

TRENTON CITY COUNCIL
REGULAR MEETING JULY 10, 2017

CALL MEETING TO ORDER

The regular meeting of the Trenton City Council was called to order by Mayor Kyle Jones on Monday, July 10, 2017 at 7:06 p.m. at City Hall.

ROLL CALL

Hooker, Mohme, Sims, Weh, Woods, Zurliene, All present.

Also present were City Clerk Karen Buzzard, Superintendent of Public Works Kurt Wehrle, Mike Conley, Mark Brown, Doug Ratermann of HMG Engineering, Mr. & Mrs. Steve Jacober, Mr. & Mrs. Wutzler, Scott Clark, Jerry Travous and James Maciejewski

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

Mayor Jones announced that he recently received correspondence from the Illinois EPA regarding the financing of our wastewater treatment plant. Funding has been put on hold due to the budget impasse. Nothing will be confirmed until money has been appropriated. We now know that a budget has been passed, but we anticipate a six to eight week delay in receiving funds. If our contractor would demobilize it would cost the City \$250,000.00 and for them to come back would cost us another \$250,000.00. Therefore, we have reached out to the local banks for a stop gap line of credit for just over \$2,000,000.00 to get us through until the state continues with our payments. Mayor Jones has confirmed that the state payments can be used to pay off the line of credit. When we get all of the details a special meeting may be called so that we can move on this. Trenton will not go as the state goes, we will pay our bills.

BUSINESS PRIOR TO PUBLIC INPUT

Mayor Jones opened the public hearing on an Annexation Agreement with Ridge Prairie Farms, Inc.; William E. Begole Revocable Living Trust; Alan W. Begole, Clarence W. Begole & Irene L. Begole Regarding Parcel #05-05-19-100-004, 05-05-19-300-003, 05-05-19-400-001, 05-05-19-400-009, 05-05-19-100-007 at 7:13pm. Roll Call: Hooker, Mohme, Sims, Weh, Woods, Zurliene. All present.

Mr. Brimm gave an overview of the property listed above and reviewed the annexation agreements. There were no questions from the Council nor the public. Alderman Hooker made a motion to adjourn the public hearing. Second Alderman Zurliene, all yes. The public hearing adjourned at 7:16pm.

Mayor Jones opened the public hearing on an Annexation Agreement with New Life Christian Center parcel #05-05-19-251-018 at 7:16pm. Roll Call: Hooker, Mohme, Sims, Weh, Woods, Zurliene. All present.

Mr. Brimm gave an overview of the parcel to be annexed and of the particulars of the agreement. Alderman Hooker wanted to know if there was a rite of way dedication in this agreement. Mr. Brimm said that would come later. No one else from the Council had any questions; no one from the public had any questions. Alderman Weh made a motion to adjourn the public hearing. Second Alderman Woods, all yes. The public hearing adjourned at 7:19pm.

Alderman Hooker made a motion to Approve Ordinance #1671 Authorizing the Execution of a Multi-Party Annexation Agreement Between the City of Trenton and Ridge Prairie Farms, Inc.; William E. Begole Revocable Living Trust; and Alan W. Begole, Clarence W. Begole & Irene L. Begole, Regarding Parcel Numbers 05-05-19-100-004, 05-05-19-300-003, 05-05-19-400-001, 05-05-19-400-009, and 05-05-19-100-007, located in Clinton County, Illinois. Second Alderman Sims, all yes, motion carried.

Alderman Hooker made a motion to Approve Ordinance #1672 Annexing Certain Territory to the City of Trenton, Clinton County, Illinois Being Parcel Numbers 05-05-19-100-004, 05-05-19-300-003, & 05-05-19-400-001. Second Alderman Woods, all yes, motion carried.

Alderman Hooker made a motion to Approve Ordinance #1673 Annexing Certain Territory to the City of Trenton, Clinton County, Illinois Being Parcel Number 05-05-19-100-007. Second Alderman Weh, all yes, motion carried.

Alderman Woods made a motion to Approve Ordinance #1674 Annexing Certain Territory to the City of Trenton, Clinton County, Illinois Being Parcel Number 05-05-19-100-009. Second Alderman Hooker, all yes, motion carried.

