

TRENTON CITY COUNCIL
REGULAR MEETING JANUARY 28, 2019

CALL MEETING TO ORDER

The Regular Meeting of the City Council was called to order by Mayor Kyle Jones at 7:01 p.m. on Monday, January 28, 2019.

ROLL CALL

Hooker, Mohme, Sims, Wagoner, Weh, Woods All present.

Also present were City Clerk Karen Buzzard, City Administrator Doug Brimm, Superintendent of Public Works Kurt Wehrle, Chief Chris Joellenbeck, Gene Norber and Daniel Schmidt of Economic Development Resources, Attorney Joe Heiligenstein, Officer Joe Berry, Dale Gall, Dan Kohlbrecher, Stan Clark, Rob Jarvis, Theresa Atwood, Barb Trame, Jackie VanGorkam, and Dennis Kennet of the Trenton Development Association and Mike Conley of the Trenton Sun.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

Mr. Gene Norber opened with a brief description of what a TIF district and a Business district are. Mr. Daniel Schmidt gave an overview of the proposed North TIF district. He reviewed the plan and answered the mayor's questions about this proposed district and just where it is contiguous with our current TIF district. Mr. Norber has added an addendum to this plan identifying parcels that are yet to be annexed. This is permissible per TIF law due to the pre-annexation agreements the City already has in place with those parcel owners. Mr. Schmidt then reviewed the North business district again pointing out differences between a business district and a TIF district.

Mr. Norber then reviewed the South TIF and Business district plans. These have the same footprint. He confirmed the findings qualifying these parcels for both TIF and Business district designation. He answered questions from the mayor regarding movement of monies from one TIF district to another and will check the language in our current TIF to verify it allows for this "porting".

Mr. Norber reviewed the process with the Council. Tonight he is asking for action to place these plans on file and make them available for public view. In addition he is asking for approval to send these plans to the other taxing districts and to the Department of Commerce and Economic Opportunity. The Council will not be approving these districts tonight. The joint review board still has to meet and Mr. Schmidt estimates that meeting will take place in March. If everything goes according to plan he is looking at the end of April for final adoption by the Council.

UNFINISHED BUSINESS

Alderman Woods made a motion Accepting North Trenton TIF Plan, Placing it on File and Making Available for Public Inspection. Second Alderman Sims, all yes, motion carried.

Alderman Woods made a motion Approving Sending North Trenton Redevelopment Plan to all Taxing Districts and DCEO. Second Alderman Wagoner, all yes, motion carried.

Alderman Woods made a motion Accepting North Trenton Business District Plan, Placing it on File and Making Available for Public Inspection. Second Alderman Wagoner, all yes, motion carried.

Alderman Woods made a motion Accepting South Trenton TIF Plan, Placing it on File and Making Available for Public Inspection. Second Alderman Sims, all yes, motion carried.

Alderman Woods made a motion Approving Sending South Trenton Redevelopment Plan to all Taxing Districts and DCEO. Second Alderman Sims, all yes, motion carried.

Alderman Woods made a motion Accepting South Trenton Business District Plan, Placing it on File and Making Available for Public Inspection. Second Alderman Sims, all yes, motion carried.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

Rob Jervis presented on behalf of the Trenton Development Association. He read their mission statement and presented a drawing of the proposed building they would like to construct. It is a 7356 sq. ft. building with seating for 320 in the main hall. There would be seating for 32 in a separate meeting room. The building would have kitchen facilities with equipment, installation and utilities being provided by the Western Clinton County Senior Services. A bar area, storage and restrooms are also part of the design. There are no estimates on the cost to construct this building. A small business plan has been completed and Mr. Jervis will submit that to the Council. The Trenton Development Association is currently looking for land for this development and presented a rendering of this building on the lot within the City Park where the VFW building formerly was. The placement of the building would not disturb diamond #6 like previously discussed and included parking for 124 cars. The Trenton Development Association is again asking the City to sell them this land. Alderman Weh would like to see the business plan and financial forecasts.

When asked of the legalities of the City selling this ground Attorney Heiligenstein stated that it is up to the Council and reminded them that they took an oath to do what is in the best interest of the City. There is a statutory procedure for selling property and a super majority vote is necessary. If the City were to sell, the Council must first determine that the land has no use to the City. That is clearly not the case here as this land is in the City Park. If the Council were still to deem this sale in the best interest of the City then the sale must be done competitively, meaning you may have to choose the highest bidder. Attorney Heiligenstein will check into the statute further. Mayor Jones expressed his concerns with history repeating itself. He stated at some point the City will get hung with this building. He would like for the Council to discuss this further at a later date.

PUBLIC INPUT

COMMENTS & ANNOUNCEMENTS – MAYOR

COMMENTS & ANNOUNCEMENTS- ALDERMEN

Alderman Hooker stated that he was not aware that the Trenton Development Association was again looking at the park for their building. He thought he had them talked into ground outside of City limits.

COMMENTS & ANNOUNCEMENTS – CITY STAFF

Clerk Buzzard informed the Council that the new Code Book should be here later this week. She was asked if an electronic version would be available for the Council to review prior to adopting the new version. She will check into that.

Mr. Brimm informed the Council that asbestos testing was completed at 202 E Broadway. Twenty six samples were taken and nine tested positive. There will be a pre-bid meeting on Wednesday at 1:00 p.m. for remediation. Mr. Brimm hopes to have a contract for those services on the February 11 agenda for approval.

CONSENT AGENDA

UNFINISHED BUSINESS

Alderman Hooker made a motion to Approve the minutes of the January 14, 2019 Regular Council Meeting. Second Alderman Weh, all yes, motion carried.

Alderman Woods made a motion Approving the Engagement of C.J. Schlosser, LLC for Audit Services for Fiscal Years Ending April 30, 2019, 2020, and 2021 with options for 2022, and 2023. Second Alderman Hooker, all yes, motion carried. Mayor Jones stated that the City had no issues with Scheffel Boyle's work and we have no negative feedback.

NEW BUSINESS

CLOSED SESSION

A motion was made by Alderman Wagoner, seconded by Alderman Hooker to enter into closed session for 5 ILCS 120/2(c)(2) Collective Bargaining, and 5 ILCS 120/2(c)(11) Pending or Probable Litigation. The Council entered closed session at 8:57 p.m.

The Council re-entered the regular meeting at 9:22 p.m. Roll Call: Hooker, Mohme, Sims, Wagoner, Weh, Woods. All present.

ANNOUNCEMENTS

Mayor Jones stated that we have no resolution with the Trenton Development Association. All talks with them need to take place in this room and in the open.

ADJOURNMENT

Alderman Sims made a motion to adjourn. Second Alderman Wagoner. All yes, motion carried. Meeting adjourned at 9:28 p.m.

Karen Buzzard, City Clerk