

MINUTES OF THE JULY 22, 2008 REGULAR MEETING OF THE MOUNT CARROLL CITY COUNCIL

Mrs. Sharon Pepin rang the bell to announce the start of the meeting.

RINGING OF BELL

Mayor Carl Bates called the meeting to order at 7:30 p.m.

CALL TO ORDER

Roll call: Mayor Carl Bates, present, Aldermen John Boelkens, present, Nina Cooper, present, Doug Bergren, absent, Bill Sparboe, absent, and Doris Bork, present.

Alderman Lego led the Pledge of Allegiance.

Alderman Boelkens gave the invocation.

Alderman Boelkens moved and Alderman Bork seconded to approve the minutes of the July 8, 2008 regular meeting as presented. Roll call vote: Aldermen Boelkens, yes, Cooper, yes, Lego, yes, Bork, yes, Bergren, absent, and Sparboe, absent. Vote: 4 yeses, 0 noes and 2 absent. The motion was carried.

MINUTES

Alderman Boelkens moved and Alderman Cooper seconded to authorize the payment of the accounts payable to date for the month of July 2008 as approved by the finance committee. Roll call vote: Aldermen Cooper, yes, Lego, yes, Bork, yes, Boelkens, yes, Sparboe, absent, and Bergren, absent. Vote: 4 yeses, 0 noes, and 2 absent. The motion was carried.

ACCOUNTS PAYABLE

Mayor Bates noted the bank account balances as of today were \$793,834.69. He stated that there were two accounts with negative balances which were reviewed during the finance committee meeting. Alderman Bork moved and Alderman Boelkens seconded to approve the financial report as presented. Roll call vote: Aldermen Lego, yes, Bork, yes, Boelkens, yes, Cooper, yes, Bergren, absent, and Sparboe, absent. Vote: 4 yeses, 0 noes, and 2 absent. The motion was carried.

FINANCIAL REPORT

COMMITTEES

Mayor Bates read the minutes from the July 16th historic preservation advisory committee:

HISTORIC PRESERVATION

1. Old Business:

*Status if audio portion of the Historic Tour, Char will check with Nancy Tobin and Judy Fitzpatrick.

*There are still a few signs that have to be posted for the Historic Tour. The Post Office, Baptist Church, McKay House and Steel Bridge. Need to complete the narrative description.

*Still need a sign ordinance for the Historic District. The sign ordinance in place pertains only to overhead signs

*Still need ordinances pertaining to abandoned buildings, and demolition/teardowns within the Historic District. What has to be done to get this started? It would be interesting to know how many property owners are absent.

*Downtown building in need of repair. What is going to be done? If it falls, it will have a detrimental effect on the building next door. This has been brought to the owner's attention.

2. New Business:

*The Glen View Hotel (Larry DeSpain) would like to borrow another \$5,000 for window replacement. (Downtown Enhancement Program) Application approved.

*Jill Bess would like to borrow \$5,000 to put new awnings. Application approved.

*The committee members would like to thank the city for its contribution of another \$5,000 to the (Downtown Enhancement) program.

*Has the Paint Reimbursement Program been finalized? Have people been taking out the applications?

*It was suggested to find façade guidelines for the commercial district.

Alderman Lego reported of the July 21st license & ordinance committee meeting: LICENSE & ORDINANCE

1. Ordinances to consider:

- A. Regulations for the installation or building of fences.
- B. What about regulations regarding the parking of commercial vehicles on city streets and on personal property. Mayor Bates stated he would talk with the city attorney about this.
- C. Abandoned/Vacant properties in disrepair or health and safety issues. Alderman Bergren stated he would provide the ordinance from East Dundee that has some of these regulations.
- D. Recommendations from the committee to have a letter sent to the owner of the property located at 201 N. Main Street that there is a need to mow again, express our concerns about the condition of the house, such as the broken windows and that children have been seen near the property, and animals (rats) have been seen around the property. Also, to have a letter sent to Eugene Westphal located in the "Bushy Flats" area in the 200 block of East Market Street to have the debris around his property removed.
- E. Other properties to check on in another month is the vacant house in the 200 block of North Carroll Street and to check the clean up of the property located in the 800 block of East Benton Street
- F. Mayor Bates reported that the city attorney went to court regarding the Mike Lartz property, 105 S. Carroll Street, nuisance abatement. Someone from the city would need to work with Mr. Lartz during the time there would be an order for him to clean up the property. Mayor Bates asked if Alderman Diane Lego as chair of this committee would work with Superintendent Dauphin to keep on this with Mr. Lartz. Alderman Lego stated that she would do this.
- G. Police Chief Hockman reported of the activity of the removal of abandoned vehicles since the last inquiry from the committee.
- H. Discussed the James Johnson Property located along Commercial Street. A lot of debris on this vacant lot. Mayor Bates stated that he would make a contact to Mr. Johnson about this matter first.
- I. Discussion of adult entertainment businesses and regulations. Mayor Bates stated he would talk with the city attorney about this matter.

