

CITY OF MOUNT CARROLL OCTOBER 27, 2009 COUNCIL MEETING

Mr. Lou Schau rang the bell to announce the start of the meeting.

RINGING OF BELL

CALL TO ORDER & ROLL CALL

Mayor Bates called the meeting to order at 7:30 p.m. Roll call: Aldermen John Boelkens, present, Nina Cooper, present, Diane Lego, present, Doug Bergren, present, Bill Sparboe, present, and Doris Bork, present.

Alderman Boelkens led the Pledge of Allegiance.

Alderman Sparboe gave the invocation.

PUBLIC HEARING

Mayor Bates opened the public hearing at 7:31 p.m. and introduced Sharon Pepin of Community Funding & Planning Services. Ms. Pepin passed around a sign-in sheet and distributed notes that would be discussed in the public hearing.

Purpose of Public Hearing -

Ms. Pepin explained that the City of Mount Carroll is holding a Public Hearing to obtain citizens' views on the submission of an Economic Development Grant Application from the Illinois Department of Commerce & Economic Opportunity (DCEO) Community Development Assistance Program (CDAP). This Public Hearing is a requirement of the grant program, and is the first of two Citizen Participation Public Hearings. Specific areas that must be addressed are discussed below.

Amount of Funds Available -

Each year, the Department of Commerce & Economic Opportunity establishes funds for each of their program categories. For 2009, the state's allocation is estimated at \$31,596,000. A breakdown of each program category's funding allotment is as follows: Economic Development - \$8,000,000, maximum grant amount is \$750,000; Public Facilities Construction - \$10,245,558, maximum grant amount is \$350,000; Public Facilities Design Engineering - \$1,500,000, maximum grant amount for design engineering is \$100,000; Housing Rehabilitation - \$4,350,000, maximum grant amount is \$350,000; Additional Housing Rehabilitation for Physically Disabled Persons - \$750,000, maximum grant \$100,000; and Public Infrastructure Set-Aside - \$750,000, maximum grant amount is \$100,000; Community Revitalization - \$1,500,000, maximum grant amount is \$750,000; and the Flexible Opportunity, \$2,000,000, maximum grant amount is \$750,000. Approximately \$700,000 is set aside for State administration.

Range of Activities Funded Through These Grant Programs -

The Department of Commerce & Economic Opportunity's Community Development Assistance Grant Program was established to assist Illinois communities meet their greatest economic and community development needs, with an emphasis upon helping persons of low-to-moderate income. Specific objectives of the program include strengthening community economic development through the creation of jobs, stimulation of private investment and strengthening the tax base; improvement of public infrastructure and elimination of conditions which are detrimental to health, safety and public welfare; and the conservation and expansion of the state's housing stock in order to provide a decent home and a suitable living environment for persons of low-to-moderate income and the developmentally disabled.

Eligible activities funded under the Economic Development component include the assistance to firms to carry out economic development projects. CDAP grant funds can be in the form of a loan

by the City to the business to be used for land acquisition, construction or rehabilitation of buildings, and purchase of equipment. CDAP funds may also be used to finance public facilities and improvements in support of economic development.

Proposed Benefit To Low-and-Moderate Income Persons -

Based upon the data gathered from the community-wide income survey that was completed by the City in 2004, this project will benefit at least 62% low-to-moderate income families. This project will also benefit new and existing businesses, with an employee creation/retention benefit of 8 jobs of which at least half will be of low-to-moderate income.

Plans For Minimizing Displacement -

No displacement is anticipated as a result of this project.

Detailed Prioritized List of Community Development Needs -

The City of Mount Carroll's first Five-Year Capital Improvements Program expired in 2008. And in January 2009, the City, along with the input of local community groups and interested residents, started the planning process for another five-year CIP plan.

This five-year plan helped to identify projects that need to be completed, identify cost estimates, project scheduling and provide possible funding sources. The CIP helps to guide growth and future development of the City. Below is a list of the public facility, community and economic development projects that were identified in the updated CIP.

