

TRENTON CITY COUNCIL  
REGULAR MEETING MARCH 3, 2015

**CALL MEETING TO ORDER**

The regular meeting of the Trenton City Council was called to order by Mayor Kyle Jones on Tuesday, March 3, 2015 at 7:00 PM at City Hall.

**ROLL CALL**

Kohlbrecher, Rosen, Westbrook, Woods, Zurliene all present.

Also present were City Attorney Tim Palen, Chief Mike Jones, Clerk Karen Buzzard, City Administrator Doug Brimm, Kelly Ross of the Breese Journal, Mike Conley of the Trenton Sun, Coty Rowan, Eric Martin, Matt Long, Doug Rattermann of HMG Engineering, Jackie Gudinas, Larry and Carol Alexander, Jim Haas, Michelle and Steve Hrebec, Steve Buzzard and Pete Schumacher

**PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS**

**INPUT FROM RESIDENTS**

Mayor Jones stated that several residents were here regarding the property on W. 3<sup>rd</sup>. Present tonight we also have the attorney representing the bank. He asked any resident that wished to speak to state their name and address. Larry Alexander, 590 W 3<sup>rd</sup> spoke of the abandoned property with exposed swimming pool that becomes a mosquito hazard. He has pictures to prove there is black mold growing in the basement. He asked why this would be allowed to go on any longer. Matt Long of 570 W 3<sup>rd</sup> spoke to the safety hazard this property has become. Jackie Gudinas of 575 W 2<sup>nd</sup> talked of the broken fence and gates that get left open allowing children access to the pool. Steve Hrebec of 583 W 3<sup>rd</sup> spoke of the safety hazard, mentioning that the previous owner moved on and the whole neighborhood is affected by this. This has gone on for too long and he is glad the City is trying to do something about it. Eric Martin with Bryan Cave Law Firm which represents HSBC Bank told the Council and residents that he has heard what they said and Coty Rowan, contractor hired to make repairs on the property, will get the work done quickly. The exterior work is done and the concrete work that needs to be done around the pool will be completed by next Wednesday. Coty himself will be on site due to some problems with sub-contractors. Mr. Martin asked for additional time. He stated that they need possession of the building to enter it and the foreclosure will be heard on April 29. At that time they can enter the home and complete the interior work which is estimated to take three weeks. Mr. Martin stated that it is in their best interest to bring this property up to code. They have it valued at \$111,000. Mayor Jones said that he and the Council would take all of the comments under advisement, but the City would give no leniency to the bank. There will be no adjustment to the plan. The City attorney will be at the Courthouse if it comes to that but no further time will be given. We have been more than lenient and our residents come first. Demolition will commence next week. The pool will be removed, the hole filled and the lot sold. Mr. Martin appreciated being heard and asked again for the consideration of time. Mayor Jones said no. Mr. Hrebec asked if this would delay the City from moving forward with the demolition. Attorney Palen said that some legal action may be taken which could delay things. Mr. Hrebec then asked Mr. Martin to ask the bank to let this one go. Wipe it clean.

**COMMENTS & ANNOUNCEMENTS – MAYOR**

With the snow this past Saturday the public works department came on and began plowing about 5 p.m. Saturday evening and worked in shifts until mid-day on Sunday.

Mayor Jones met recently with Noah Marlar, a boy scout in town, to discuss several projects the boy scouts are working on at the Nature Preserve. They will be attending a future meeting to inform the Council of those projects.

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

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

Mr. Brimm stated that representatives from FCB Bank were at a recent meeting to present their proposal for the City to accept credit/debit cards. To date we have not heard anything more from them. It is likely that we will have the public hearing in conjunction with our second work session in March to meet our statutory requirement, and hopefully move for approval at the April meeting.

### **CONSENT AGENDA**

Alderman Rosen made a motion to approve the consent agenda as presented. This includes: minutes of the February 3, 2015 Regular Council Meeting, minutes of the February 9, 2015 Council working session, minutes of the February 23, 2015 Council working session, Treasurer's report for the month of January 2015, Bills for February 2015, and Payroll for February 2015. Second Alderman Woods, all yes, motion carried.

### **UNFINISHED BUSINESS**

Alderman Kohlbrecher made a motion to Award 2015 MFT Oil Bid to Don Anderson Co., Inc. in the amount of \$60,561.20. Second Alderman Woods, all yes, motion carried.