Alderman Hooker made a motion to Approve Ordinance #1675 Authorizing the Execution of an Annexation Agreement Between the City of Trenton and the Trenton New Life Christian Center Regarding Parcel Number 05-05-19-251-018 Located in Clinton County, Illinois. Second Alderman Woods, all yes, motion carried.

Alderman Hooker made a motion to Approve Ordinance #1676 Annexing Certain Territory to the City of Trenton, Clinton County, Illinois, Being Parcel Number 05-05-19-251-018. Second Alderman Sims, all yes, motion carried.

PUBLIC INPUT

Mr. Steve Jacober expressed to the Council his concern regarding the zoning modification to allow multi-family as a special use in the SR-1 zoning district. He is fine with duplexes being allowed in single family areas, but how far do we go? He wanted the Council to be aware that this zoning change would allow multi-family all over the town, not just at this location. Mr. Brimm stated that this issue was further down on the agenda for tonight, but that the applicant has withdrawn his applications. We have no official confirmation on who purchased the property, but there may be a solution to address multi-family in this area. Mayor Jones' opinion is to protect the SR-1 zoning.

Mr. Clark is here to speak on the alternative vehicles. Mr. Brown is here regarding the alternative vehicles and the 2nd in command at the police department. Mayor Jones said that the union is fine with a second in command but we must open it to all officers. We will move forward on this.

James Maciejewski of 23 W Broadway informed the Council that the radio receiver on his water meter was switched with that of his neighbor and it took him three days to get service from the City. His issue has been resolved.

COMMENTS & ANNOUNCEMENTS – MAYOR

COMMENTS & ANNOUNCEMENTS- ALDERMEN

Alderman Weh said that a citizen who lives on Route 160 said that he Welcome to Trenton sign does not work. Superintendent Wehrle said that he is aware and that Litteken Electric has worked on it. Ballasts were replaced last week and the sign still does not work. Mr. Wehrle will call Litteken Electric again.

Alderman Weh also inquired on behalf of St. Mary church to have Jefferson Street closed between Indiana and Kentucky on the day of the church picnic. Superintendent Wehrle said that the church has requested the street be closed from Friday night through Saturday night and that he would get the barricades out there for them.

Alderman Woods mentioned a Charter van that parks on Fillmore just off Route 50. He said that the van blocks the view for those trying to turn at that intersection. Mr. Brimm will look at our code and reach out to the owner to see if he could move where he parks that van.

Alderman Sims asked about moving the crosswalk at Dollar General. Doug Ratermann stated that IDOT will want to see that there are proper receiving sidewalks on both sides of the crosswalk.

COMMENTS & ANNOUNCEMENTS – CITY STAFF

Superintendent Kurt Wehrle stated a sewer repair is complete at Iowa and S. Adams. The ferro coupling there had slipped. Also, a 28 foot section of sewer was replaced at Kentucky and Main. There is a sinkhole at 500 N Tyler that has temporarily repaired, but with a good rain it will be back. Public Works will camera that section and dig it up at a time when we won't do any damage to people's yards.

CONSENT AGENDA

Alderman Hooker made a motion to approve the consent agenda as presented. Second Alderman Sims, all yes, motion carried. The consent agenda included the minutes of the June 26, 2017 Regular Council Meeting, the minutes of the July 5, 2017 Finance Committee Meeting, bills for the month of June 2017, payrolls for the month of June 2017, Treasurer's Report for the Month of May 2017, Approval of Purchase of Dial-a-Grade/Pipe Laser from Nu Way Concrete Forms Troy, LLC in the amount of \$5,604.00 to be paid from the Equipment Fund, Approval of Purchase of used 24" Bucket from Heavy Equipment Resources in the Amount of \$2,300.00 to be paid from the Equipment Fund, and Authorize Purchase of Vehicle Lift in an Amount not to exceed \$7,000.00 to be paid from Equipment Fund.

UNFINISHED BUSINESS

Alderman Weh made a motion to Confirm the Appointment of Douglas Brimm as City Administrator and Approve Employment Agreement. Second Alderman Sims, all yes, motion carried.

Alderman Woods made a motion to Confirm Appointment of Kurt Wehrle as Superintendent of Public Works and Approve Employment Agreement. Second Alderman Hooker, all yes, motion carried.

