

STATE OF ILLINOIS)
COUNTY OF CARROLL)SS.
CITY OF LANARK)

October 3, 2006

Lanark City Council met in regular session at City Hall. Alderman Ken Weaver, Alderman Ardena Grant, Alderman Ron Strohecker, Alderman John Huggins, Alderman Ed Stern and Mayor Kevin Barnes were present. Alderman Mark Macomber was absent.

Also present were Les Guenzler, Ed Mitchell, Diane Komiskey, Chief Page, Joe Robertson, Lamoille Poffenberger, Patrick Burke, David Blevins, Jr., Ray Gerth, Sharon Pepin, Martin Clausen, Robert Zuck, Lynn Kocal, Tom Kocal, Jim Wyeth, Sheila Wyeth and Nancy Guenzler.

Mayor Barnes called the meeting to order at 7:30 PM.

Alderman Huggins pointed out a correction to the September 19th minutes. At the bottom of the third page Sutton should be Sutter but is spelled correctly throughout. **Motion** made by Alderman Strohecker, seconded by Alderman Grant to accept the minutes of the September 19th meeting with correction. All ayes. Motion carried.

Motion made by Alderman Weaver, seconded by Alderman Huggins to accept and pay the bills from September 19th to present. All ayes. Motion carried.

Sharon Pepin of MSA Professional Services submitted a project update (copy on file). Soil borings were completed yesterday and today. After Pepin reported the preliminary information, Alderman Strohecker inquired if the Brownfield grant would cover the removal of the underground tank. Pepin reported, it would. EPA was aware there could possibly be a tank in front. Alderman Strohecker thought the tank in the rear was filled in with sand. Pepin announced the quarter report needs to be sent off to EPA – not much information this quarter. IDOT signed off the utility permit for the Hart building. The original was given to the Clerk. Alderman Stern inquired when the design engineer would begin on Leland Street. Pepin announced as soon as the agreement with IDOT is received, the field work can begin. Some field work is already done due to Medallion hiring MSA earlier to do work for them. This work can be done with snow on the ground. Pepin will call Steve Haring to see what the status is. Alderman Strohecker would like to have a couple more meetings before a draft of the Strategic Plan/CIP is presented. Meeting was set for October 24th at 6:30 PM. Pepin passed out copies of grant application for ComEd's Transformation Grant program requesting funds to assist in the preparation of the Strategic Planning process. Pepin explained that we need to identify and address goals over the next 5-10 years. The City has goals now, not in 5-10 years. We could possibly fund CIP with ComEd funds. Pepin reviewed the Shumway building, while the Clerk copied and passed out copies of letter received from Midwest Structural Consulting's structural inspection report prepared by Ron Rasque (copy on file). Alderman Strohecker reported he was with Rasque in the building for about 1.5 hours measuring, inspecting and taking pictures. Pictures did not arrive with Rasque's report. Pepin announced Blackhawk Hills RC&D, along with Alliant Energy and the Southwest Wisconsin Regional Planning Commission, will be hosting an interactive workshop for developing action steps to shape a thriving community. This workshop is

designed for elected officials and community and business leaders in smaller communities. The workshop is scheduled for October 17th from 8:45 AM - 4:00 PM in Platteville, Wisconsin. Alderman Huggins and Sharon Pepin will be in attendance. Alderman Strohecker inquired when we go on to Phase 3, can the work be done in the winter – outside? Pepin reported we need to take step by step to see what needs to be done.

Tom Kocal and committee were present to discuss a proposal (copy on file) to save the Shumway building. Kocal began by explaining the committee has had several meetings in preparation of this proposal. The committee is in the process of forming a not-for-profit organization. Kocal announced we are fortunate to have all the businesses that we do in Lanark. A newspaper article was passed out by Bob Zuck about vision for rural communities. Kocal reviewed the five steps in the article. We need to enhance what we have. Kocal reported our founding fathers had a vision when they built this town and it is up to us to keep that vision going and growing. Kocal went back to the committee's proposal asking the City to maintain liability insurance while the committee works on the building. All of the committee feels this is a good plan. Others have shown interest. Dave Keiser, Carroll County Economic Development Corp Director has offered suggestions of grants and such. Others have offered with grant writing. Alderman Strohecker asked about a timeline. Jim Wyeth reported that it depends on money – that's the big thing. Alderman Strohecker inquired if the committee was depending on the City to come up with the funds. Yes. Wyeth announced the first step is to put on a roof and shore up to safe condition. When Strohecker asked about a cost for this work, Wyeth announced \$10,000. Strohecker inquired if the roof would be patched. Wyeth announced it would be replaced as it would be useless to patch. The first step is to keep the water out.

