

TRENTON CITY COUNCIL
REGULAR MEETING APRIL 11, 2016

CALL MEETING TO ORDER

The regular meeting of the Trenton City Council was called to order by Mayor Kyle Jones on Monday, April 11, 2016 at 7:00 p.m. at City Hall.

ROLL CALL

Hooker, Mohme, Woods, Zurliene, Sims all present.

Also present were Chief Mike Jones, City Clerk Karen Buzzard, Attorney Tim Palen, Superintendent of Public Works Kurt Wehrle, Mike Conley of the Trenton Sun, Mark & Barb Lockowitz, Karen Pakosta, Kelly Ross of the Breese Journal, Doug Ratermann of HMG Engineering and Jim Brefeld.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

PUBLIC INPUT

Mr. Brefeld expressed several concerns to the Council. First one of his tenants arranged for a move out date with us prior to the date the tenant gave to him. Second the meters at 29 W. Broadway and 6 N Washington were hooked up backwards. Third, the date for water shut off for non-pay is too far out. Fourth, the grass in front of his commercial building he feels he should not have to mow. Fifth, he has some commercial spaces that are vacant and would like to be able to rent them as apartments. Mayor Jones informed Mr. Brefeld that there is a long term project in the works regarding downtown street scape and that would take into consideration the grass area in front of his commercial building. In regards to the apartment, Mr. Brefeld was instructed to meet with Mr. Brimm to review the zoning process that would be required to allow that to happen.

COMMENTS & ANNOUNCEMENTS – MAYOR

COMMENTS & ANNOUNCEMENTS- ALDERMEN

Alderman Hooker asked whether the Council had received any letters from the park board. Mr. Brimm stated that letters of resignation were received from Tina Litteken and Lynn Meddows. Alderman Hooker stated that it is sad that volunteers are resigning. Mayor Jones wants to discuss with the Council dissolving the park board and putting the responsibilities on the Community Coordination Committee.

Alderman Hooker then stated that he has been asked whether Mr. Brimm will be the Chief of Police. Mayor Jones does not see any changes, and there are no intentions of Mr. Brimm becoming the Chief of Police. He will be getting some additional training. Alderman Hooker read in the Trenton Sun that Mr. Brimm would be attending academy classes. In the absence of a department head Mr. Brimm is responsible for stepping in. He has no police training so he will be taking some classes on administration. Alderman Hooker expressed his concern about too much City Hall involvement with the police department. Mayor Jones said he had no doubt the department heads do a good job running the City. Per ordinance, if a department head is gone for an extended period of time Mr. Brimm fills in. The aldermen feel that someone from within the department should step up and run the department if the department head is gone for an extended period of time. Alderman Zurliene stated that there are issues in the City that are never brought to the Council. Specifically discussed was the discipline of an employee that was never brought to the Council. That discipline was carried out by Mr. Brimm and the department head, and the feeling was that the Council should have been informed. Attorney Palen reminded the Council

that Mr. Brimm is the boss of the department heads. Issues are only brought to the Council if an employee files a grievance. He is not aware of any grievances because discipline has been handed out fairly and both parties have agreed to it.

COMMENTS & ANNOUNCEMENTS – CITY STAFF

Chief Jones announced that April 30th will be the DEA's drug take back day. Someone will be at the police department that morning to accept any unused medicines. In addition, the Trenton Police have a collection box in their lobby at all times for anyone that has unused drugs that they want to dispose of properly.

Superintendent of Public Works Wehrle said that his department is working on the N. Locust Street storm sewer and hopes to wrap that project up on Wednesday.

Mr. Brimm informed the Council that the Plan Commission met on March 3rd and again on March 31st to review the preliminary plat for the Northgate Subdivision. They voted 3-1 to deny approval of the plat. A representative for the developer has since been in to talk with Mr. Brimm to work on a possible solution for hooking onto City water and sewer. That is why this was not on the agenda tonight for Council action. Mr. Brimm would like to give the developer some time to work on a plan. If something is able to be worked out, a 2/3 supermajority vote would be required to override the Plan Commissions' recommendation.