- Green space and park expansion; trail development
- Brick street restoration and maintenance
- Major roadway improvements
- Campbell Center/Community Center/Old School Building Improvements
- City-wide beautification plan
- City-wide signage plan/theme
- Kraft Building renovation
- Land acquisition – residential/commercial/industrial usage
- Commercial Street utility extensions
- Wastewater treatment plant improvements
- Sanitary sewer collection system improvements
- Sidewalk improvements

The City has been approached by a new business owner requesting that water and sewer be extended to his property along East Commercial Street. The business, Area Small Engine, opened its doors a little more than a year ago, with no water service and temporary sanitary sewer service. The business has plans for expanding the current facility and making façade improvements, but can only do so if municipal services are provided. The company is looking at investing \$25,000 into the existing facility, and will also be creating one to two jobs.

The extension of water and sewer services along East Commercial Street will also benefit another local existing business and a potential new business. The existing business is a landscaping company that has 3 jobs. Another new business has expressed interest is looking at constructing a 7200 sq ft facility and will be making a \$175,000 investment in the property and will also be

creating two to three new jobs.

In order for the existing businesses to remain and to attract new businesses, water and sewer services, along with roadway improvements, will need to be constructed along East Commercial Street. If municipal services are not provided, private investment and jobs could be lost.

The City has already completed the design engineering of the project and has obtained the required water and sewer construction permits from the Illinois Environmental Protection Agency.

The East Commercial Street Utilities Extension Project entails the installation and construction of 350 l.f. of 8-inch sanitary sewer main and roughly 370 l.f. of 8-inch water main along with roadway restoration improvements.

The City of Mount Carroll has been invited to apply for a CDAP Economic Development grant application for the Commercial Street Utility Extension project. The City's grant application request is for the extension of water and sewer mains and roadway improvements to East Commercial Street. The project cost is estimated at \$126,500. The City is applying for grant funds in the amount of \$96,000, which is 75% of the project cost and includes \$4,500 for grant administrative fees. The City will be contributing 25% of the project cost which is \$30,500.

The public may access the City's Community Development Assistance Program application by contacting the City Clerk at 244-4424 to arrange a time. A complete copy of the grant application will be available after November 2, 2009.

Comments / Questions –

One of the City's aldermen asked when the second public hearing is held. Ms. Pepin stated that it is held after the project is constructed. It gives the residents time to comment on the final project.

One of the business owners along East Commercial Street attended the public hearing and thanked the City Council for doing this project.

The public hearing was closed at 7:45 p.m.

Alderman Boelkens moved and Alderman Bork seconded to pass RESOLUTION NO. R11-2009-6 Resolution No. R11-2009-6, A Resolution of Support and Commitment of Funds. Roll call vote: Aldermen Boelkens, yes, Cooper, yes, Lego, yes, Bergren, yes, Sparboe, yes, and Bork, yes. Vote: 6 yeses and 0 noes. The resolution was adopted by unanimous roll call vote.

Alderman Bork moved and Alderman Bergren seconded to approve the MINUTES minutes of the October 13, 2009 regular meeting as presented. Roll call vote: Aldermen Cooper, yes, Lego, yes, Bergren, yes, Sparboe, yes, Bork, yes, and Boelkens, yes. Vote: 6 yeses and 0 noes. The motion was carried.

Alderman Boelkens moved and Alderman Sparboe seconded to authorize ACCOUNTS PAYABLE the payment of the accounts payable to date for the month of October 2009 as approved by the finance committee. Roll call vote: Aldermen Lego, yes, Bergren, yes, Sparboe, yes, Bork, yes, Boelkens, yes, and Cooper, yes. Vote: 6 yeses and 0 noes. The motion was carried.

Mayor Bates reported the bank account balances as of today were FINANCIAL REPORT
at \$732,994.82. Alderman Sparboe moved and Alderman Boelkens seconded to approve the financial report as presented. Roll call vote: Aldermen Bergren, yes, Sparboe, yes, Bork, yes, Boelkens, yes, Cooper, yes, and Lego, yes. Vote: 6 yeses and 0 noes. The motion was carried. Mayor Bates asked the clerk to provide the balances that the recreation fund are owed to other funds as some of that might be considered for repayment at the next meeting.

