

MINUTES OF THE OCTOBER 29, 2007 SPECIAL MEETING OF THE MOUNT CARROLL CITY COUNCIL

Mayor Carl Bates called the meeting to order at 6:30 p.m. CALL TO ORDER
Roll call: Mayor Carl Bates, present, Aldermen John Boelkens, ROLL CALL
present, Nina Cooper, present, Diane Lego, absent, Doug Bergren, present, Bill Sparboe, present, and
Doris Bork, present.

Mayor Bates asked the council members to consider Ordinance No. ORDINANCE NO.
2007-10-9, AN ORDINANCE OF THE CITY OF MOUNT CARROLL, 2007-10-9
CARROLL COUNTY, ILLINOIS, APPROVING THE AMENDMENT TO THE REDEVELOPMENT
PLAN & PROJECT HERETOFORE APPROVED FOR THE DOWNTOWN AND SOUTH CITY
REDEVELOPMENT PROJECT AREA. Alderman Sparboe moved and Alderman Bork seconded to
pass Ordinance No. 2007-10-9. Roll call vote: Aldermen Boelkens, yes, Cooper, yes, Bergren, yes,
Sparboe, yes, Bork, yes, and Lego, absent. Vote: 5 yeses, 0 noes, and 1 absent. Ordinance No. 2007-10-
9 was adopted by unanimous roll call vote.

Mayor Bates asked the council to consider Ordinance No. 2007-10-10, ORDINANCE NO.
AN ORDINANCE OF THE CITY OF MOUNT CARROLL, CARROLL 2007-10-10
COUNTY, ILLINOIS, DESIGNATING THE PROPOSED AMENDED DOWNTOWN AND SOUTH
CITY REDEVELOPMENT PROJECT AREA, A REDEVELOPMENT PROJECT AREA PURSUANT
TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT, as Amended. Alderman Bork
moved and Alderman Boelkens seconded to pass Ordinance No. 2007-10-10. Roll call vote: Aldermen
Cooper, yes, Bergren, yes, Sparboe, yes, Bork, yes, Boelkens, yes, and Lego, absent. Vote: 5 yeses, 0
noes, and 1 absent. Ordinance No. 2007-10-10 was adopted by unanimous roll call vote.

Mayor Bates asked the council to consider Ordinance No. 2007-10-11, ORDINANCE NO.
AN ORDINANCE OF THE CITY OF MOUNT CARROLL, CARROLL 2007-10-11
COUNTY, ILLINOIS, ADOPTING TAX INCREMENT FINANCING FOR THE CITY OF MOUNT
CARROLL TAX INCREMENT FINANCING AMENDED DOWNTOWN AND SOUTH CITY
REDEVELOPMENT PROJECT AREA. Alderman Bergren moved and Alderman Bork seconded to
pass Ordinance No. 2007-10-11. Roll call vote: Aldermen Sparboe, yes, Bork, yes, Boelkens, yes,
Cooper, yes, Bergren, yes, and Lego, absent. Vote: 5 yeses, 0 noes, and 1 absent. Ordinance No. 2007-
10-11 was adopted by unanimous roll call vote.

Alderman Sparboe moved and Alderman Boelkens seconded to adjourn ADJOURNMENT
the meeting. Roll call vote: Aldermen Sparboe, yes, Bork, yes, Boelkens, yes, Cooper, yes, Bergren, yes,
and Lego, absent. Vote: 5 yeses, 0 noes, and 1 absent. Mayor Bates adjourned the meeting at 6:38 p.m.

The Mount Carroll City Council approved these minutes at the November 13, 2007 regular meeting.

Julie A. Cuckler
City Clerk & Collector

MINUTES OF THE OCTOBER 23, 2007 REGULAR MEETING OF THE MOUNT CARROLL CITY COUNCIL

Mr. Mike Risko 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, Diane Lego, present, Doug Bergren, present, Bill Sparboe, present, and Doris Bork, present. ROLL CALL
Alderman Cooper led the Pledge of Allegiance.
Mr. Clifton Jacobs gave the invocation.

Alderman Bork moved and Alderman Boelkens seconded to approve the MINUTES minutes of the October 9, 2007 regular meeting. 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.