A pre-bid meeting for the wastewater treatment plant has been scheduled for May 17th. Bids are due here at City Hall on June 7th at 2p.m.

CONSENT AGENDA

Alderman Mohme made a motion to approve the Consent agenda as read. Second Alderman Zurliene, all yes, motion carried. The Consent agenda includes the minutes of the March 28, 2016 Regular Council Meeting, the Bills and Payrolls for March 2016 and the Treasurer's report for February 2016.

UNFINISHED BUSINESS

Mr. Brimm said that Dollar General is finalizing site plans. They have acquired additional land and will be opening an enlarged store than previous with additional frozen foods and liquor sales. Our current code limits the number of Class B licenses to five, and all five have been issued. Therefore, the Council will need to amend the Code to allow for an additional liquor license.

In the ongoing discussion about outdoor patio area at 7 West, Mr. Brimm pointed out to the Council that in Chapter 40 of the Code book (Zoning Chapter) there is already a requirement for a buffer between commercial and residential districts. He went on to review the various points in the code that address this. Additionally, he presented pictures of the other venues in town showing their compliance. Alderman Mohme asked then, because this is already in the code, the Council doesn't need to make any changes. He was told, correct. He then asked about outdoor service of alcohol. Attorney Palen said there is no need to change the code. If a complaint comes in then issue a citation. When asked about how this would be handled for Hank's bowl Chief Jones said that he does not know what agreement had been made by a prior administration. The issue of noise was brought up. Our code specifically regulates the hours for construction noise, but is silent on other types of noise. State law outlines time and distance for noise complaints. Ms. Pakosta wanted to know if a carbonation truck in the alley at 3 a.m. once a month could be in violation of noise ordinance. Most likely, and she was instructed to file a complaint.

Mr. Wehrle prepared for the Council a spreadsheet for the KMK drainage project. This outlined the engineer's opinion of probable cost and what he actually spent. The engineer's cost was estimated at \$165,490. Mr. Wehrle actually spent \$75,946.87, not include soft costs, for a project

savings of \$89,543.13. Mayor Jones expressed his appreciation of the job the public works department did.

Alderman Woods made a motion to approve Ordinance #1631 Approving the Purchase of Real Estate at 21 E. Broadway, Trenton, Illinois for Construction of a Public Parking Area to Service the Downtown Trenton Business Area. Second Alderman Sims. The purchase price is \$90,000 and is in the 2017 TIF budget. All yes, Mohme abstained. Motion carried.

NEW BUSINESS

Alderman Zurliene made a motion to approve Resolution 04112016 Reappointing Mary Lee as a Member of the Plan Commission. Second Alderman Woods, all yes, motion carried.

Alderman Mohme made a motion to approve Resolution 04112016-1 Reappointing Clint Maue as a Member of the Plan Commission. Second Alderman Hooker, all yes, motion carried.

Alderman Hooker made a motion to approve Resolution 04112016-2 Appointing Paul Tockstein as a Member of the Plan Commission. Second Alderman Zurliene, all yes, motion carried.

Alderman Hooker made a motion to approve Resolution 04112016-3 Appointing Phil Schmitt as a Member of the Plan Commission. Second Alderman Woods, all yes, motion carried.

Doug Ratermann with HMG Engineering discussed with the Council the 2016 Motor Fuel Tax (MFT) plan. This year we will continue to scale back on the number of roads that will be oil and chipped. Oil bids are due next week. IDOT has changed the unit of measure for oil from gallons to tons, and therefore the quantities may seem off from previous years. The City has chips on hand for this year's program, but Mr. Ratermann suggested if funds are available that next year's chips be purchased this fall. By sitting all winter this will allow the dust to be washed out of the chips. Alderman Hooker asked which streets will be done this year. Mr. Wehrle identified several streets where water and/or sewer work has been done this past year. Mr. Brimm stated that he would still like to have a street rating done. By attacking only the streets that are rated in the worst condition we can maintain a fund balance which can be used for other projects such as storm sewers, sidewalks, and if needed grant matching.

