

TRENTON CITY COUNCIL
REGULAR MEETING JULY 9, 2018

CALL MEETING TO ORDER

The Regular Meeting of the City Council was called to order by Mayor Kyle Jones at 7:00 p.m. on Monday, July 9, 2018.

ROLL CALL

Hooker, Mohme, Sims, Weh, Woods, Zurliene (absent)

Also present were City Clerk Karen Buzzard, City Administrator Doug Brimm, Superintendent of Public Works Kurt Wehrle, Chief Chris Joellenbeck, Officer Joe Berry, Stan Clark, Dan Kohlbrecher, Chad Litteken, Rob Jervis, Dale Gall and Theresa Atwood all of the Trenton Development Association and Mike Conley of the Trenton Sun.

NEW BUSINESS

Mayor Jones called upon Dan Kohlbrecher with the Trenton Development Association to present to the Council. Mr. Kohlbrecher asked the Council to donate to their organization the land that previously housed the Trenton VFW for the erection of a new community center. Mayor Jones said that a decision of this significance needs to be put to the taxpayers. Mr. Kohlbrecher is not opposed to having this question on the November ballot. He stated that they are doing everything by the book. They have obtained information from an attorney on non-profits, have obtained a state tax number and are in the process of filing for 501-C3 status. They are not asking for any money at this time. Mr. Brimm informed Mr. Kohlbrecher and the Council of the process for putting a question on the ballot. An ordinance posing the question would need to be passed and then filed with the County by August 20, 2018. Mayor Jones would like to negotiate with this organization on the actual boundaries of the property in question. When the City purchased the VFW property one of the driving forces was due to the properties shared boundary with Diamond #1. Additionally, the City wants to control parking in the park. Mr. Kohlbrecher had no problem moving the proposed building as far east as possible with parking being to the west of the building. When asked about Diamond #6, Mr. Kohlbrecher said that would be eliminated or moved to another location, possibly behind the Diamond #1 outfield.

Alderman Woods asked if this group has considered any other sites in Trenton. Mr. Kohlbrecher said no. He stated that they have not yet decided on the size of the hall. He thought maybe 400 to 500 person capacities, although their architect said that they could build a structure with a 300 person capacity and add on at a later date. Mr. Jarvis said that no decision has been made yet regarding the kitchen for this hall. They don't know whether a full kitchen will go in or just a warming kitchen. That decision will factor into the size of the building.

Mayor Jones stated that going to the voters without a defined plan could be a problem. Alderman Mohme asked if the organization would be interested in a lease. Mr. Kohlbrecher said no. Alderman Weh said this is a great idea, but he would like to know more about their funding. Mr. Kohlbrecher said they will not ask for any money until after they have obtained their 501-C3. Alderman Weh asked how they would maintain this building. Mr. Kohlbrecher said that a hall manager would be hired, and if there is going to be a kitchen then a kitchen manager would be hired too. A building must be completed within five years of January 1, 2019 for some of their funding to come in. Chad Litteken suggested a contingency; if there is no building within a certain time frame then the land goes back to the City. Alderman Weh said that in this day of American Legions and VFWs folding how does this organization plan to sustain themselves financially? Alderman Woods asked for a business plan. They do not have one. He would like to see projected operating costs annually, funding sources and who and how this will continue and not close like all of the others. Alderman Woods then asked if the referendum is binding.

Mr. Brimm stated that this is advisory only. Mayor Jones cautioned the group about a 501-C3 and the potential personal liability of the officers. He then asked Mr. Kohlbrecher what their plan was if the taxpayers vote this down. Mr. Kohlbrecher said that he thought of some ground in the TIF district near KMK, but now that property is gone. The Council agreed to review an ordinance posing the question for referendum at the next Council meeting and possibly take action at the first meeting in August. The Trenton Development Association meets roughly the second Tuesday of the month. They will be meeting tomorrow night as they work to complete their by-laws and charter.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