Alderman Sparboe moved and Alderman Bork seconded to authorize the ACCOUNTS PAYABLE payment of the accounts payable to date for the month of October 2007 as approved by the finance committee. 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.

Mayor Bates reported there was \$697,676.06 in the bank checking FINANCIAL REPORT accounts as of today and as stated in the financial report. Alderman Boelkens moved and Alderman Bork seconded to approve the financial report as presented. 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.

Alderman Bork reported of the October 22nd police committee meeting: COMMITTEES
POLICE
1. Alderman Bork reported that Chief Hockman had requested to change SIGN CHANGE the yield sign to a stop sign at the intersection of Southeast Lane and South Jackson Street. Alderman Bork moved and Alderman Boelkens seconded to authorize the city attorney to draft an ordinance to change the yield sign to a stop sign to be located at the northwest corner of the intersection of Southeast Lane and South Jackson Street. 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.

Alderman Bergren reported of the October 22nd streets committee meeting: STREETS
1. The blacktopping has been completed on Madison and Center Streets.
2. The city crew is working on the alley between Broadway and Benton Streets behind the new Pearl City Bank building. The committee discussed whether to make this one way traffic through this alley. Mayor Bates asked the council members to go up to this site and look at this and report back at the next meeting.
3. Superintendent Dauphin stated he was still hoping to complete some concrete work downtown this fall.
4. Superintendent Dauphin reported that they were keeping up with the mowing even though some of the part time help has left.
5. Superintendent Dauphin reported that the state had indicated that the shoulder work on Highway 52 would be blacktopped up to grade before winter.
6. Looking to complete the driveway repair at the Virginia Suess property on Broad Street.
7. Will be reviewing the driveway repair work at the Richard Zink property on Lincoln Street.

8. Plattenberger Plumbing & Heating had completed the furnace installation at the Community House.
9. The Southeast Lane Roadway Improvement Project was completed. The final invoice would be forthcoming. Once the final paperwork was completed the grant requests could be presented to IDOT and the USDA.
10. The request for the remaining \$18,000 for the brick street project grant was submitted. The money would be submitted after it was appropriated by the state legislature.

Alderman Boelkens reported of the October 22nd water and sewer committee meeting: WATER & SEWER

1. The city engineers reported that the Southeast Lane project was nearly complete. The turf restoration was in progress and the final close out statement would be presented soon.
2. The water works contract documents were ready for signing. Alderman Boelkens presented the water and sewer committee recommendation to authorize the mayor to sign the water works improvements contracts with the Notice of Award as follows: for contract #1 to Loberg Excavating of Pearl City, IL in the amount of \$2,828,630.41 and for contract #2 to Maquire Iron of Sioux Falls, SD in the amount of \$812,500.00. 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.
3. Fischer Excavating had submitted all of the final documents, lien SIPHONS waivers, and warranty information to complete this contract. Total final payment to Fischer Excavating would be \$14,924.63.
4. Sharon Pepin reported that the city would be due approximately \$18,000 more from the Opportunity Returns grant after the water improvement project was started. She also reported that the disbursements from the IEPA Loan could not be requested until the recommended ordinances were adopted by the city. It was noted that it would be agreeable to phase in two rate increases for the debt service charges. It was noted that the city would be pursuing some of the TIF revenues for the water project also. To consider more strict measures for collecting the outstanding water bills.
5. Sharon Pepin presented a proposal to act as the city's loan IEPA LOAN administrator for the IEPA loan through the construction to July 2009. ADMINISTRATOR Total cost proposed at \$17,000 estimating about 12 to 16 hours work per month.
6. Superintendent Handel reported that the results of the comparative radium tests were at 4.6 and 4.8 from the two different labs. That represents a decline overall from the last test, but the two labs were much closer in their result numbers.
7. Superintendent Handel reported that the work on the swimming pool liner was complete and he recommended making the final payment.
8. Superintendent Handel reported that the crew would be relocating approximately 700 feet of 8 inch water main from the Route 52 right-of-way along with a new fire hydrant near the South Jackson Street intersection. He stated there would be some other issues with this highway construction in the spring.
9. The committee discussed how to communicate with the residents along the water works improvements project area once services would be interrupted during the construction. To ask the newspaper if some notices could be placed weekly.