Mayor Bates noted that the council received a letter today from the city attorney about some of these issues presented from the above committee meeting. City Attorney Ronald Coplan was in attendance and addressed the council. He reported of the court appearance on July 15th regarding the lawsuit filed against Michael Lartz to abate the nuisance at his property at 105 S. Carroll Street. Mr. Lartz did appear in court, but stated that he did not know until the day before of the hearing. The judge set another court appearance in two weeks for July 30, 2008 at 1:30 p.m. Mr. Lartz had indicated that he had started to clean up. Mr. Coplan reported that he felt Judge Joyce would enter the order that was sought to have Mr. Lartz comply with cleaning the property. As this was a property maintenance Mr. Coplan suggested that someone from the city other than the police chief be the contact and oversight person to see that Mr. Lartz is continues to complete this work.

Mr. Coplan commented about the parking of commercial vehicles and how to approach the passage of this kind of legislation. The regulations were a policy decision to be made by the council and he suggested that these should be uniform throughout the city.

Mr. Coplan addressed the matter of the discussion about a downtown building that has raised some safety concerns. Mayor Bates stated he had talked with the property owner and his view was that it has been that way for years and not changed. Mr. Coplan stated that the next step was to have an inspection

done by a professional contractor or building inspector. If this would not be done by the property owner to verify the safety the city would need to pursue getting an administrative search warrant. Mayor Bates stated that he would follow up his conversation with the property owner with a letter and pursue the inspection.

Mr. Coplan stated that he has a sample of a Property Maintenance Code that he could provide for the council's consideration.

Discussed the issue of pursuing building codes. Alderman Cooper was to revisit asking other building officials to come to the city.

Discussed the regulations for building fences. Mayor Bates stated that the council would be reviewing these over the next month.

Mr. Coplan also reported that he had a conversation with the Assistant Attorney General regarding the inquiry made by their office regarding the alleged violations of the Open Meetings Act by the Revolving Loan Fund Committee. He stated that the Attorney General had indicated that the investigation has been completed and there will be no further action taken or further inquiry made. He should be getting a letter acknowledging this conversation.

Alderman Lego reported of the July 21st cemetery board meeting: CEMETERY

1. There are two damaged monuments that the crew would be repairing.
2. The committee recommends to ask Superintendent Dauphin to develop the specifications for the new backhoe to be considered for the grave openings and closing at the cemetery. Would like to start the advertising next week and to have the bids available for the next committee meeting on August 25, 2008. Alderman Lego moved and Alderman Boelkens seconded to direct Superintendent Dauphin to develop the specifications for the new backhoe and direct the clerk to advertise for the bids to be submitted into city hall on August 25th. Roll call vote: Aldermen Bork, yes, Boelkens, yes, Cooper, yes, Lego, yes, Bergren, ADVERTISE FOR BIDS absent, and Sparboe, absent. Vote: 4 yeses, 0 noes, and 2 absent. The motion was carried.
3. Discussed getting the quote from Herrell Electric for the electric service improvement into the cemetery from the park.
4. Discussed the roadway washout in the new section. Superintendent Dauphin stated that they were planning to put in a gutter in this area.

