

TRENTON CITY COUNCIL
REGULAR MEETING JULY 23, 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 23, 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 Brian Salvi, Attorney Joe Heiligenstein, Dan Kohlbrecher and Chris Harpstrite of the Trenton Development Association, Kyle Elmore and family, Gene Norber and Daniel Schmidt of EDR, Don Williams, Paul Elsing, and Phil Schmitt of the Trenton Park Boosters, Barry Bieron, Hank Henderson and Mike Conley of the Trenton Sun.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

Eagle Scout candidate Kyle Elmore addressed the Council with his Eagle Scout project proposal. He would like to improve the basketball courts in the park. His proposal includes 4 new Hercules Diamond Model Pro Dunk basketball goals at a cost of \$8,616.00, resurfacing, redesigning and expanding the basketball courts, and fencing the expanded courts. Total material costs are estimated at \$15,788.50. Mr. Elmore is asking for assistance from the city for materials and labor. Mayor Jones stated that this is pretty significant compared to other projects that the city has financed. The park boosters have indicated that they would also contribute financially but have not yet committed to a dollar amount. It was agreed that this is a worthy project. A meeting will be set to get the boosters, Mr. Elmore and the city together at the park to work on some more of the details. Then the Council can decide how much financing can be committed.

Daniel Schmidt of EDR presented to the Council their findings from the South Study area eligibility study for a new business district and TIF district. A map of the area was reviewed. Based on the criteria for qualification of a business district the area being discussed does meet the qualification for a business district. The Council had no questions regarding the business district. Moving on to the TIF district, Mr. Schmidt explained that it is the same geographic area consisting of 113 acres as the business district. The improved area, area with buildings on it, qualifies as a conservation area due to all of the buildings being over 35 years in age. In addition there are no public utilities to this land. The vacant areas have inadequate platting and are subject to flooding. All of this combined qualifies this area as blight and therefore makes this eligible for Tax Increment Financing (TIF). The Council asked what the next step in the process is. Mr. Schmidt said that he would work with the City to develop a plan which will include what type of development the City would like to see, what the land use would be etc. Once developed, that plan will be presented to the Council. Then a public hearing will be held. The City will meet with other taxing bodies in regards to the development of the TIF district and the Council will decided whether they want a sales tax increase for the business district. There is still a lot of work to be done. Mayor Jones questioned if this new TIF district were to come to fruition then would the City be able to move money from one TIF district to the other. Mr. Schmidt confirmed that there is "substantial touching" of the proposed and existing TIF districts so yes, that would be allowed per the law.

NEW BUSINESS

Alderman Woods made a motion to Accept the South Trenton Business District Eligibility Study, and Place it on File Making it Available for Public Inspection. Second Alderman Hooker, all yes, Zurliene absent. Motion carried.

Alderman Hooker made a motion to Authorize Economic Development Resources to Complete the South Trenton Business District Plan. Second Alderman Weh, all yes, Zurliene absent. Motion carried.

Alderman Woods made a motion to Accept the South Trenton Tax Increment Finance Eligibility Study, and Place it on File Making it Available for Public Inspection. Second Alderman Sims, all yes, Zurliene absent. Motion carried.

Alderman Hooker made a motion to Authorize Economic Development Resources to Complete the South Trenton Tax Increment Financing Redevelopment Plan. Second Alderman Weh, all yes, Zurliene absent. Motion carried.

PUBLIC INPUT

Don Williams of the Trenton Park Boosters presented to the Council a plan to install a new playground in the area where the sand volleyball court previously was. This will be more accessible to the children that are attending ball games. The park boosters wanted a turnkey project so they contacted Bergfeld Recreation out of St. Louis for a quote. For the \$20,000.00 to \$25,000.00 price range Bergfeld will come in and install the playground equipment along with a rubberized border and playground mulch. A sketch of the equipment that is being considered was passed out to the Council members. This equipment is handicap accessible and ADA approved. It is designed for children ages 2 to 12. Alderman Woods asked that the Boosters come back to the Council with their final decision on equipment and any request for assistance from the City. Mr. Schmitt said that tonight the Park Boosters would like to have the “go ahead” from the Council on the overall project. He said that the Park Boosters will then meet to decided specifics and then they will bring final numbers and details back to the Council for approval. There were questions about the mulch base and the City may decide to pay the difference from the wood chip mulch to rubber mulch.

Superintendent Wehrle asked the Park Boosters when they planned to complete the replacement of the picnic table pads in the park. That will be done after the Trenton Fest this year. The Park Boosters would like for the City maintenance department to tear out the old pads and grade the areas. The Park Boosters will use the City’s forms and pour new concrete pads.

COMMENTS & ANNOUNCEMENTS – MAYOR

COMMENTS & ANNOUNCEMENTS- ALDERMEN

COMMENTS & ANNOUNCEMENTS – CITY STAFF

Chief Joellenbeck informed the Council that Wednesday, July 25 is Illinois Speed Day. Trenton will participate. The Mayor stated that he does not want our officers out there targeting people.

Another issue that the police have been made aware of is ATV’s going down the state right of way. Chief Joellenbeck said that if anyone is caught driving on the prohibited roads that a citation will be issued and the City license will be revoked. Mayor Jones had a report of someone driving a golf cart through the park. If the police see that a citation will be issued and City license will be revoked.

