

TRENTON CITY COUNCIL  
REGULAR MEETING SEPTEMBER 12, 2016

**CALL MEETING TO ORDER**

The regular meeting of the Trenton City Council was called to order by Mayor Kyle Jones on Monday, September 12, 2016 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, Mike Conley of the Trenton Sun, and Superintendent of Public Works Kurt Wehrle

**PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS**

**PUBLIC INPUT**

**COMMENTS & ANNOUNCEMENTS – MAYOR**

Mayor Jones thanked the Trentonfest committee on another successful Trentonfest. The weather Friday night pretty much shut everything down, but Saturday was good.

**COMMENTS & ANNOUNCEMENTS- ALDERMEN**

Alderman Hooker called a Community Coordination committee meeting for next Monday, September 19, 2016 at 6:30 p.m. Alderman Woods thanked Chief Jones and his department for their assistance at Trentonfest, and also to city staff Doug Brimm and Kurt Wehrle and the public works department.

**COMMENTS & ANNOUNCEMENTS – CITY STAFF**

Clerk Buzzard announced that election packets may begin being circulated on September 20, 2016. The filing period is December 12-19, 2016. Trenton has the Mayor, Clerk and four year terms open in each ward. In addition there is a two year term open in Ward 2. Please see the Clerk for election packets.

Chief Jones thanked the TEMS and National Weather Service for their assistance with Trentonfest.

Kurt Wehrle announced that road oiling will take place tomorrow. All roads on the list not finished last month will be done tomorrow.

**CONSENT AGENDA**

Alderman Woods made a motion to approve the consent agenda as read. Second Alderman Zurliene, all yes, motion carried. The consent agenda included the minutes of the August 22, 2016 Regular Council meeting, the bills and payrolls for August 2106, the Treasurer's report for July 2016 and appointment of Steve Schatz to the Library Board.

**UNFINISHED BUSINESS**

Alderman Hooker made a motion to approve Ordinance #1643 Authorizing the City of Trenton, Illinois to Borrow Funds from the Water Pollution Control Loan Program. Second Alderman Woods, all yes, motion carried.

Alderman Woods made a motion to Approve Ordinance #1644 Increasing Annual Salary for City Clerk and City Treasurer. Second Alderman Zurliene, all yes, motion carried.

Attorney Palen explained that the Dollar General TIF agreement on the agenda tonight will be discussed later in the meeting.

Alderman Woods made a motion to Approve Ordinance #1646 Increasing the Number of Class B Liquor Licenses Available for Issue. Second Alderman Zurliene, all yes, motion carried.

### **NEW BUSINESS**

Alderman Hooker made a motion to Approve the Appointment of Kurt Wehrle to Summerfield-Lebanon-Mascoutah Water Commission Board. Second Alderman Zurliene, all yes, motion carried.

It was brought to Mr. Wehrle's attention this week that along the S. Main business district there is no ability for us to shut off water at the tap. Mr. Wehrle said that back in 2004-2006 when the new water lines were installed a list of every tap was made. The only tap listed is for the dental office. That means that there is no way to shut off water unless it is done at the meters which all are inside the buildings. Mr. Wehrle would like to move all of the meters outside so we can control all of the taps. This would require tearing out sidewalks and interrupting access to those businesses. All of the work can be done in-house and Mr. Wehrle said that it would not be expensive. The Council agreed that this needs to be addressed. Mr. Wehrle will talk with the business owners to minimize disruptions.

### **ANNOUNCEMENTS**

Citizens for Trenton tickets are available for \$65 per couple. The dinner is October 15, 2016 at Aviston Legion.

### **UNFINISHED BUSINESS**

Mayor Jones went back to the discussion on the Dollar General TIF agreement. He stated that the number one question from residents is when the Dollar General will be rebuilt. Up until today our discussions with the developer have been brief. The bulk of this time has been spent by the developer working to acquire more ground and the developer working with corporate. We found out today that the insurance company still has not settled the claim. The two brief meetings we had with the developer went well and all parties agreed on matters related to a TIF agreement. Based on those meetings Attorney Palen drew up the agreement and sent it to the developer for approval. Just this afternoon we received the agreement back with significant changes, and therefore thought it best to bring those changes to the Council for discussion prior to approval. Attorney Palen explained differences in the timeline set forth in the agreement. With the new timeline it is possible that it could be another year before the store is opened. More materially are the next two response changes. The first is when the developer would receive the one-time reimbursement for the land purchase. The original agreement stated upon completion of the project and resumption of business by Dollar General the City would reimburse the \$81,000 land purchase price to them. They propose payment upon commencement of construction. Mr. Palen said it was up to the Council whether they want to accept this. General discussion included questions about the developer's intent to finish the project if we paid this money up front. Mr. Palen went on to the last response from the developer. The original agreement had payments being made to the developer until either a full \$300,000 was paid to them or until the expiration of our TIF. The response from the developer includes language that the City would use its best efforts to extend the TIF to allow for full payment to the developer. For the City to extend its TIF would take action from the General Assembly and that is not easy to do. Mayor Jones wanted to be clear that Dollar General does not own nor build any of their buildings. They are leased from various developers. It sounds to us like the developer needs money up front. More information will be gathered and brought back to the Council before any TIF agreement is approved. Alderman Woods wanted to know what Dollar General corporate had to say about this. We have not talked with them. Mr. Conley suggested enticing Dollar General with a sales tax rebate in the hopes that they put pressure on the developer to move forward.

### **CLOSED SESSION**

Alderman Hooker 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 and 5ILCS 120/2 (c)(6) Setting of a Price for Sale or Lease of Property Owned by the Public Body. Second Alderman Woods, all yes. The Council entered Closed Session at 7:54 P.M.

The Council re-entered the regular meeting at 8:17 P.M. Roll call: Hooker, Mohme, Sims, Woods, Zurliene all present.

#### **ANNOUNCEMENTS**

Mayor Jones encouraged everyone that is up for election to take out a packet. This Council has done a remarkable job and work together well.

#### **ADJOURNMENT**

Alderman Hooker made a motion to adjourn. Second Alderman Mohme all yes, motion carried. Meeting adjourned at 8:20PM.

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Karen Buzzard, City Clerk