene, all yes, motion carried.
Meeting adjourned at 7:50 p.m.

Karen Buzzard, City Clerk