

TRENTON CITY COUNCIL
REGULAR MEETING NOVEMBER 13, 2017

CALL MEETING TO ORDER

The regular meeting of the Trenton City Council was called to order by Mayor Kyle Jones on Monday, November 13, 2017 at 7:00 p.m. at City Hall.

ROLL CALL

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

Also present were City Clerk Karen Buzzard, City Administrator Doug Brimm, Superintendent of Public Works Kurt Wehrle, Chief Chris Joellenbeck, Attorney Joe Heiligenstein, Officer Anjeles Mora, Mike Conley, Doug Ratermann and Brad Hummert of HMG Engineering, Sally Arcega and sons, Elsie Arentsen and son, Karen & Dean Haselhorst, Margaret Conley, Pehg Zeller, Kevin Haas, Jonathan Weekley, Scott Litteken, Vernon, Janice and Ryan Huelsmann.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

Mayor Jones presented a Certificate of Merit to Rosalie "Sally" Arcega for recently becoming a Naturalized US Citizen. Some members of the audience spoke of Sally's accomplishments. Ms. Arcega thanked everyone.

BUSINESS PRIOR TO PUBLIC INPUT

Mayor Jones opened the public hearing on annexation agreement with Ridge Prairie Farms, Inc.; William E. Begole Irrevocable Living Trust; Alan W. Begole, Clarence W. Begole & Irene L. Begole Trust Regarding Parcels #05-05-19-100-007, 05-05-19-100-004, 05-05-19-300-003, 05-05-19-400-001, 05-05-19-400-009, located in Clinton County, Illinois at 7:05 p.m.

Mr. Brimm gave an overview of the annexation. It encompasses a total of approximately 123.5 acres both on the north and south sides of Old US 50. In addition the City will purchase a 10 acre lot from Mr. Begole for \$225,000.00 which will give the City the access to get water to the Northgate subdivision. As part of the annexation agreement the City agrees to abate the City property taxes for as long as the property remains undeveloped. The property owner will retain the right to burn leaves/limbs/brush and discharge firearms on any parcel larger than five acres. Mr. Brimm explained to the Council that this was before them this past July but a miscommunication between the then City Attorney and the annexing party over property taxes is what has caused this to come before the Council again.

Ms. Arentsen questioned the zoning of the property to be annexed. She was told it would be zoned SR1, single family large. She is concerned because she has property that abuts this property and has cattle. County zoning will not allow cattle within ¼ mile of residential. Attorney Heiligenstein is familiar with the county zoning and appreciates her comments. That will not stop this annexation. Mr. Haas asked why the City was purchasing ground. He was told so that the City could run water lines to a point just south of New Route 50. A private developer has agreed to bore under Route 50 and run water lines to the Northgate subdivision north of Route 50. This will also enable the City to loop water lines that are currently dead end lines. A member of the audience stated that Tri Township Water District already has water lines north of Route 50. Mayor Jones stated that the developer wanted water from the City because we can provide the pressure they desire. Attorney Heiligenstein stepped in to explain the City's right to the area within a mile of City limits. There was more discussion about the cattle adjacent to City property. Mayor Jones stated that a lot of hypotheticals are being talked about now. Although there is the potential for residential development, it is more likely that from an economic development stand point this land is more attractive to a commercial developer. The City will not own any of this land other than the 10 acres previously discussed. Attorney Heiligenstein pointed

out that any change in zoning would require a hearing and notice being sent to all surrounding property owners. Ms. Haselhorst asked what would happen to property that becomes completely surrounded by City property. Mr. Brimm stated that her property is not completely surrounded. The discussion continued regarding zoning of the property being annexed. Alderman Woods made a motion to adjourn the public hearing. Second Alderman Hooker, all yes. Hearing adjourned at 7:39 p.m.

Alderman Woods made a motion to Approve Ordinance #1690 Authorizing the Execution of a Multi-Party Annexation Agreement Between the City of Trenton and William E. Begole Irrevocable Living Trust; Ridge Prairie Farms, Inc.; and Alan Begole, Clarence Begole, Irene L. Begole Trust and William E. Begole Irrevocable Living Trust (Respectively), Regarding Parcel Numbers 05-05-19-100-007, 05-05-19-100-004, 05-05-19-300-003, 05-05-19-400-001, 05-05-19-400-009, Located in Clinton County, Illinois. Second Alderman Sims, all yes, motion carried.

Alderman Hooker made a motion to Approve Ordinance #1691 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 #1692 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 Zurliene, all yes, motion carried.

Alderman Hooker made a motion to Approve Ordinance #1693 Annexing Certain Territory to the City of Trenton, Clinton County, Illinois Being Parcel Number 05-05-19-400-009. Second Alderman Woods, all yes, motion carried.

PUBLIC INPUT

COMMENTS & ANNOUNCEMENTS – MAYOR

Mayor Jones reviewed the October Fund Balance Report. He stated the General Fund shows a \$181,000.00 fund balance and that position continues to improve. The real concern is with the water fund, and staff is working to address that.