Alderman Boelkens moved and Alderman Bork seconded to authorize the DEBT SERVICE city attorney to draft the ordinance staggering the debt service charge increases CHARGES as proposed by the IEPA. 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.

- Alderman Sparboe reported of the October 23rd finance committee meeting:
1. The bills were reviewed and approved. FINANCE
 2. Alderman Sparboe presented the finance committee recommendation to enter into the contract with Sharon Pepin to provide the services as loan administrator for the IEPA Loan for the next 21 months at the cost of \$17,000. Roll call vote: Aldermen Boelkens, yes, Cooper, no, Lego, yes, Bergren, yes, Sparboe, yes, and Bork, yes. Vote: 5 yeses and 1 no. the motion was carried. LOAN ADMINISTRATOR
 3. Alderman Sparboe presented the finance committee recommendation to authorize the interfund transfer of \$33,000 from the general fund to the motor fuel tax fund to meet the expenses for the Civil Constructors payment for the Southeast Lane Roadway Improvement Project. 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. INTERFUND TRANSFER
 4. Alderman Sparboe presented the finance committee recommendation to authorize the donation of \$300 to the Carroll County Humane Society in lieu of a street solicitation request and in recognition of their good work controlling the population of cats in the community. DONATION

Mr. Mike Risko was in attendance and reported the Friends of the Waukarusa and the Rotary Club has completed the repairs to the signs that were vandalized at the park this year. The total cost was \$131.07. Would the city reimburse the Rotary for up to one half of this cost? Alderman Sparboe moved and Alderman Boelkens seconded to authorize the payment of \$65.00 to the Mount Carroll Rotary Club to assist in the repairs of the vandalized signs at the city park. Roll call vote: Alderman Bergren, yes, Sparboe, yes, Bork, yes, Boelkens, yes, Cooper, yes, and Lego, yes. Vote: 6 yeses and 0 noes. The motion was carried. PARK SIGNS

Mr. John Swiech for the Competitive Communities Initiative Steering Committee reported that they would be presenting a strategic plan to the city for its approval and blessing. Regarding the CDC projects he reported the de-construction work at the Kraft building was completed. The 1st phase of engineering was being started for the 20+ acres multi-zoning subdivision project on the east side of town.

Alderman Bork reported that Dennis Plattenberger reported there was still some water settling into the basement of the community house. He had installed the furnace up off of the flooring area, but this matter still needed to be looked at.

Alderman Sparboe moved and Alderman Boelkens seconded to authorize the mayor to sign the IEPA Loan Agreement in the amount of \$4,173,100.00. 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. LOAN AGREEMENT

Alderman Boelkens moved and Alderman Bork seconded to pass Resolution No. 2007-10-1, A RESOLUTION OF THE CITY OF MOUNT CARROLL APPROVING USE OF TAX INCREMENT FINANCING FUNDS FOR THE CONSTRUCTION OF A NEW WATER TOWER. Roll call vote: Aldermen Lego, yes, Bergren, yes, RESOLUTION NO. 2007-10-1

Sparboe, yes, Bork, yes, Boelkens, yes, and Cooper, yes. Vote: 6 yeses and 0 noes. Resolution No. 2007-10-1 was adopted by unanimous roll call vote.

The council members voiced their approval to consider the Fair Housing Ordinance at the next meeting.

Discussion of some other sources of revenue that the city could pursue, such as, utility taxes or taxes on sales of bottled water.

Alderman Sparboe moved and Alderman Boelkens seconded to adjourn ADJOURNMENT the meeting. Roll call vote: Aldermen Bergren, yes, Sparboe, yes, Bork, yes, Boelkens, yes, Cooper, yes, and Lego, yes. Vote: 6 yeses and 0 noes. Mayor Bates adjourned the meeting at 8:27 p.m.

The Mount Carroll City Council approved these minutes at the November 13, 2007 regular meeting.

Julie A. Cuckler
City Clerk & Collector