

MINUTES OF THE NOVEMBER 13, 2018 REGULAR MEETING OF THE MOUNT CARROLL CITY COUNCIL

Ms. PJ Ladehoff-Mueller 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 Paul Kaczmariski, present, ROLL CALL

Eric Wiltshire, present, Kevin Powers, present, Jeff Elliott, present, Mike Risko, present, and Joe Grim, present.

Alderman Wiltshire led the Pledge of Allegiance.

Pastor Thomas Schaffer gave the invocation.

Mayor Bates called the public hearing to order to hear public comment PUBLIC HEARING on the proposed rezoning of certain real property located at 17612 Benton Street and a parcel identified by parcel number 07-09-07-200-015 and is located along East Benton Street and having an east and south boundary along Illinois Route 64. The applications were submitted by the Andresen Charitable Trust, Harold Andresen and Pam Slagh as trustees for the parcel located at 17612 Benton Street. This parcel will be the new location for a community building which would have the offices of the Carroll County Senior Services Center. The application for the other adjacent parcel was submitted by Mr. Harold Andresen, petitioner with Johnston Investment, LLC, owner. The petitioners were requesting to rezone both parcels from the current industry district (I) to a highway/auto commerce district (C1). Mr. Tim Wolber and Ms. Denise Harridge, owners of the property west of these parcels, were in attendance and addressed the council about whether the status of their property would be affected with this action. They also expressed concern about whether the City would require them to tap onto the water and sewer utilities that would be installed to be servicing the new senior services building. Mayor Bates stated that the zoning would establish a commercial zoning to accommodate the proposed use and future uses on these parcels. That should be less intrusive than anything that could have been suitable for the industrial zoning classification. He also stated that the City has not made it a practice to require a property owner to tap onto the City services unless they request that. Mr. Wolber stated they intended to remain outside the City corporate limits and would only consider the water and sewer hook up if they had issues with their well or septic system. Alderman Powere moved and Alderman Elliott seconded to authorize the city attorney to draft an ordinance to provide for the reclassification of the zoning of certain real property as requested by the petitioners. Roll call vote: Aldermen Kaczmariski, yes, Wiltshire, yes, Powers, yes, Elliott, yes, Risko, yes, and Grim, yes. Vote: 6 yeses and 0 noes. The motion was carried.

Alderman Elliott moved and Alderman Wiltshire seconded to approve MINUTES the minutes of the October 23, 2018 regular meeting as presented. Roll call vote: Aldermen Wiltshire, yes, Powers, yes, Elliott, yes, Risko, yes, Grim, yes, and Kaczmariski, yes. Vote: 6 yeses and 0 noes. The motion was carried.

Alderman Kaczmariski moved and Alderman Powers seconded to ACCOUNTS PAYABLE authorize the payment of the accounts payable to date for the month of November 2018 as approved by the finance committee. Roll call vote: Aldermen Powers, yes, Elliott, yes, Risko, yes, Grim, yes, Kaczmariski, yes, and Wiltshire, yes. Vote: 6 yeses and 0 noes. The motion was carried.

Mayor Bates reported that the bank account balances were FINANCIAL REPORT totaling \$719,400.58 as of today.

COMMITTEES

Alderman Elliott reported of the November 13<sup>th</sup> streets committee meeting: STREETS

1. Superintendent Dauphin reported of the oil leak in the one-ton truck. Cost estimate for repairs at \$2,500. He stated all of the other equipment was ready and prepped for the winter season.
2. Discussed the future replacement of the 2007 one-ton truck and decided to consider budgeting into the next fiscal year.
3. Superintendent Dauphin reported the street sweeping was going well and they would be mulching leaves at the cemetery.
4. Discussed the downtown sidewalk work to be proposed. MSA Professional Services to provide some cost estimates.

Alderman Kaczmariski reported of the November 13<sup>th</sup> finance committee meeting: FINANCE

1. The bills were reviewed and approved.
2. The finance committee reviewed the annual tax levy. The consensus TAX LEVY of the finance committee was to approve the tax levy worksheet as was discussed and set the grand total of all of the funds at \$276,100. The clerk was directed to have the annual tax levy ordinance ready for adoption at the first meeting in December.
3. Alderman Kaczmariski presented the finance committee recommendation TRAINING to approve City Treasurer Wiersema to attend the Excel software training seminar in Dubuque, IA on December 19<sup>th</sup> and authorize the payment of the registration fee, \$79.00, and reimbursement of related travel expenses. Roll call vote: Aldermen Elliott, yes, Risko, yes, Grim, yes, Kaczmariski, yes, Wiltshire, yes, and Powers, yes. Vote: 6 yeses and 0 noes. The motion was carried.
4. Discussed the upcoming TIF expenses for the year. Noted that there TIF EXPENSES are some information resources to learn more about the requirements of the TIF Act on the TIF association website and one or more of the state websites. Clerk Cuckler volunteered to go over some of the TIF information as well at a near future meeting as we would be going over the disbursements for this year after the final property tax distribution is received.
5. Discussed some updates to be considered for the employee handbook.