The police have started writing warning tickets for the SUV’s parked in the prohibited spots at the intersection of Broadway and Main.

Mr. Brimm and Superintendent Wehrle met today with Brian Buchheit of HMG Engineering to review the issues expressed by Superintendent Wehrle at our last meeting. The discussions centered on the pumps and issues related to odor. The pumps that were installed were designed

for wastewater treatment purposes; they are just not performing properly. We have received assurances from HMG that they will advocate on our behalf to get this situation remedied now while the pumps are under warranty and after that time period has expired too. The issue is that the pumps are allowing solids are being allowed to pass through the whole system essentially without being treated. That in part is what is contributing to the odor problem. Another factor contributing to the odor is the bacteria in the plant has not yet had enough time to adapt to this new environment and work at peak capacity. This may take up to nine months. It is important to note that the wastewater treatment plant is currently meeting all effluent requirements of the ILEPA. Mr. Brimm is satisfied that our concerns are being addressed by HMG. Mayor Jones asked Superintendent Wehrle if his concerns with the grading had been addressed. Superintendent Wehrle said that he spoke with Mr. Korte and Korte & Luitjohan will take care of all of the concrete issues. There was much discussion about the pumps that were installed in relation to the pumps that HMG put into the specifications. Mr. Brimm gave clarification on the different models of pumps and the different choices made by the Council at the time this project was awarded. Additional information will be gathered and brought back to the Council.

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 a motion to Approve the Minutes of the July 9, 2018 Regular Council meeting, a motion to close General Fund Passbook Accounts and Transfer Funds to General Fund Checking , a motion to close Waterworks Passbook Account and transfer funds to Water Fund Checking, a motion to close Public Buildings Passbook Account and transfer funds to General Fund Checking, a motion to close STPRA Passbook Account and transfer funds to Sewer Fund Checking, a motion to Approve Resolution 20180723 Trenton Fest Parade, a motion to Allow Liquor Sales in the Trenton City Park on September 7-9, 2018 for Trenton Fest until 12:30 a.m.

UNFINISHED BUSINESS

Attorney Heiligenstein looked into the referendum question of whether the City should donate or transfer land to the Trenton Development Association. He found the law prevents a municipality from donating real property to an entity. There is one case out there where a municipality donated property to an entity but the courts found in that case that the property had no value and it was a liability on the municipality. That is not the case with the property here in Trenton. Even if a referendum was conducted and the whole city voted in favor, it would be contrary to the laws of the state of Illinois. One option would be for the Trenton Development Association to purchase the property. The City would need to pass an ordinance announcing the sale of the property and details for the acceptance of bids. Bids would be opened at a Council meeting and the Council would then vote to accept the bid that is in the best interest of the City. That bid may not necessarily be the highest bid although most often it is. The City does not have to accept any of the bids. Another avenue would be for the City to declare that property surplus and have it appraised. The City could then sell or auction the property with the contract awarded to the entity that presents a purchase price of at least 80% of the appraised value of the property and is in the best interest of the City.

The only other option would be for the Trenton Development Association to lease the ground. If the City would entertain the idea of a lease then the terms of the lease would need to be published in the newspaper prior to the Council voting. Attorney Heiligenstein cautioned the Council about the liabilities on the part of the City when entering into a lease not to mention the possibility that the term of a lease may extend beyond the life of the lease organization. Mr. Kohlbrecher asked how the City was able to donate a building worth \$250,000 or more to Kaskaskia College just a few years ago. Was that legal? Attorney Heiligenstein said that the law does allow for intergovernmental transfer. Mr. Kohlbrecher then questioned a 99 year lease for \$1. Attorney Heiligenstein said that Mr. Kohlbrecher was skirting the law, there needs to be more consideration. After much more discussion about leasing vs purchasing property Mr.

Kohlbrecher said that the Trenton Development Association is going to slow things down and wants the City to put the referendum question on the April ballot instead of the November ballot. This will give the association more time to gather additional information. Attorney Heiligenstein said that may not be necessary because the City cannot give away property, and he is reluctant to have a referendum related to a lease. Mayor Jones wrapped up the discussion by stating that the referendum is not necessary because the City is not able to give away property. When the Trenton Development Association has a more concrete plan we welcome your presentation.

Alderman Hooker made a motion to Approve Ordinance #1716 Providing for the Regulation of and Application for Small Wireless Facilities. Second Alderman Weh, all yes, Zurliene absent. Motion carried.

NEW BUSINESS

Alderman Hooker made a motion to Purchase of 5 Mermade 30"x60" DE Elements for City Pool from Halogen Supply Company, Inc. in the Amount of \$2,000.00. Second Alderman Woods, all yes, Zurliene absent. Motion carried.

Alderman Hooker made a motion for Purchase of Ecoliner SP Self-Propelled Field Striping Machine from Newstripe, Inc. in the Amount of \$2,595.00. Second Alderman Woods, all yes, Zurliene absent. Motion carried.

CLOSED SESSION

ANNOUNCEMENTS

ADJOURNMENT

Alderman Hooker made a motion to adjourn. Second Alderman Woods, all yes, Zurliene absent. Motion carried. Meeting adjourned at 8:51 p.m.

Karen Buzzard, City Clerk