COMMITTEES

Mayor Bates reported of the October 26th license & ordinance committee: LICENSE & ORDINANCE meeting:

1. Discussed an issue of dirt & concrete fill being dumped on a lot in one of the residential subdivisions. How should these issues be reviewed? The license and ordinance committee members recommendation to the council to direct the city attorney to draft a fill ordinance for the City to detail the allowed fill and the unauthorized fill to be dumped on land. Roll call vote: Aldermen Sparboe, yes, Bork, yes, Boelkens, yes, Cooper, yes, Lego, yes, and Bergren, yes. Vote: 6 yeses and 0 noes. The motion was carried. FILL ORDINANCE

2. Discussed possible locations for handicapped parking: near the Kraft Building, near the library, and near the 102 E. Market Street building.

Mayor Bates reported of the October 26th water & sewer committee WATER & SEWER
meeting:

1. It was reported that the welding work of the digester cover had been completed as well as a prime coat of paint. The painting would be completed once the weather was better.
2. The water samples for well #2 were clean and work would start to tie this into the system.
3. The water main abandonment work and site restoration at the old water tower location was underway. The water service in the area would be shut down some of the time. To ask the city attorney about how to handle the sale of this parcel of land.
4. Discussed the complaints about the discolored, rusty, milky water in some areas of town.
5. Sharon Pepin, grant consultant and IEPA loan administrator, was in attendance and reported of the next change order that Loberg was presenting. Once more of the final items are completed on the water project the final costs would be assessed to see where the city is with the loan. She reported that a public hearing has been scheduled for tomorrow night to submit an application to DCEO for the Commercial Street water and sewer extension project.

Alderman Bergren reported of the October 26th streets committee meeting: STREETS

1. Superintendent Dauphin reported that the crew would be working to complete the blacktopping of areas where they have repaired water leaks this summer.
2. Alderman Cooper moved and Alderman Sparboe seconded NEW TIRES
to authorize the purchase of six new tires for the (2-ton International) dump truck at a cost of \$1,853.66 from Bushman's in Milledgeville, IL. Roll call vote: Aldermen Bork, yes, Boelkens, yes, Cooper, yes, Lego, yes, Bergren, yes, and Sparboe, yes. Vote: 6 yeses and 0 noes. The motion was carried.
3. Discussed working with Superintendent Dauphin to assess the estimated costs for materials and labor for brick street restoration to be done by the city crew.

Alderman Bergren reported of the October 26th police committee meeting: POLICE

1. Chief Hockman reported that the typewriter in the PD had died. He would look for a used one.
2. Would need new tires for the Crown Vic squad car. He would work with the dealer to get the state purchase tires.
3. Chief Hockman reported he was about \$1,400 ahead on gasoline use compared to the budget at this time of year.
4. Discussed the Halloween activities for October 31st.

Alderman Sparboe reported of the October 27th finance committee meeting: FINANCE

1. The bills were reviewed and approved.
2. Discussed the bill that was to go to the West Carroll School for attorney's fees for the purchase of the land for the new water tower.
3. Alderman Sparboe presented the finance committee recommendation WEB SITE to authorize the payment of \$900.00 to the Mt. Carroll Chamber of Commerce for the annual web site maintenance done by Christiene Gable. Roll call vote: Aldermen Boelkens, yes, Cooper, yes, Lego, yes, Bergren, yes, Sparboe, yes, and Bork, yes. Vote: 6 yeses and 0 noes. The motion was carried.
4. The annual commercial insurance premium was coming due. Total to the Illinois Municipal League Risk Management Association: \$47,140.83 at the reduced full payment rate. To review at the next finance committee meeting.
5. Alderman Sparboe presented the finance committee recommend- ORNAMENTS ation to order 30 of the David Alan Badger city hall drawing ornaments at \$4.00 each and 12 of the same magnets at \$3.00 each. At a total cost of \$156.00. Roll call vote: Aldermen Cooper, yes, Lego, yes, Bergren, yes, Sparboe, yes, Bork, yes, and Boelkens, yes. Vote: 6 yeses and 0 noes. The motion was carried. Discussed with Lou Schau about whether to purchase more of the ornaments for the Chamber to sell as a fundraiser. Mr. Schau stated he would be meeting with the Chamber soon to check on this.
6. Alderman Sparboe presented the finance committee recommend- INTERFUND TRANSFER endation to authorize the interfund transfer of \$12,000.00 from the enterprise depreciation fund to the sewer fund and \$1,000.00 from the depreciation fund to the water fund. Roll call vote: Aldermen Lego, yes, Bergren, yes, Sparboe, yes, Bork, yes, Boelkens, yes, and Cooper, yes. Vote: 6 yeses and 0 noes. The motion was carried.

