

MINUTES OF THE JULY 10, 2012 REGULAR MEETING OF THE MOUNT CARROLL CITY COUNCIL

Mr. John Boelkens 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 Tom Charles, present, Jim Rose, ROLL CALL
present, Bob Sisler, present, Doug Bergren, present, Mike Risko, present, and Doris Bork, absent.
Aldermen Bergren led the Pledge of Allegiance.
Mr. John Ricketts gave the invocation.

Alderman Risko moved and Alderman Bergren seconded to approve the minutes MINUTES
of the June 26, 2012 regular meeting as presented. Roll call vote: Aldermen Charles, yes, Rose, yes,
Sisler, yes, Bergren, yes, Risko, yes, and Bork, absent. Vote: 5 yeses, 0 noes, and 1 absent. The motion
was carried.

Alderman Charles moved and Alderman Risko seconded to authorize ACCOUNTS PAYABLE
the payment of the accounts payable to date for the month of July 2012. Roll call vote: Aldermen Rose,
yes, Sisler, yes, Bergren, yes, and Risko, yes, Charles, yes, and Bork, absent. Vote: 5 yeses, 0 noes and 1
absent. The motion was carried.

Mayor Bates reported the bank account balances were at \$445,239.50 as FINANCIAL REPORT
of today. Alderman Sisler asked if this needed approval. Mayor Bates commented no, this did not need
the votes. He noted that he was tired of the no votes, though. Alderman Sisler stated that he would like
to talk with the mayor about why.

Alderman Bergren reported of the June 20th historic preservation committee COMMITTEES
meeting: HPAC

1. Discussed the condition and proposed repair to the building located at the corner of Market and Carroll Streets in the downtown. Noted the concern to take immediate action to reinforce and begin immediate repair of the west wall of the building.
2. Noted that they had not heard from the property owners of 107 N. Main Street about the replacement of windows in the building.
3. Discussed the council action regarding the property located at 113 N. Mill Street.
4. To consider a newspaper article regarding a historic home in town to maintain interest in historic preservation.

Alderman Charles reported of the July 9th license & ordinance LICENSE & ORDINANCE
committee meeting:

1. Alderman Charles noted this meeting was called with the property owners of the "Bushy Flats" area in the 200 block of East Market Street and the property owners of Law's Excavating in the 500 block of East Benton Street to the discuss the complaints presented about the need to clean up the outside of the properties. Discussed the need to remove the collection of equipment, appliances and debris and the grass and weed growth around these properties. The property owners in attendance noted they would cooperate, however, the owners at the Market Street locations noted their lack of funds for several matters, such as getting a dumpster for a clean up. The consensus of the committee was to ask that the property owners discuss a time that they could or would provide access to the debris by having it out to the curb so that a pick up could be scheduled. To look into some volunteers for this work. Mr. Westphal, 213 E. Market Street, stated that he needed help getting a furnace for the winter season and Mr. Joe McCray, 211 E. Market Street stated that he was looking to replace the roof on his unit. Mayor Bates stated he

check with the City's TIF attorney about what repairs or improvements could be paid for from TIF funds, if at all. Mr. & Mrs. Bob Law and Randy Law stated that they had started trimming some of the weeds at the east side of their property (on Benton Street). There were several items of equipment and a boat that was noted should be removed or placed inside. They would work on this. The committee meets again on the 23rd so a status report from the property owners would be appreciated.

Alderman Charles reported of the July 10th finance committee meeting: FINANCE

1. The bills were reviewed and approved.
2. Alderman Charles and Alderman Bergren reported of the County Extension municipal training session that they attended on urban blight and vacant property.
3. Discussed the Tax Increment Finance (TIF) funds.
4. Alderman Charles presented the finance committee FIRE DEPT. DONATION recommendation to approve the contribution of \$250.00 to the Mt. Carroll Fire Department to go towards the fireworks funding. Roll call vote: Aldermen Sisler, yes, Bergren, yes, Risko, yes, Charles, yes, Rose, yes, and Bork, absent. Vote: 5 yeses, 0 noes, and 1 absent. The motion was carried.
5. Discussed water bills for one landowner's rental properties.

113 N. MILL ST. PROPERTY

City Attorney Ronald Coplan was in attendance and reported of drafting the complaint towards the property located at 113 N. Mill Street and noted the process by which the city could seek the abandonment versus the court foreclosure proceedings. It had been noted a concern that the siding on the house could have some asbestos. This would need to be determined in considering any costs of demolition. The council members present voiced no objections to have the city attorney pursue the abandonment procedure on this matter. He would provide a status report as there was more information.

Mayor Bates stated the next item on the agenda was the task order from TASK ORDER FOR MSA Professional Services, Inc. to conduct the masonry wall OBSERVATION OF WORK reinforcement observations for the proposed work on the building REGARDING A CERTAIN located at the southeast corner of the intersection of North Carroll and BUILDING DOWNTOWN West Market Streets. Alderman Bergren expressed his concern that the work proposed was just a band aid approach, it was not a complete fix to relieve the hazard, and certainly was not in keeping with the brick façade finish. Council discussion followed with concerns of a temporary versus a permanent fix to the west wall of this building. Alderman Charles noted that if the safety issue was addressed short term could TIF funds be used to complete this project with a permanent rebuild of the wall with the brick façade. Mayor Bates stated that he could talk with the property owner and the contractor about this as long as they work to address the safety issues. Alderman Rose noted his question about the placement of the steel beams proposed for reinforcement. Alderman Sisler moved and Alderman Risko seconded to approve the task order from MSA Professional Services, Inc. for the masonry wall reinforcement observations at a cost of \$1,800.00 as presented. Roll call vote: Aldermen Charles, yes, Rose, no, Sisler, yes, Bergren, no, Risko, yes, and Bork, absent. Vote: 3 yeses, 2 noes, and 1 absent. The motion was carried. Mayor Bates notes he would contact the property owner and the contractor to express all of the council concerns.

Mr. Lou Schau, CDC, reported of the memorial benches to be placed in the downtown area and the upcoming activities at the Market Street Commons.

Mayor Bates reported that he had an e-mail from Ms. Sharon Pepin, Community Funding and Planning Services about the CDAP LMI survey. The 75% threshold had not been met so a volunteer training for a follow up door to door for more completed surveys would be required. He asked the council to consider some dates that they could meet for this training.

Under general audience Mr. Jeff Woodside addressed the council and noted the great 4th of July activities done this year. Mr. Len Anderson addressed the council that he had received another \$115.00 to go towards the City K-9 funds, and noted the next Car Cruise night would be on July 21st with the GM Productions doing the DJ services this time.

Under correspondence Mayor Bates noted an e-mail from the Chamber about the Brick Street Day event on September 1st and the call for volunteers, he reported the next Northern Illinois Mayors Association meeting would be in Kirkland on July 19th, that next month he would present the request from the iFiber Resources Network to construct the underground cable in Mount Carroll, and he read a letter from Carissa Bates, daughter of the mayor, regarding her concern about uneven sidewalks and hazardous sidewalks needing repair as she had an accident injuring her foot recently. Mayor Bates noted he might have some information about a possible development at the next meeting.

Alderman Bergren moved and Alderman Charles seconded to adjourn the meeting. ADJOURNMENT
Roll call vote: Aldermen Rose, yes, Sisler, yes, Bergren, yes, Risko, yes, Charles, yes and Bork, absent.
Vote: 5 yeses, 0 noes and 1 absent. Mayor Bates adjourned the meeting at 8:30 p.m.

The Mount Carroll City Council approved these minutes at the August 10, 2012 regular meeting.

Julie A. Cuckler
City Clerk & Collector