PUBLIC INPUT

COMMENTS & ANNOUNCEMENTS – MAYOR

COMMENTS & ANNOUNCEMENTS- ALDERMEN

COMMENTS & ANNOUNCEMENTS – CITY STAFF

Superintendent of Public Works, Kurt Wehrle, gave an update on the wastewater treatment plant. The lift station at the plant has two pumps that handle daily flow and two huge backup pumps that kick in when there is a large influx like after a rain. One of the daily pumps when down with less than 300 hours on it and it has taken five months to get it back. Now the second daily pump is failing. Second, algae have formed on the backwash lagoon and it smells. The engineers say to add copper sulfate, but that is not a real solution. Superintendent Wehrle would like to put in aeration like they have at Wesclin. Next, grease and solids are getting into the lift stations causing damage. The engineers suggest purchasing two “muffin monsters” at a cost of nearly \$100,000.00 each. Mr. Wehrle would like to know why grinder pumps weren’t part of the specifications. Those cost closer to \$13,000.00 each. Mayor Jones would like to have Mr. Wehrle put together a list of issues and review that with our attorney. Ask HMG to attend our next meeting to answer to the council why this is happening and who is going to fix and pay for it.

Mr. Brimm informed the Council that there may be an issue in the near future related to the electric aggregation. Ameren’s rates are set to go lower than our negotiated aggregation rate. The price match provision was removed from the most recent contract when that was negotiated. Mr. Brimm took part in a conference call with several other aggregation communities recently to discuss this. The plan is to reach out to Homefield Energy and ask that they match or beat the Ameren rate. The consensus of the group is that if Homefield doesn’t agree to match the rate then all of the communities will rally to get all of their residents out of the aggregation. Mr. Brimm expects to have an answer from Homefield by July 13, 2018.

CONSENT AGENDA

Alderman Hooker made a motion to approve the Consent agenda as presented. Second Alderman Weh, all yes, Zurliene absent. Motion carried. The consent agenda included the Minutes of the June 25, 2018 Regular Council meeting, Bill for the month of June, 2018, the Payrolls for the month of June 2018, and the Treasurer’s Report for the month of May 2018.

UNFINISHED BUSINESS

NEW BUSINESS

To continue the discussion of earlier, Mr. Brimm would like to have clearly defined what property the Trenton Development Association wishes to obtain from the City. He read a rough draft of a ballot question. He will have our attorney review it and draft the ordinance required. Alderman Woods would still like to see facts. This group has no plan. There was more

discussion about the time frame for putting this to the voters and getting this on the November ballot could be pushing things too much. Maybe we let the Trenton Development Association know that we will put this on the April ballot to allow them ample time to develop a business plan.

Mr. Brimm informed the Council of the results of Senate Bill 1451. He previously discussed with the Council that this bill would allow for small cell wireless system to be placed in public rights-of-way. At the time municipalities were urged to ask the Governor to veto this but with modifications the Governor signed this bill into law effective June 1, 2018. This law gives local municipalities the ability to regulate fees and applications for the cell sites, but an ordinance adopting those regulations must be adopted within 60 days of the June 1, 2018 effective date. A proposed ordinance is in the packet for review. This would provide for that application and set fees at \$650.00 per existing pole and \$1,000.00 for each new pole erected. This ordinance also gives the municipality the authority to propose alternate placement within 100 feet of the requested site to help ensure the integrity of the right-of-way. No one was opposed to moving forward with this.

CLOSED SESSION

ANNOUNCEMENTS

The Trenton Chamber of Commerce will have a ribeye sandwich fundraiser at the Trenton IGA this Saturday with the proceeds going to the Trenton Development Association.

Alderman Woods asked to have the Trenton Fest parade resolution and extension of park hours and liquor sales hours on the next agenda for approval.

ADJOURNMENT

Alderman Hooker made a motion to adjourn. Second Alderman Woods, all yes, Zurliene absent. Motion carried. Meeting adjourned at 8:29 p.m.

Karen Buzzard, City Clerk