

TRENTON CITY COUNCIL  
REGULAR MEETING MARCH 27, 2017

**CALL MEETING TO ORDER**

The regular meeting of the Trenton City Council was called to order by Mayor Kyle Jones on Monday, March 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, Jim Kniepmann, Kelly Ross, Mr. & Mrs. Hughes, Sarah Tebbe and Christa Schott.

**PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS**

Sarah Tebbe with HMG Engineering gave an update on the Wastewater Treatment Plant. Work has begun on the foundation wall for the building. The reactor tanks are complete. To date the project is still 20-22 days ahead of schedule and all is going smoothly. She displayed an aerial view of the construction and pointed out the various locations. No one had any questions.

**PUBLIC INPUT**

Christa Schott addressed the Council about her sewer. She had issues in November and had her line fixed in December. Her line was not connected to the City main and she wants to know why the City did not know that and why she paid for a service that she did not receive. She stated that the City also said they would be out to put more rock in the alley and that has not been done. Mayor Jones told Ms. Schott that he is fully aware of the situation. There are other parties involved in this matter and as soon as we have any answers we will inform her. Mr. Wehrle said that he will get rock in the alley right away.

Mrs. Hughes informed the Council that she is the one that has the RV parked in her side yard. She was told by the City that it needed to be parked on a driveway, and that a variance would be needed for the driveway. She went through the variance process and there was a misunderstanding between her, Mr. Brimm and Mr. Palen. She was under the impression that there would be more negotiations prior to the zoning hearing. She showed the Council the drawing submitted with her variance application and spoke of modifications to the drawing, but stated that even with the modifications she would still not be fully compliant. She spoke of building a garage and stressed the \$20,000 to \$30,000 increase to property values if this variance were granted. Mrs. Hughes went on to show pictures of other properties in town that do not meet current code. Mayor Jones said that the original variance application was for a compacted stone driveway and if a garage were to be built then another variance application would need to be made. Mrs. Hughes again acknowledged a misunderstanding and told the Council that Mr. Hughes is now fully disabled and the VA has come to measure for ramp installation. Mayor Jones said that ramps are a separate issue and no variance is needed for their installation. Alderman Woods informed Mrs. Hughes that the Zoning Hearing Officer has three specific points to consider when making his recommendation. This case did not meet those points and therefore the recommendation is to deny the variance. He went on to say that Mrs. Hughes did not address any of those points tonight. Mrs. Hughes asked what she could do if the Council denies her variance tonight. Attorney Palen said that if she felt the denial was unlawful she could appeal in Carlyle or she could modify her plan and resubmit for another variance. She stated that if she could not modify her plan enough to become compliant then she would file a complaint on each property she finds that is also not compliant. She was told she is welcome to do that.

### **COMMENTS & ANNOUNCEMENTS – MAYOR**

Mayor Jones recently met with the Women’s Club. It was an enjoyable event. Mayor Jones especially enjoyed Pegh Zeller’s talk on Antarctica.

### **COMMENTS & ANNOUNCEMENTS- ALDERMEN**

### **COMMENTS & ANNOUNCEMENTS – CITY STAFF**

### **CONSENT AGENDA**

Alderman Woods made a motion to approve the Consent Agenda as presented. Second Alderman Mohme, all yes, motion carried. The Consent Agenda included the Minutes of the March 13, 2017 regular Council Meeting, a motion Exercising Power of Administrative Review of Decision of Zoning Hearing Officer (119 W Indiana variance), Ordinance #1659 Granting an Area-Bulk Variance for 119 W Indiana, and a motion Exercising Power of Administrative Review of Decision of Zoning Hearing Officer (106 N. Monroe variance).

### **UNFINISHED BUSINESS**

Alderman Mohme made a motion Affirming Recommendation of Zoning Hearing Officer (106 N. Monroe variance). Second Alderman Woods. Roll Call: Mohme, yes, Hooker, no, Sims, yes, Woods, yes, Zurliene, yes. Motion carried.

Alderman Woods made a motion to Approve Ordinance #1660 Approving Agreement Between the City of Trenton and Trenton Foods, Inc. for Tax Increment Finance Proceeds. Second Alderman Zurliene, all yes, motion carried.

### **NEW BUSINESS**

Superintendent Wehrle discussed with the Council the purchase of a sweeper attachment for the skid steer. The City’s sweeper is beyond repair and Tidy Town Street Sweeping has been used on several occasions. This attachment would allow for us to sweep specific areas when we want to and not be committed to hourly minimums when hiring someone else. This would also have a curb attachment that would help after we do road oiling and ditch work. The quoted price for everything is \$5,348.00. Mayor Jones asked if this could be paid with MFT funds. Mr. Brimm said this is MFT eligible, but the Council did not appropriate for equipment purchases this year. A combination of street/alley and TIF funds will be used. This will be on the next regular meeting’s agenda for approval.

Mr. Brimm has met with Todd Klein of Light Brite regarding TIF upgrades to their location. Phase I would involve interior improvements and Phase II would involve exterior improvements. As more details are obtained they will be brought to the Council.

Mr. Brimm informed the Council that FY18 budget included HVAC replacement at City Hall. Specs have been written and Alderman Sims has reviewed them. Mr. Brimm said that we would like to move on this sooner than later mainly to take advantage of the weather. Right now neither heat nor A/C is needed. Due to the estimated cost, bids will have to be solicited. We would like to advertise now. This would be paid from the revolving loan fund. Mayor Jones stated that the upgrades to the Police Station are paying off. The energy bills there are lower. Go ahead and advertise.

Larry Davis with the Library board entered the meeting and asked if the City would consider purchasing vinyl siding for the library building which was purchased in 1975. Mr. Brimm informed Mr. Davis that this is already in the FY18 budget. Mr. Davis then asked about diagonal parking in front of the library. This has been looked at and there is not enough room.

**CLOSED SESSION**

Alderman Hooker made a motion to enter into closed session citing 5 ILCS 120/2(c)(2) Collective Bargaining, 5 ILCS 120/2(c)(5) Purchase or Lease on Real Property for the Use of the Public Body, and 5 ILCS 120/2(c)(21) Discussion of Closed Meeting Minutes. Second Alderman Woods, all yes, motion carried. The Council entered closed session at 7:54 p.m.

The Council re-entered the regular meeting at 8:43 p.m. Roll Call: Hooker, Mohme, Sims, Woods, Zurliene. All present.

**ANNOUNCEMENTS**

Mayor Jones reminded everyone that there is a Hearing on Thursday, March 30, 2017 at 7:00 p.m. to consider two annexation petitions. A Special City Council Meeting will follow immediately.

**ADJOURNMENT**

Alderman Mohme made a motion to adjourn. Second Alderman Woods, all yes, motion carried. Meeting adjourned at 8:46 p.m.

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Karen Buzzard, City Clerk