Mayor Bates reported of the water, sewer and streets committee meeting: WATER, SEWER &

1. Marty Beranek and Nick Wagner were in attendance to provide an STREETS update of the water improvements projects. Mayor Bates presented the PAYMENT REQUEST water and sewer committee recommendation to authorize the mayor to sign the Loberg Payment Application #8 in the amount of \$305,075.83. This to be presented to the IEPA for a loan disbursement. Roll call vote: Aldermen Boelkens, yes, Cooper, yes, Lego, yes, Bork, yes, Sparboe, absent, and Bergren, absent. Vote: 4 yeses, 0 noes, and 2 absent. The motion was carried.
2. The bricks in the pavement from the water project were being saved and dumped at the burning grounds with the other bricks to be cleaned and palletted. Mayor Bates reported that the other bricks from Maquoketa, IA have been delivered and were in two of the storage buildings at Colehour Elevator.
3. The roof work at the maintenance garage was completed and Sisler Roofing was to start the work on the waterworks building tomorrow (July 22).
4. Superintendent Dauphin reported that the crew was working on a collapsed tile and tubes along Broad Street this week. Some other washout issues were discussed.
5. Discussed the summer help. Not sure when some of the workers would be leaving for sports

5. before school started on August 18th.
6. Superintendent Dauphin stated he would keep contacting Civil Constructors to provide a quote for improving Benton Street while they have the equipment in town doing the highway project.
7. Mayor Bates presented the streets committee recommendation to authorize the purchase of new park equipment for Percy Park from Parkcreation, Inc. of Prospect Heights, IL in the amount of \$9,177.28. Roll call vote: Aldermen Cooper, yes, Lego, yes, Bork, yes, Boelkens, yes, Bergren, absent, and Sparboe, absent. Vote: 4 yeses, 0 noes, and 2 absent. The motion was carried.
8. Discussed the follow up with Mr. Lartz to complete the clean up of his property. The committee asked Superintendent Dauphin to work with Alderman Lego to maintain a contact with Mr. Lartz and review his progress.

Alderman Bork reported of the July 21st police committee meeting:

POLICE

1. Alderman Bork presented the police committee recommendation to advertise for bids for a new squad car to have the bids submitted to city hall by August 25th. Roll call vote: Aldermen Lego, yes, Bork, yes, Boelkens, yes, Cooper, yes, Sparboe, absent, and Bergren, absent. Vote: 4 yeses, 0 noes, and 2 absent. The motion was carried.
2. Chief Hockman reported that a new light bar would be needed for the new squad this time. Estimated cost \$1,500.00

ADVERTISE FOR
BIDS

Alderman Boelkens reported of the July 22nd finance committee meeting:

FINANCE

1. The bills were reviewed and approved.
2. Clerk Cuckler reported of the contacts made and receipts regarding the delinquent water bills.
3. Discussed the garbage fund revenues and expenses for the upcoming year. To consider a 50-cent rate increase to the household charge to help cover some of the rate increase from Moring Disposal. The consensus was to consider this at the next finance committee meeting.
4. Considered some operation fees for the city/chamber web site for the next few months. Christiene Gable of the chamber was in attendance and reviewed the hosting fees, her maintenance allotment and some credit card services that could be considered. After discussion it was decided to table this matter until the next meeting.
5. Alderman Boelkens presented the finance committee recommendation to authorize the payment of \$1,165.50 for the registration fee for the mayor to attend the Leadership Forum workshops over this next year. Roll call vote: Aldermen Bork, yes, Boelkens, yes, Cooper, yes, Lego, yes, Sparboe, absent, and Bergren, absent. Vote: 4 yeses, 0 noes, and 2 absent. The motion was carried.
6. Alderman Boelkens presented the finance committee recommendation to authorize the interfund transfer of \$7,000 from the debt service fund to the sewer fund in order to meet expenses for the month. Roll call vote: Aldermen Boelkens, yes, Cooper, yes, Lego, yes, Bork, yes, Bergren, absent, and Sparboe, absent. Vote: 4 yeses, 0 noes, and 2 absent. The motion was carried.
7. Alderman Boelkens presented the finance committee recommendation to authorize the interfund transfer of \$5,000 from the general fund to the recreation fund in order to meet expenses for the month. Roll call vote: Aldermen Cooper, yes, Lego, yes, Bork, yes, Boelkens, yes, Sparboe, absent, and Bergren, absent. Vote: 4 yeses, 0 noes, and 2 absent. The motion was carried.

