

TRENTON CITY COUNCIL
REGULAR MEETING
February 26, 2024

CALL MEETING TO ORDER

The Regular Meeting of the City Council was called to order by Mayor Andy Weh at 7:00 p.m. on Monday, February 26, 2024, followed by the Pledge of Allegiance.

ROLL CALL

Berry, Brown, Deien, Mohme (absent), Rakers, Sampson

Also present was Director of Public Works Andy Brockhahn, Officer Caren Cyvas, Chief Joellenbeck, Mike Conley, Barry Sieron, and Attorney Joe Heiligenstein

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

PUBLIC INPUT

COMMENTS & ANNOUNCEMENTS – MAYOR

Mayor Weh informed council that a resident inquired about listing their home as an Air B&B. There is nothing in our code that specifically prohibits them. Many of the council members use Air B&B's and would be fine with them in Trenton. Attorney Heiligenstein said that if our code does not permit them, then they are prohibited. He suggested taking this before the Plan Commission for a recommendation.

COMMENTS & ANNOUNCEMENTS- ALDERMEN

Alderman Brown said that he and Director of Public Works Brockhahn have been contacted by Lisa Brede, athletic director at Wesclin school about joining forces with the school and New Baden and purchasing emergency weather alert stations. This would be a solar powered emergency weather station with audible alarms. Everyone liked the idea. If New Baden, Wesclin, and Trenton all purchased these stations the cost per unit would be less, coming to about \$2,500.00 per year each. More research will be done, and this will be brought back to the council.

COMMENTS & ANNOUNCEMENTS – CITY STAFF

Clerk Buzzard reminded everyone to complete their economic interest statements on the Clinton County website.

There will be a public hearing prior to our next council meeting for the water infrastructure project. This is a requirement of the EPA loan application. Tim Straszacker of Horner & Shifrin will present an overview of the project. That hearing is scheduled for 6:30 p.m. here at City Hall.

Clerk Buzzard received today an application for TIF assistance from a business. This will be on the next agenda for discussion of a redevelopment agreement. She has had two more inquiries into possible TIF assistance. If anything more develops from them she will bring it to council.

Director of Public Works Brockhahn informed the council that the concession stand construction has begun. Rafters for the dugout were delivered today and footings for the building will be poured next week. There are no problems expected with using Diamond #1 while construction is going on.

March 2nd is the park clean-up day.

Chief Joellenbeck reminded everyone to lock their car doors.

Attorney Heiligenstein informed the council that Trenton is allowed to have a hotel/motel tax, and that inspections can be required annually. This references the Air B&B being allowed in town.

CONSENT AGENDA

UNFINISHED BUSINESS

Alderman Brown made a motion to Approve the Minutes of the February 12, 2024, Regular Meeting. Second Alderman Dien. All yes, Mohme absent. Motion carried.

Alderman Rakers attended the school board meeting last week and reported that our offer was voted down. He stated that we will not get anywhere unless the school is made whole. Alderman Sampson was also in attendance at that meeting and reported that they thought their previous email to us was a counteroffer and were waiting for us to make another offer. Mayor Weh does not know how to negotiate with someone not willing to negotiate. Everyone agreed that one more offer should be made. There was debate about whether to offer a percent or a fixed dollar amount. While several council members were in favor of percentages, general consensus was that the school board did not understand them and therefore would likely reject an offer because of that. Attorney Heiligenstein stated it is difficult to make an offer when no one has any idea of what being “made whole” is. There was more discussion about what the TIF fund could afford to pay and remain viable. If all the receipts are being paid to the school and there is nothing left for redevelopment agreements and projects, then it is not worth going forward and the school will get nothing. Some council members were in favor of putting restrictions on the use of the funds, but it was decided that we would only be giving the school board another reason to reject the offer if we did that. The question was asked if there was a concern that any other taxing bodies would come to the city and ask for money too. All other taxing bodies have provided a letter of support. It was decided to offer the school \$120,000.00 per year. Clerk Buzzard will reach out to our consultant and have them draw up an agreement for the council to vote on at the March 11, 2024, meeting. The council members thought it would be a good idea to ask business owners to attend the next school board meeting in support of the city.

Attorney Heiligenstein reviewed the changes he incorporated into an ordinance regarding the status of recreation vehicles and trailers in city limits. These changes were discussed at our last meeting and more changes were suggested. Chief Joellenbeck did not get those new changes to Attorney Heiligenstein, so they were conveyed at this meeting. Alderman Brown questioned the enforcement of moving a vehicle every 180 days when our current code requires that every 72 hours and that is not currently enforced. Attorney Heiligenstein thought that was a good question and will eliminate that requirement from the ordinance. Everyone agreed on the new language defining an improved surface. It was asked how these changes affect commercial vehicles. Attorney Heiligenstein said that zoning is different therefore there will be no issues. Chief went on to say that more of the code will need to be updated as per our code pickup trucks with “B” and “D” license plates are not allowed in town. There was a discussion about allowing parking of recreation vehicles on private driveways. Attorney Heiligenstein will gather more information, make more changes, and bring that back to the council.

NEW BUSINESS

Mayor Weh informed everyone of a meeting held at City Hall with Mr. Tut, his architect, his concrete contractor, Director of Public Works Brockhahn, and Clerk Buzzard. This was to discuss the issues with the exterior materials used on Mr. Tut’s building. None of this was on the building plans submitted and approved by the city. Mr. Tut’s architect was not aware of any of these changes and said that he planned to do an inspection of the premises. A copy of those findings was sent to everyone on the council. Director Brockhahn said that the city needs to stick to our code. One change order was approved by the city but this whole list of items that were

changed without approval is not acceptable. Aldermen asked if this could negate the redevelopment agreement with Mr. Tut or if this would stop Mr. Tut from opening. Possibly both. Attorney Heiligenstein said that the city will need to decide what the remedy to this situation is and convey that to Mr. Tut. Mr. Tut has also asked if he could put liquor decals on the front of his building and hang beer signs on his fence. Our code does not allow for signs on the fence. There will need to be more discussion about the decals. There was a lengthy discussion about the building material used for the exterior of the building, and the requirements made to other business owners on the materials used on the exterior of their buildings. Attorney Heiligenstein will investigate this situation in more detail. This is obviously not the last discussion on this issue.

CLOSED SESSION

ANNOUNCEMENTS

ADJOURNMENT

Alderman Brown made a motion to adjourn. Second Alderman Berry. All yes, Mohme absent. Motion carried. The meeting adjourned at 9:02 pm.

Karen Buzzard, City Clerk