Alderman Wiltshire reported of the November 13<sup>th</sup> police committee meeting: POLICE

1. Reviewed the monthly activity report for October 2018.
2. Chief Cass reported the funding for the camera grant was received in the amount of \$10,540.00.
3. Discussed vehicle use and future trade in of the 2014 vehicle.

Under old business Mayor Bates reported that he had heard that the OLD BUSINESS interested developer regarding the Campbell Center property was still working with the board to finalize a closing. He hoped there would be more to report at the next meeting.

Regarding the Stone House Mr. Len Anderson and Mr. Chris Rogers STONE HOUSE reported that there was a donation of limestone stone from some individuals outside of town. These would be used to frame up the walls of the building.

Mayor Bates reported that there was an agreement document with Nicor Gas regarding the rental for an antenna on the City water tower structure and this was being reviewed by the city attorney. They have in verbal discussions agreed upon an increased monthly fee of \$500.00. As this amount was what he understood other communities were getting from Nicor. The engineers from MSA were reviewing the specifications with the water and sewer superintendent to make sure it would not interfere with anything on the tower structure.

Alderman Powers left the council chambers at 7:45 p.m.

Alderman Kaczmariski moved and Alderman Risko seconded to approve MSA WORK ORDER the MSA Professional Services, Inc. work order agreement to complete the Mount Carroll Benton Street Utility Extension Design at the cost not to exceed \$7,000.00. Roll call vote: Aldermen Risko, yes, Grim, yes, Kaczmariski, yes, Wiltshire, yes, Powers, absent, and Elliott, yes. Vote: 5 yeses, 0 noes and 1 absent. The motion was carried.

Alderman Powers came back into the council chambers at 7:47 p.m.

Alderman Kaczmariski moved and Alderman Wiltshire seconded to pass Resolution No. R11-2018-2, A Resolution of the City of Mount Carroll County, Illinois, to Induce the Redevelopment of Certain Property Within the Downtown and South City Tax Increment Financing Redevelopment Project Area (121 W. Market Street). Roll call vote: Aldermen Grim, yes, Kaczmariski, yes, Wiltshire, yes, Powers, yes, Elliott, yes, and Risko, yes. Vote: 6 yeses and 0 noes. Resolution No. R11-2018-2 was adopted by unanimous roll call vote.

Alderman Grim moved and Alderman Kaczmariski seconded to approve BANK LOAN the bank loan advance proposal to borrow \$150,000 at the interest that will accrue at a fixed rate of 3.50% with the State Bank of Pearl City. Roll call vote: Alderman Kaczmariski, yes, Wiltshire, yes, Powers, yes, Elliott, yes, Risko, yes, and Grim, yes. Vote: 6 yeses and 0 noes. Mayor Bates noted the quotes as follows: State Bank of Pearl City at 3.50%, Savanna-Thomson State Bank at 3.57%, and the TBK Bank at 5.19111%. The bank loan to be used to pay for the construction of the Galena Street Bridge Project.

Alderman Powers moved and Alderman Kaczmariski seconded to pass Resolution No. R11-2018-3, A Resolution for the Improvement Under The Illinois Highway Code Authorizing the Appropriation of Motor Fuel Tax Funds for the Galena Street Bridge Project. Roll call vote: Aldermen Wiltshire, yes, Powers, yes, Elliott, yes, Risko, yes, Grim, yes, and Kaczmariski, yes. Vote: 6 yeses and 0 noes. Resolution No. R11-2018-3 was adopted by unanimous roll call vote.

Alderman Grim moved and Alderman Powers seconded to pass the BANK LOAN RESOLUTION Resolution Authorizing a Representative to Sign Loan Documents for the City of Mount Carroll. Roll call vote: Aldermen Powers, yes, Elliott, yes, Risko, yes, Grim, yes, Kaczmariski, yes, and Wiltshire, yes. Vote: 6 yeses and 0 noes. This resolution was adopted by unanimous roll call vote. This is for the loan with the State Bank of Pearl City for \$150,000.00.

Under general audience Mr. Len Anderson presented a donation of \$50.00 he received to go towards the Stone House Park Project.

GENERAL AUDIENCE

Alderman Grim moved and Alderman Powers seconded to adjourn the meeting. Roll call vote: Aldermen Risko, yes, Grim, yes, Kaczmariski, yes, Wiltshire, yes, Powers, yes, and Elliott, yes. Vote: 6 yeses and 0 noes. Mayor Bates adjourned the meeting at 8:01 p.m.

ADJOURNMENT

The Mount Carroll City Council approved these minutes at the November 27, 2018 regular meeting.

Julie A. Cuckler  
City Clerk & Collector