LEADERSHIP
FORUM

INTERFUND
TRANSFER

INTERFUND
TRANSFER

Mrs. Linda Anderson, Friends of the Waukarusa, provided a quote from Spangler's Landscaping of Morrison, IL to plant new trees around the treatment plant at the park. **PARK TREES**
Alderman Cooper moved and Alderman Bork seconded to authorize the purchase of the new trees at the cost of \$514 for delivery and planting. Roll call vote: Aldermen Lego, yes, Bork, yes, Boelkens, yes, Cooper, yes, Bergren, absent, and Sparboe, absent. Vote: 4 yeses, 0 noes, and 2 absent. The motion was carried.

Mr. John Swiech reported the next meeting of the CCI/People for Progress meeting was scheduled for July 17th at 6:30 p.m. in City Hall. He also reported of the progress of the Summer Youth worker program.

GRANT AND LOAN UPDATE

Mrs. Sharon Pepin, CFPS, provided copies of the EPA loan draw request #8 and two quarterly reports to be submitted to DCEO for the Opportunity Returns grants. These would need the mayor signatures. Alderman Boelkens moved and Alderman Cooper seconded to authorize the mayor to sign the EPA loan draw request #8 in the amount of \$333,876.00 to be submitted to IEPA. Roll call vote: Aldermen Cooper, yes, Lego, yes, Bork, yes, Boelkens, yes, Sparboe, absent, and Bergren, absent. Vote: 4 yeses, 0 noes, and 2 absent. The motion was carried.

Alderman Bork moved and Alderman Cooper seconded to authorize the mayor to sign the two quarterly reports for the Opportunity Returns grants to be submitted to the state DCEO. Roll call vote: Aldermen Lego, yes, Bork, yes, Boelkens, yes, Cooper, yes, Bergren, absent, and Sparboe, absent. Vote: 4 yeses, 0 noes, and 2 absent. The motion was carried.

Alderman Boelkens moved and Alderman Bork seconded to **ADVERTISE FOR BIDS**
advertise for bids for the tuck pointing project of the west wall of the City Hall building to have the bids into city hall by August 25th. Roll call vote: Aldermen Bork, yes, Boelkens, yes, Cooper, yes, Lego, yes, Sparboe, absent, and Bergren, absent. Vote: 4 yeses, 0 noes, and 2 absent. The motion was carried.

Alderman Bork moved and Alderman Boelkens seconded to approve **PETITION FOR COUNTY**
The Petition for County Aid to Build or Repair a Bridge, Culvert or **AID**
Drainage Structure. Roll call vote: Aldermen Bork, yes, Boelkens, yes, Cooper, yes, Lego, yes, Bergren, absent, and Sparboe, absent. Vote: 4 yeses, 0 noes, and 2 absent. The motion was carried. Mayor Bates noted this was for the repair of Galena Street Bridge with an estimated cost of \$250,000.

Alderman Boelkens moved and Alderman Bork seconded to approve **PROCLAMATION**
The Mount Carroll Library Day Proclamation as read by Mayor Bates. Roll call vote: Alderman Cooper, yes, Lego, yes, Bork, yes, Boelkens, yes, Sparboe, absent, and Bergren, absent. Vote: 4 yeses, 0 noes, and 2 absent. The motion was carried. (A copy of the Proclamation attached as a part of the record from this meeting)

Mr. Len Anderson was in attendance and expressed his appreciation to the council and city crew for the installation of the fencing along the north end of the parking lot at the end of Main Street. He also noted that Brick Street Days was scheduled for September 6, 2008.

Mayor Bates noted that the Illinois Department of Transportation has responded with a letter indicating that they would be erecting signs in honor of Jacob Getz for the 2008 State FFA Winner

Dairy Placement.

Mayor Bates noted that Mrs. Rhonda Timm would be helping with swimming lessons this year at the swimming pool in order to keep up her WSI certification.

Mayor Bates noted the letter from Mediacom making a rate change for cable television services.

Alderman Boelkens moved and Alderman Cooper seconded to adjourn ADJOURNMENT
the meeting. Roll call vote: Aldermen Lego, yes, Bork, yes, Boelkens, yes, Cooper, yes, Bergren,
absent, and Sparboe, absent. Vote: 4 yeses, 0 noes, and 2 absent. Mayor Bates adjourned the meeting
at 8:53 p.m.

The Mount Carroll City Council approved these minutes at the August 12, 2008 regular meeting.
The attachment with these minutes is on file in the city hall.

Julie A. Cuckler
City Clerk & Collector