Doug Rattermann of HMG Engineers informed the Council that he got word late this afternoon from SC Transport that the quarry will begin producing CA-15 next week and it will be on a first come first served basis. Mr. Rattermann said this was good news, because last week we weren't sure the quarry would even be able to get their crusher running. His concern is the quarry producing enough by the deadline in our motion. Mr. Brimm would still encourage the Council to pass the motion with the contingency so that we are sure to get rock early and be able to allow it to sit in the rain to reduce the amount of dust. Alderman Kohlbrecher made a motion to Award 2015 MFT Seal Coat Aggregate to SC Transport with the authority to City Administrator to obtain slag from Beelman if Casper Stolle & Falling Springs Quarry is unable to provide CA-15 by March 16, 2015. Second Alderman Zurliene, all yes, motion carried.

Alderman Rosen made a motion to appoint Kevin Quitmeyer to the Park Board term to expire December 2019. Second Alderman Kohlbrecher, all yes, motion carried.

Alderman Zurliene made a motion to Approve Hiring Marcia Schlesinger as Baseball/Softball Coordinator for the 2015 season at a salary of \$2,000. Second Alderman Rosen, all yes, motion carried.

Alderman Woods made a motion to Approve Hiring Andrew Williams for Park Maintenance for the 2015 season at minimum wage for a maximum of 200 hours. Second Alderman Kohlbrecher, all yes, motion carried.

Alderman Woods made a motion to Approve Hiring Zach Bell for Park Maintenance for the 2015 season at minimum wage for a maximum of 150 hours. Second Alderman Westbrook, all yes, motion carried.

Alderman Westbrook made a motion to Approve Hiring Ryan Meddows for Park Maintenance for the 2015 season at minimum wage for a maximum of 150 hours. Second Alderman Zurliene, all yes, motion carried.

Alderman Woods made a motion to Approve Ordinance #1599 Dissolving and Removing the Lead-Man Title and Position from the Teamsters Collective Bargaining Unit No 50 and the Trenton Public Works Department. Second Alderman Zurliene, all yes, motion carried.

Alderman Rosen made a motion to Approve Repair of City Hall Roof by Irwin Roofing in the amount of \$5,100. Second Alderman Woods, all yes, motion carried.

Alderman Rosen made a motion to Approve Purchase of a Computer for the Police Department from CDS in the amount of \$1812. Second Alderman Zurliene, all yes, motion carried.

Alderman Kohlbrecher made a motion to Approve Resolution #03032015 Authorizing an Employment Agreement with Kurt Wehrle for the Position of Superintendent of Public Works. Second Alderman Rosen, all yes, motion carried.

Alderman Kohlbrecher asked for clarification. He understood that the City would need to widen the sidewalk at this location if this were approved. Mr. Brimm confirmed that to meet City code the sidewalk would be widened. He stated this would be a minimal cost, and Mayor Jones said that it is in the TIF district. Alderman Kohlbrecher made a motion to Approve Ordinance #1600 Granting a Special Use Permit for 103 W Broadway, Trenton, IL. Second Alderman Zurliene, all yes, motion carried.

Alderman Westbrook made a motion to Approve Ordinance #1601 Amending the Zoning Code for the City of Trenton Adding "Mini-Warehouses" as a Permitted Use in the I-1 Industrial District, and as a Special Use in the "B-3" Highway Business District. Second Alderman Woods, Kohlbrecher, abstain, Rosen, yes, Westbrook, yes, Woods, yes, Zurliene, yes, motion carried.

Alderman Kohlbrecher made a motion to Approve Ordinance #1602 Changing the Zoning Classification of Property from "SR-2" to "MH-1". Second Alderman Rosen, all yes, motion carried.

Mr. Brimm informed the Council this property is located at Crackerneck Road and US Highway 50. The County has already approved the subdivision but in accordance with our Comprehensive Plan it calls for this area to develop with low density single family residential. Trico will develop this as an industrial park. Mr. Rattermann expressed a concern with the shape of the lots, although they do comply with the City's subdivision code. This is something that will have to be addressed in our code, the minimum lot width at the building line versus the minimum lot width at the right of way. If the City were to establish a minimum lot width at the right of way line it would eliminate the concern with this plat and the next one on the agenda, both including what are called flag lots. The Planning Commission had no other objections and voted to recommend approval. Alderman Westbrook made a motion to Approve Resolution #0302015-02 Approving Plan Commissions Recommendation of Trico Industrial Park Plat. Second Alderman Rosen, all yes, motion carried.