Mayor Barnes announced another proposal has been received from Daukus. Alderman Strohecker inquired if the letter was dropped off. The Clerk reported it was received by mail as well as by fax. When asked, the Clerk presented the envelope with return address.

City Attorney, Ed Mitchell opened six bids for the demolition of the Shumway building.

1. Chris Morgan \$49,000.00
2. John Tautz \$16,700.00
3. Law Excavating \$13,450.00
4. Fischer Excavating \$35,665.84
5. Shroyer Brothers, Inc. \$69,000.00
6. Burke Excavating \$44,262.00 base add \$5,500 sidewalk replacement if required

Mayor asked if there was any discussion. Alderman Huggins suggested waiting until the next meeting to make a decision allowing time to look over proposals. **Motion** made by Alderman Huggins, seconded by Alderman Grant to table demolition until the next Council meeting. Roll call: Alderman Huggins-aye, Alderman Grant-aye, Alderman Weaver-aye, Alderman Strohecker-abstain and Alderman Stern-aye. Motion carried.

One building permit was presented. The Clerk reported the Zoning Commission met for the variance request by Jameson Burkholder. The committee recommended approving

the variance. **Motion** made by Alderman Strohecker, seconded by Alderman Grant to approve permit as submitted. All ayes. Motion carried.

Mayor Barnes allowed everyone in the general audience an opportunity to speak.

Bob Zuck thanked the Council for allowing the committee to come to the meeting.

Lamoille Poffenberger was present to discuss the tree situation. Mayor agreed to come back to this issue.

Marty Clausen is here to help save the building. Clausen thinks if we start with one, will need to continue across the street.

Ray Girth feels the building has a historical value and needs to be preserved.

Joe Robertson did not have anything to share.

David Blevins announced he just came to see. Blevins shared it sounds like the committee is a good idea. Blevins then inquired why no one went to talk with Sweitzer. Mitchell explained that he did not send a notice as the lease terminates November 1, 2006, which is already within the 90 days required. Sweitzer read about the termination in the newspaper. Blevins feels that it would have been more professional if someone would have talked with Sweitzer.

Patrick Burke of Burke Excavating wished the Council good luck with the project. Alderman Stern announced there is a very wide range of bids and asked Burke for his thoughts on this. Burke recommended looking at the low bids very carefully. No one can touch the building without EPA paperwork. It must be clean of asbestos – cannot tell without testing. It is stripped down to be able to tell as it is. Burke stated the invitation was very plain – needed to be more detailed. Alderman Grant inquired if the remodel needed to be tested. Burke announced it did not. Burke highly recommended choosing carefully.

Diane Komiskey announced she would be glad to talk with Blevins about the comments about Sweitzer.

Nancy Guenzler thanked the Council and asked them to open their hearts and minds about the building – cannot let happen. Guenzler explained what all the committee has been working on. People stand behind projects they believe in. Those here are committed. They have someone willing to do grant writing and another for attorney matters. They also have others willing to help – many others. Thank you.

Alderman Macomber arrived at 8:30 PM.

Jim Wyeth announced will be getting materials at cost from Carroll Service and are working on getting free labor.

Sheila Wyeth feels the downtown area's historical value is important.

Mayor Barnes announced he would rather see the building fixed up rather than demolished. If putting ad in paper for bids is what it takes, then sorry for the bidder's time and trouble.

Committees

Water & Sewer – Alderman Stern reported he called EPA in Rockford. He would like Mitchell to draw up a purchase agreement with Kent. Purchase price is \$3,000. Alderman Stern announced he understands this needs to be done by ordinance with a roll call vote. This is only binding by ordinance. Stern would like to proceed rapidly. Mitchell inquired if this is the consensus of the Council. Alderman Stern announced he is not going to play hardball with EPA. Alderman Strohecker inquired if purchase easements with line. Stern feels we should. Stern reported the line is in very good condition. It is a plastic line. EPA is advising three hydrants – currently zero. When Alderman Strohecker asked, Guenzler reported hydrants cost \$2,000 each. Alderman Stern asked Mitchell to draw up and then vote on. Sharon Pepin asked for copies of correspondence with EPA. Beranek has talked about having a meeting. Mitchell reported we have discussed this issue before. When asked by Alderman Strohecker, if there would be a meeting or not, Stern stated no.