COMMENTS & ANNOUNCEMENTS- ALDERMEN

COMMENTS & ANNOUNCEMENTS – CITY STAFF

Chief Joellenbeck reviewed the police activity for the month of October. There was one theft report with arrest, 4 traffic crashes, 5 domestic troubles, 1 assist to the fire department, 4 warrant arrests, 2 DUI arrests and 1 excessive speed 49 over the posted speed. This was right in town.

CONSENT AGENDA

Alderman Woods made a motion to approve the Consent Agenda as read. Second Alderman Weh, all yes, motion carried. The consent agenda included Approval of Minutes of the October 23, 2017 Regular Council Meeting, Approval of Payrolls for October 2017, Approval of Bills for October 2017, Approval of Treasurer's Report for September 2017, Approval of Resolution 20171113 Casting Ballot in the 2017 IMRF Executive Trustee Election, Appointment of Jimmie Watkins to the Library Board, Approval of Resolution 20171113-1 Amending Powers of IMRF Authorized Agent, and Approval of Resolution 20171113-2 Approving Final Plat of Ronald Deien's First Subdivision.

UNFINISHED BUSINESS

Alderman Woods made a motion to Approve Ordinance #1964 Approving a Contract for the Purchase of a Tract of Land from William E. Begole Irrevocable Living Trust. Second Alderman Sims, all yes, motion carried.

Alderman Hooker made a motion to Approve Ordinance #1695 Providing for a Sewer Charge Adjustment for Water Which is Used but Does Not Enter the Sanitary Sewer System. Second Alderman Zurliene, all yes, motion carried.

Alderman Hooker made a motion Authorizing the Purchase of Three In-Car Camera Systems for Police Vehicles from Martel Electronics, Inc. in the Amount of \$9,049.97 and Installation by Whiteside Communications in an Amount not to Exceed \$1,050.00. Second Alderman Mohme, all yes, motion carried.

NEW BUSINESS

There were no bids received for the police vehicle that was declared surplus. The City will let Sugar Creek fire department use it for training then scrap whatever remains.

Alderman Hooker made a motion to Approve Amendment to Homefield Energy Agreement, Extending Term through December 2020. Second Alderman Zurliene, all yes, motion carried.

Mr. Brimm reviewed the General Liability insurance renewal. This year's premium represents a 4.32% increase over last year due mainly to higher losses this year. The police had a hail claim on one of their vehicles, and another vehicle was totaled. The City added two vehicles to the fleet, and there is an ongoing litigation that figured into this premium. On the workers compensation side, the premium of \$39,236.00 represents a 7.35% increase. This is due to increased wages.

Brad Hummert with HMG Engineering discussed with the Council his findings regarding the concession stand/dugout at the park. This structure won't meet current code and may not withstand seismic and wind, but there are a lot of structures in this town that won't withstand those elements. The concession stand is a top heavy building and under normal circumstances it is not dangerous, but that is not the test that he has to perform. The problem with the walls could be accounted to shrinkage of the concrete and unreinforced concrete. Mayor Jones wanted to know how serious a public risk this is versus the time the City has to get it repaired. Attorney Heiligenstein said that now the City is aware there is a problem there is a duty to cure the defect. Mayor Jones stated this was neither budgeted nor planned, and probably won't be a cheap project. Everyone agreed that this is not a project to rush into. Plan properly. The Council wanted to know if the building would be safe to use this next season while plans and funding were put into place for the repairs. Mr. Hummert stated that a seismic retrofit would be economically unfeasible. Mr. Wehrle reminded the Council that the roof of this building was the reason that the Council embarked on the whole roofing/siding project in the park. It was decided that Mr. Hummert would put together some numbers to shore up the building and replace the roof while Attorney Heiligenstein will bring back more information on the legal side.

Mayor Jones called for a brief recess. The Council recessed at 8:23 p.m.

Mayor Jones called the meeting back to order at 8:28 p.m. Roll Call: Hooker, Mohme, Sims, Weh, Woods, Zurliene. All present.

CLOSED SESSION

Alderman Mohme made a motion to enter into closed session citing 5ILCS 120/2(c)(1) Appointment, Employment, Compensation, Discipline, Performance or Dismissal of Specific Employees of the Public Body and 5ILCS 120/2 (c)(11) Pending or Probable Litigation. Second Alderman Zurliene, all yes, motion carried. The Council entered closed session at 8:28 p.m.

The Council reentered the regular meeting at 8:50 p.m.

Roll Call: Hooker, Mohme, Sims, Weh, Woods, Zurliene. All present

ANNOUNCEMENTS

ADJOURNMENT

Alderman Hooker made a motion to adjourn. Second Alderman Woods, all yes, motion carried.
Meeting adjourned at 8:50 p.m.

Karen Buzzard, City Clerk