Alderman Kohlbrecher stated he attended the Plan Commission meeting and questioned lot three of Mr. Haas' First Subdivision Plat access. Mr. Haas stated that the City has a road allowing

access, it is just not developed, and it is grass. Alderman Kohlbrecher asked if lot three were to be sold in the future, would you not want to have access from Main Street. Mr. Haas stated that is what they will do. The access to the North on the plat is to make this legal. Again Alderman Kohlbrecher expressed his concern about access to this lot for a future owner. Mr. Haas said that there is access, it is just grass. Alderman Kohlbrecher asked about Mr. Haas granting an easement to this property. Attorney Palen stated that this not a problem of the City's, only a future owner of this property. There is nothing to prevent them from purchasing a landlocked piece of property. No one can force the City to put in or improve a road. Alderman Kohlbrecher just wanted to be sure that in the future the City would not be forced into putting in a street just so this property has access. Attorney Palen reiterated that no one can force the City to improve or construct a street. Mayor Jones informed the Council that the States Attorney in Clinton County will not enforce one of its own ordinances in this case. Due to the location of these lots and access to city utilities they would have to annex into the City. The County, choosing to not enforce its own code, leaves no recourse for the City; therefore the City will not improve Locust Street. HMG Engineering express concern when reviewing the plat for the City about the ingress/egress of lot #3 especially from an emergency services aspect. There is verbal word being given that access will be allowed off of Main Street, but the plat does not indicate that. The plat has access to lot #3 from unimproved Locust street. The County 911 has issued addresses that are all Main Street addresses. Another concern of HMG is if this is approved, then the City could not vacate Locust Street because it would land lock lot #3 and you can't have landlocked property. Mr. Rattermann spoke with the County today and it was their understanding that ingress/egress for lot #3 would be on the plat. They were surprised to find out that it wasn't. There were so many discussions about access being granted from Main Street to lot #3 that it was assumed the plat would be drawn that way. It was not. Attorney Palen informed the Council that even with all of the discussion we have had about this, there is no legal basis for the City to deny the plat. Alderman Kohlbrecher made a motion to Approve Resolution #03032015-03 Approving Plan Commission recommendations of Jim Haas First Subdivision Plat. Second Alderman Rosen, all yes, motion carried.

Alderman Kohlbrecher made a motion to Approve Exterior Cleaning of the Elevated Water Tank by TriKote in the Amount of \$4500.00. Second Alderman Woods, all yes, motion carried. This will be paid from the water fund.

Alderman Woods made a motion to Approve Additional Repairs to Water Reservoir by Kassen Excavating in the Amount of \$3,800.00. Second Alderman Kohlbrecher, all yes, motion carried. This too will be paid from the water fund.

Mayor Jones asked for this item, the release of remaining bond on Wildwood Estates 1<sup>st</sup> Addition, to be tabled. Mr. Brimm stated that there were a couple of concerns resulting from a walk through with HMG Engineering. One is a void in the pavement on the East edge of Wedgewood Lane. Also, the fire hydrants that were installed did not match those that were on the specifications. Mr. Brimm will reach out to the developer to discuss these issues and if they are able to be resolved he will bring this back to the Council at the April meeting.

### **NEW BUSINESS**

Mayor Jones said that the resolution before them is an IML (Illinois Municipal League) initiative, resulting from Governor Rauner's recent budget address. Mayor Jones has discussed this at length in the past. Alderman Woods made a motion to Approve Resolution 03032015-01 Urging the Governor and General Assembly to Protect Full Funding of Local Government Distributive Fund Revenues. Second Alderman Rosen, all yes, motion carried.

### **ANNOUNCEMENTS**

Alderman Kohlbrecher announced that there are still some tickets available for the Chambers' Dinner/Dance/Auction this Saturday night. Alderman Westbrook said that this will be his last voting meeting due to his move to Colorado. He stated it has been an interesting five years and thanked the Mayor for his support. He also thanked Pete Schumacher for encouraging him to run. Alderman Westbrook said that it has been an honor and a privilege to serve the residents of Trenton. Mayor Jones thanked Alderman Westbrook for his service.

**CLOSED SESSION**

**ADJOURNMENT**

Alderman Kohlbrecher made a motion to adjourn. Second Alderman Rosen, all yes, motion carried. Meeting adjourned at 8:00 p.m.

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Karen Buzzard, City Clerk