Mayor Bates reported of the October 26th cemetery board meeting: CEMETERY

1. It was reported that the new signs for the cemetery would be up soon.
2. It was reported the seasonal workers would be done soon with the fall mowing and clean up.
3. Discussed the dirt and grass problems on and around the stones in the summer maintenance. Consider more workers to clean the stones after weed eating and mowing.

Mr. Lou Schau, CDC, reported that the second bidding for the materials and labor for the Kraft Building restoration had been done last week. They would be meeting with the architects to assess the bids and come up with a recommendation.

Alderman Sparboe moved and Alderman Boelkens seconded to pass RESOLUTION 11-2009-5

Resolution No. R11-2009-5, A RESOLUTION OF THE CITY OF MOUNT CARROLL, CARROLL COUNTY, ILLINOIS TO INDUCE THE REDEVELOPMENT OF CERTAIN PROPERTY WITHIN THE DOWNTOWN AND SOUTH CITY REDEVELOPMENT PROJECT AREA. Roll call vote: Aldermen Bergren, yes, Sparboe, yes, Bork, yes, Boelkens, yes, Cooper, yes, and Lego, yes. Vote: 6 yeses and 0 noes. The motion was carried. Mayor Bates noted this was for the new owners of the former bowling alley building.

Mr. Tom Cravatta of the Chamber was in attendance and reported of the Oktoberfest activities this last weekend. Unfortunately the weather did not cooperate and it rained some. The bands were very good, there were over 100 that participated in the cemetery tours and bout 32 that attended the magic show. He reported that he would have an expense report for the next chamber meeting.

Alderman Sparboe moved and Alderman Cooper seconded to adjourn EXECUTIVE SESSION into executive session to consider the purchase or lease of real estate for the use of the public body. Roll call vote: Aldermen Sparboe, yes, Bork, yes, Boelkens, yes, Cooper, yes, Lego, yes, and Bergren, yes. Vote: 6 yeses and 0 noes. Mayor Bates adjourned the meeting into executive session at 8:20 p.m.

Mayor Bates called the meeting back into open session at 8:29 p.m. OPEN SESSION
No action presented.

Alderman Sparboe moved and Alderman Boelkens seconded to adjourn ADJOURNMENT the meeting. Roll call vote: Aldermen Cooper, yes, Lego, yes, Bergren, yes, Sparboe, yes, Bork, yes, and Boelkens, yes. Vote: 6 yeses and 0 noes. Mayor Bates adjourned the meeting at 8:30 p.m.

The Mount Carroll City Council approved these minutes at the November 10, 2009 regular meeting.

Julie A. Cuckler
City Clerk & Collector

MINUTES OF EXECUTIVE SESSION OF THE MOUNT CARROLL CITY COUNCIL OCTOBER 27, 2009

Mayor Bates called the meeting to order at 8:21 p.m.

He noted the attendance of Aldermen Boelkens, Cooper, Lego, Bergren, Sparboe, and Bork, City Attorney Ronald Coplan and City Clerk Julie Cuckler

Mayor Bates asked the council to consider the purchase of the Bob Law property adjoining the Point Rock Park that was surveyed by Mr. Lyle Eaton. Total of acreage at 3.093 and purchase price agreed by Mr. Law at \$10,000 per acre. He stated that Mr. Law would accept payments over a couple of years as well.

Alderman Sparboe stated he felt this would be a desirable parcel for the city but he was concerned about spending the money at this time. Aldermen Lego and Cooper expressed the same about the expense. Aldermen Bergren stated that the People for Progress committee would be putting together a park development project to submit application for a grant to the state. The acquisition of property could be added to the project in the application to be done by this spring. The consensus of the council members present was to decline to purchase this parcel of land at this time and include this in the scope of the park development grant application in the future.

Alderman Boelkens moved and Alderman Bergren seconded to adjourn the meeting. Roll call vote: Aldermen Boelkens, yes, Cooper, yes, Lego, yes, Bergren, yes, Sparboe, yes, and Bork, yes. Vote: 6 yeases and 0 noes. Mayor Bates adjourned this meeting back into open session at 8:28 p.m.