

TRENTON CITY COUNCIL
REGULAR MEETING MAY 28, 2019

CALL MEETING TO ORDER

The Regular Meeting of the City Council was called to order by Mayor Kyle Jones at 7:06 p.m. on Monday, May 28, 2019.

ROLL CALL

Deien, Kniepman, Mohme (absent). Sims, Weh, Woods (absent)

Also present were City Clerk Karen Buzzard, City Administrator Doug Brimm, Chief Chris Joellenbeck, Superintendent of Public Works Kurt Wehrle, Attorney Joe Heiligenstein, Mark Brown, Michelle Maue of Dairy King and Mike Conley of the Trenton Sun.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

PUBLIC INPUT

COMMENTS & ANNOUNCEMENTS – MAYOR

COMMENTS & ANNOUNCEMENTS- ALDERMEN

COMMENTS & ANNOUNCEMENTS – CITY STAFF

Superintendent Wehrle informed the Council that Kilian started work on Route 160 on Friday. Today a problem was discovered with the asphalt laid and they will be milling it back off and relaying it. They hope to have this completed by Friday.

CONSENT AGENDA

UNFINISHED BUSINESS

Alderman Weh made a motion to Approve Ordinance #1754 Granting a Special Use Permit for 14 South Main Street, Trenton, Illinois. Second Alderman Sims, all yes, Mohme and Woods absent. Motion carried.

Alderman Sims made a motion to Approve Ordinance #1755 Changing the Zoning Classification of Property from Single Family Residence (Small Lot)(SR-2) to Highway Business (B-3). Second Alderman Deien, all yes, Mohme and Woods absent. Motion carried.

NEW BUSINESS

Alderman Weh made a motion to Approve Mayoral Appointment of Alderman Brent Woods as Mayor Pro Tem One. Second Alderman Sims, all yes, Mohme and Woods absent. Motion Carried.

Alderman Kniepman made a motion to Approve Mayoral Appointment of Alderman Andy Weh as Mayor Pro Tem Two. Second Alderman Deien. Roll Call: Deien, yes; Kniepman, yes; Sims, yes; Mohme, absent; Weh, abstain; Woods, absent; Jones, yes. Motion carried.

Alderman Weh made a motion to Approve Resolution #20190528 Inducement Resolution for “North Trenton Business District Plan”. Second Alderman Kniepman, all yes, Mohme and Woods absent. Motion carried.

Alderman Sims made a motion to Approve Resolution #20190528-1 Inducement Resolution for “South Trenton Business District Plan”. Second Alderman Deien, all yes, Mohme and Woods absent. Motion carried.

Mr. Brimm stated now that the Council has approved the rezoning of 321 and 327 W Illinois Master M, LLC will purchase those properties, demolish the structures and expand the drive through and parking lot for the Dairy King. With Dairy King owning the western half of the block Mr. Brimm asked if the Council would consider vacating the western half of the alley. It is currently being used as the drive through for Dairy King. Casey’s takes all of their deliveries in the front of their building and no garages open to the alley. Utility easements would be preserved by the City as there is a sewer line that runs under that alley. There was a lengthy discussion about the pros and cons of vacation just a portion and/or the whole alley. Mr. Brimm will explore options with Ms. Maue.

7:32 p.m. Alderman Mohme entered the meeting.

Mayor Jones asked whether we could wait until Dairy King presented final plans before a decision would need to be made. Attorney Heiligenstein said yes. No action will be taken on this at this time.

Chief Joellenbeck said that the tornado sirens are tested the first Tuesday of every month. The siren at N. Lincoln did not function at the April test. The batteries were replaced and it still failed. Global Tech Systems Inc. was called to take a look at the siren. It was determined that the charging system board had gone out, presumably hit by lightning. In addition, two of the three speakers were out at this siren and at the siren on S. Washington. The cost estimate to repair the charging board on the N. Lincoln siren is \$1,034.50 and the estimate to replace the speakers on the two sirens is \$5,275.60. It was asked if our sirens could also broadcast a public service message. Chief Joellenbeck will check into that. Our Code Red system can send out messages to all residents that have registered with us. There was discussion about the capabilities of our Code Red and Mr. Brimm and Chief Joellenbeck were tasked with exploring that system further. Mr. Brimm was asked if our insurance covers the tornado sirens. Yes, with a \$1,000.00 deductible. If we can prove that the speakers went out due to a lightning strike we will have a very strong claim.

Diane Mannhard has discussed with Mr. Brimm possible upgrades to their property located at 219 W Broadway and is seeking TIF funds to help with the upgrades. Ms. Mannhard is interested in replacing 2 HVAC units, upgrading windows and doors. Estimates provided to the City total \$12,742.00 and with the customary 60% reimbursement that would be about \$7,964.00 in TIF reimbursement. Everyone was in favor of allowing the project and Mayor Jones prefers to do the payout over two years. An ordinance will be prepared for approval at the next meeting.

Mr. Brimm wanted to bring to the Councils attention a situation that has arose from the redevelopment agreement entered into with Equity Success at 2 W. Broadway. This relates to the Kain Tayo restaurant that was opened by Mr. & Mrs. Arcega. The Arcegas paid for upgrades to the building they are renting from Equity Success and presented invoices to the City per the TIF agreement. The City paid the first installment to Equity Success per the agreement, and now Equity Success is withholding those funds from the Arcegas. The TIF agreement contains a claw back period of five years which everyone was aware of prior to entering into the agreement. It is unknown whether the Arcegas and Equity Success have any type of agreement regarding the TIF funds. What is known is that the City has done everything according to the TIF agreement. The Arcegas have reached out to Mr. Brimm for assistance in obtaining their money from Equity Success. While everyone feels bad for the Arcegas, Attorney Heiligenstein reminded everyone that the Council had nothing before them at this time and that the City has complied with its obligation. Mr. Brimm reached out to Equity Success and Mr. Rakers asked to have the claw back provision removed from the agreement. None of the aldermen were in favor of that. It was

asked if there were any other economic development tools that could be utilized. A sales tax rebate is being looked into. Mayor Jones stated that there is nothing more that the City can nor should do.

8:22 p.m. Alderman Mohme left the meeting.

Mayor Jones said that budget work is going on and explained the process for our new aldermen. Mr. Brimm said that there is nothing on the slate for the FY20 budget that is out of the norm.

CLOSED SESSION

ANNOUNCEMENTS

ADJOURNMENT

Alderman Kniepman made a motion to adjourn. Second Alderman Weh. All yes, Mohme and Woods absent. Motion carried. Meeting adjourned at 8:28 p.m.

Karen Buzzard, City Clerk