Mayor Jones said that the department heads have put together a budget and this year we will end with a sizable surplus and he wants to address some specific areas. The next several items on the agenda will be talked about as a whole, as they all pertain to each other. The equipment fund loan has a current balance of \$26,506.00. Mayor Jones would like to take a portion of the surplus and pay that off. The small capital improvement line of credit has a current balance of \$23,201.15. That too would be paid off with the surplus. There are a couple of budgeted expenses for next year that he would like to pull into this fiscal year such as a new server for the police station, a new computer for Chief and some small equipment for the public works department not to exceed \$10,000. Mayor Jones explained the reason for the large surpluses was to do large projects. We have recently completed the resurfacing of the Northland Acres subdivision and we will be moving onto the E 2nd/E 3rd Street drainage project. In addition we will be embarking on the largest single project this town has seen in the construction of the new wastewater treatment plant. Superintendent Wehrle is working with HMG Engineering to identify parts of that project that can be done in house which may be able to save the taxpayers up to 10% of the total project cost. To enable the public works department to do that work some different equipment will need to be purchased. This year's surplus will pay off the equipment fund loan and we will purchase a track hoe and bulldozer with a newly established line of credit for the equipment fund. The small capital improvement fund has budgeted a salt shed and three additional HVAC units for the police department. This will complete the necessary repairs required for the police station. Alderman Hooker questioned whether we could lease the equipment as opposed to purchase. Mr. Wehrle stated that this is not new equipment by any

means, and that to lease for several months could be quite costly. Almost as much as the purchase price. In addition, this equipment can be used for other projects in town. If it is determined that we don't need it after the wastewater treatment plant is built, then we can surplus and sell it. Alderman Woods reviewed the funding sources for the equipment and small capital improvement funds and the fund balances in each. Mr. Brimm spoke with Steve Wallace at Community Bank and was quoted an interest rate of 2.13% for a \$65,000 line of credit with a 3 year term and a \$75 loan origination fee. This was acceptable to the Council and will be on the next meeting's agenda for approval. Mr. Wehrle said that our current skid steer with a backhoe attachment and plainer would be traded in on the newer skid steer. A concrete breaker would also be purchased. Mr. Brimm reviewed a quote from SBA Computers for the police IT needs. For a new computer for Chief the quote was \$1,177. The server changeover at City Hall is almost complete. The quote for a server at the police station was \$4,532. A server there would enable the police to network their computers and serve as a backup to City Hall's server. Conversely, the server at City Hall would act as a backup to the police department server.

Alderman Woods called a finance committee meeting for Monday, April 18, 2016 at 6:30 p.m. to review the general, water, and sewer funds.

CLOSED SESSION

Alderman Woods made a motion to enter into closed session citing 5 ILCS 120/2(c)(5) Purchase or Lease of Real Property for the use of the Public Body. Second Alderman Hooker, all yes, motion carried. The Council entered closed session at 9:00 p.m.

The Council re-entered the regular meeting at 9:04 p.m. Roll Call: Hooker, Mohme, Sims, Woods, Zurliene.

ANNOUNCEMENTS

Mr. Brimm discussed with the Council two complaints that were forwarded to everyone. The complaint for 113 E. Missouri, the pictures are good, but they need to be time/date stamped. Mr. Brimm went and took pictures himself to comply. Letters will be going out tomorrow on that property. All issues have been identified for the 203 S. Locust complaint and letters will be going out for that property too.

Mayor Jones reminded the Council that what is said in closed session needs to remain confidential. Any issues brought to you on the street needs to be brought to City Hall so that information can be given to you. He encourages the Council to have more discussion, just don't react on hearsay. Call City Hall, get the facts. Call the department heads.

Mr. Brimm stated that the Phase I environmental study at the ABJ building was conducted on Friday. The fact that there were underground fuel storage tanks and an oil depository will likely trigger a Phase II study even though the landowner had a certificate that showed compliance with all EPA regulations for the removal of the underground fuel tanks. The only potential asbestos that was identified was in the caulking around the windows. A Phase II study would include soil boring and testing of the caulking. It should be a couple of weeks before we have the results of the Phase I study.

ADJOURNMENT

Alderman Woods made a motion to adjourn. Second Alderman Mohme, all yes, motion carried. Meeting adjourned at 9:11 p.m.