Alderman Hooker made a motion to Confirm Appointment of Karen Buzzard as City Collector and Approve Employment Agreement. Second Alderman Weh, all yes, motion carried.

The confirmation of Timothy Palen as Chief of Police/City Attorney was not acted upon tonight.

Alderman Woods made a motion to Approve Ordinance #1677 Approving a Contract for the Purchase of a Tract of Land from William E. Begole Revocable Living Trust. Second Alderman Hooker, all yes, motion carried. This will be funded with Revolving Loan funds, Industrial Commission funds and a loan from Community Bank of Trenton.

Mayor Jones opened for discussion again allowing alternative vehicles on our roads. General consensus is that side-by-sides are OK, but that 4-wheelers are not. Several of the Aldermen and residents in attendance gave their opinions. This will be on the next agenda for action.

NEW BUSINESS

Alderman Hooker made a motion to Approve Change Order #2 for the Wastewater Treatment Plant. Second Alderman Zurliene, all yes, motion carried.

Mayor Jones informed the Council that the Finance Committee has met several times and basically the budget is prepared. We are still working on the General Fund. Most everything has been held in line. The area where we need to focus is the water fund. By fiscal year end we will have a fund balance of only \$50,000.00 to \$60,000.00; therefore we will need to raise rates. Mayor Jones will also ask the Council to remove the vehicle license fees; we are still looking into the animal fees. The small capital improvement fund will be used to re-roof all of the pavilions at the park, the pool shed, pool house and put siding on the library. There are some structural issues with the main concession stand. We will have HMG Engineering come out and look at that. Alderman Woods informed the Council that there will be no oil and chipping of the streets this year. Doug Ratermann of HMG Engineering confirmed that the roads are in good shape and focus this year will be on ditch work to assist with drainage of water so no soft spots develop in the roads. Mayor Jones said staff will continue to cut expenses in the general fund. The next finance committee meeting was set for next Monday at 7:00 pm. Mr. Brimm hopes that this is the last year for appropriations as we begin to transition to a true budget system.

Mayor Jones stated that with the approval earlier tonight for the purchase of a tract of land the City will be able to get water and sewer lines north of New Route 50. This land will be zoned single family, then multi-family, then industrial. The approximate 150 acres that will be annexed will be primarily for industrial use, not residential. All of this land is in the Enterprise Zone and Mayor Jones wants to discuss the creation of a second TIF district to encompass all of this land and some other areas that are not in our current TIF district. The majority of this land is farm ground and will not impact other taxing bodies. Mayor Jones has no desire to extend our current TIF.

Mr. Brimm informed the Council that Jim Brefeld has approached the City for TIF assistance to paint the exterior of his building located at 23 W Broadway. Mr. Brefeld has obtained two quotes, one for \$5,600.00 and the other for \$8,890.00. Alderman Hooker wanted to know if this is the same building that had some of the material falling from it last year. Yes. Alderman Sims stated that this building is currently for sale. Mr. Brimm has encouraged Mr. Brefeld to work with his realtor for suggestions on improvements. Mr. Brimm has suggested that Mr. Brefeld reface his building with the same material that the Trenton Sun and Jim's Men's & Boys recently used on their buildings. It was decided that Mr. Brimm get back with Mr. Brefeld for a discussion about widening the scope of this project. Mr. Brimm recommends tapping the brakes on redevelopment projects until we can see what kind of return is being generated.

CLOSED SESSION

Alderman Mohme made a motion to enter into closed session citing 5 ILCS 120/2(c)(1) Appointment, Employment, Compensation, Discipline, Performance or Dismissal of Specific Employees of the Public Body. Second Alderman Sims all yes, motion carried. The Council entered closed session at 9:00 p.m.

The Council re-entered the regular meeting at 10:10 p.m. Roll Call: Hooker, Mohme, Sims, Weh, Woods, Zurliene. All present.

ANNOUNCEMENTS

ADJOURNMENT

Alderman Zurliene made a motion to adjourn. Second Alderman Mohme, all yes, motion carried. Meeting adjourned at 10:10 p.m.

Karen Buzzard, City Clerk