Streets & Property – Alderman Strohecker reported the catch basins are done and look good. Water looping on East Lanark Avenue has been started and should be completed in a couple more days.

Mayor Barnes received an email from Lisa Libberton, Tree Board Chair regarding the tree at Poffenbergers. Guenzler and Libberton looked at the tree and are proposing to remove the silver maple which is causing sewer problems. Guenzler announced it is the one directly over top of the line. It is in Poffenberger's yard. Lamoille Poffenberger was present and announced he is in agreement with the removal, if the City wants to take it down. Poffenberger would also like the City to remove the stump and fill in with dirt. Guenzler announced Libberton has this tree on her list. The City will fill and seed. Alderman Stern inquired if this cost would come out of Water and Sewer funds. Alderman Strohecker feels it should come out of Tree Board. Alderman Stern announced we have Hollewell's tree. Mayor Barnes inquired if Guenzler and Libberton have discussed this tree as yet. Guenzler reported, not as yet. Alderman Stern inquired if after the tree is removed, would the roots will still need to be chewed out? Guenzler announced they would. All seemed to agree to take down Poffenberger's tree at the City's expense. Guenzler reported it would probably be in November. Poffenberger asked when the City trims the oak tree which is growing over the street, would they please trim it carefully as it is a beautiful old tree.

Purchasing and Finance – no report.

Police – Alderman Grant announced she and Alderman Macomber need to meet with Chief Page. Alderman Grant reported the Clerk has figured up all the Comp. Time and vacation time for Bennett. She asked everyone to sign a copy of her figures so everyone is aware what is being paid out. Alderman Grant suggested having Mitchell draw up a contract for Bennett to sign stating that he has received all his money from the City.

Personnel – Alderman Weaver will be evaluating Denny Johnson October 10th at 7:30 AM. Anyone is welcome to attend.

Economic Development – no report.

Ordinance – Alderman Stern reported the Health Administrator of the Carroll County Health Dept. was concerned about abolishing the Health Officer. We still have Chapter 3. Alderman Stern feels it is OK to abolish Health Officer. Stern announced he will be working on the Police Department of the Code Book but has nothing for now.

Ed Mitchell presented Ordinance #819 regarding the Health Officer. **Motion** made by Alderman Huggins, seconded by Alderman Weaver to approve Ordinance #819. Roll call: Alderman Huggins-aye, Alderman Weaver-aye, Alderman Grant-aye, Alderman Strohecker-aye, Alderman Macomber-aye and Alderman Stern-aye. Motion carried. Mitchell reported next step in levy process – passed out copies of levy break downs. In the past, we have stayed within 105%. If we go over, we need to do black box. Alderman Strohecker reported each year we are getting less and less in taxes – Homestead Act, assessed evaluation went down, senior citizen tax freeze has done a lot of that. Carroll County has a lot of senior citizens with moderate income. Mitchell can get data over the past several years. Alderman Stern would like to see that data. Mitchell and Stern are working on garbage ordinance. Mitchell requested an executive session to discuss pending litigation.

Les Guenzler, Maintenance Supervisor submitted a written report (copy on file). Alderman Strohecker announced he has talked with Lindsay and he will be retiring after the mowing season. Alderman Grant suggested waiting until next year to find someone. Alderman Stern inquired about the leaf program. Guenzler announced the Clerk has already put a schedule in next week's newspaper. Guenzler may send Ferry out Friday to pick up dense areas. Alderman Strohecker inquired if Guenzler would need the skid loader for Carroll Street water looping. Guenzler did not think so as it is a wider area. Alderman Huggins inquired if Guenzler was working on paper work for IDOT signs. Guenzler is and will fax soon.

Chief Page submitted a written report. Alderman Strohecker inquired how many locks would need to be changed. Chief announced City Hall, Maintenance building, Police Department and Chief's office. Chief can change himself. All seemed to agree. Alderman Grant reported Ellinor is using side streets due to road repairs. Alderman Grant feels he should not be using side streets. When Alderman Strohecker inquired who would talk with Ellinor, Grant announced she would be willing to. Chief is willing also.

Joe Robertson reported there is a car on the north side of FS in a fire lane. He thinks it is blocking if need to get in with fire trucks. Discussion led to other alleys that are blocked.

Alderman Weaver reported he has been swayed tonight to throw support to save the Shumway building, especially if those guys are willing to throw in their labor. Alderman Weaver liked seeing the response from the community – strong reaction from the community to save the building. Chief Page reported when looking at it from a safety stand point, he would recommend getting someone in to board up again. It would not

take much for someone to get in. Alderman Grant feels we should check with the insurance company. Robertson questioned where is the money?

Alderman Grant did not have any additional business this evening.

Alderman Strohecker reported if we decide to take down the building, we would have money to demolish and fix wall. The committee is going to ask for TIF money. Alderman Strohecker reported one way or another, we will have to replace the sidewalk. Other businesses need help with their buildings. Alderman Strohecker announced he did not know everyone here tonight, but all are not residents of Lanark – no taxes. Alderman Huggins explained they may not pay taxes but shop here. Alderman Strohecker inquired if we invest tax dollars, what happens when tax dollars leave town?

Alderman Huggins asked Sharon Pepin if a meeting had been set up with Medallion as yet. No.

Alderman Macomber would like to give this issue of the building to the taxpayers – referendum. The Clerk thinks it is too late for the November ballot. Mitchell agreed – possibly in April. Alderman Strohecker announced they need to fix the roof. Alderman Macomber reported it has set empty for ten years, what's one more?

Alderman Stern reported he received a packet from the State Treasurer via the Clerk. Can set up credit card through them. Rapid revenue to deposit sales tax, income tax, etc. rather than receive check. Alderman Stern feels this packet should be passed on to the Finance Committee rather than the Water and Sewer Committee. Alderman Stern requested an executive session to discuss personnel.

The Clerk requested executive session to discuss personnel.

Mayor Barnes thanked Alderman Grant for all her hard work for the Police Dept. open house. Mayor received a proposal from John Wirchnianski to purchase the Shumway building for \$5. He wants to fix it up for possibly a museum or library with a youth center in the basement. Mayor has received notice from ComEd regarding estimates for next year:

Street Lighting	Estimate	\$22,640
Pumping	Estimate	\$54,503

Roughly an increase of \$15,000.

Motion made by Alderman Macomber, seconded by Alderman Weaver to enter executive session to discuss pending litigation and personnel. All ayes. Motion carried.

Entered executive session at 9:39 PM.

Motion made by Alderman Macomber, seconded by Alderman Huggins to exit executive session. All ayes. Motion carried.

Exited executive session at 10:18 PM.

Alderman Strohecker announced he was not in favor of raising taxes but feels we need to consider everything. Possibly raising wages and each year taxes are decreasing.
Alderman Stern announced we can use MFT taxes on other things.

Motion made by Alderman Macomber, seconded by Alderman Weaver to change the policy for vacation to start accruing upon start date. All ayes. Motion carried.

Motion made by Alderman Grant, seconded by Alderman Huggins to have Alderman Weaver contact in town agents for health insurance. All ayes. Motion carried.

Alderman Stern has read up on annexation. The EPA says we cannot hold over heads to supply water to them. Others agreed, but we can raise their fees. Mitchell explained the first one does not want to annex in but the next couple do. Then they are punished because their fees are too high and cannot annex in. Alderman Stern announced cannot hold annexation over head. If all wanted to annex in tomorrow, we would have to run sewer line out there – runs flat and will require lift station. Alderman Stern feels we could pay Clyde Kent quarterly installments, that way Water & Sewer income could pay for. The Treasurer reported there is currently enough in the Water & Sewer fund to pay the \$3,000 all at once. No one felt it was necessary to pay installments.

Motion made by Alderman Strohecker, seconded by Alderman Grant to adjourn. All ayes. Motion carried.

Meeting adjourned at 10:28 PM.

*Respectfully submitted,
Jackie Hawbecker, City Clerk*