

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

October 17, 2006

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

Also present were Les Guenzler, Ed Mitchell, Diane Komiskey, David Blevins, Jr., Robert Zuck, Connie Zuck, Lynn Kocal, Tom Kocal, Betsy Shaulis, Lonnie Prowant, Jim Wyeth, Sheila Wyeth and Nancy Guenzler.

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

Motion made by Alderman Weaver, seconded by Alderman Grant to accept the minutes of the October 3rd meeting. All ayes. Motion carried.

Alderman Grant announced the police training was not pre-approved. The bill for \$395 for a grant writing workshop will not be paid for. **Motion** made by Alderman Weaver, seconded by Alderman Grant to accept and pay the bills from October 3rd to present with the exception of the grant writing workshop. All ayes. Motion carried.

Motion made by Alderman Weaver, seconded by Alderman Grant to accept the treasurer's report for September. All ayes. Motion carried.

MSA Professional Services submitted a project update (copy on file). No one seemed to object to moving the location of the Economic Development Committee meeting scheduled for October 24th at 6:30 PM to Medallion as requested by Keith Durnford.

No building permits were presented.

No one was present for the public hearing for delinquent water bills.

City Attorney, Ed Mitchell presented a draft of a contract to purchase the Clyde Kent line and easement for \$3,000. Mitchell explained Kent wants an extension of fifty feet to the line in case his son would want to build. Alderman Huggins inquired what the cost of the additional fifty feet would be. Alderman Strohecker announced we are already putting in \$6,000 for hydrants. Alderman Macomber feels since it is not in city limits, we do not have to do. Mitchell did not agree to anything with Kent. He is just reporting what Kent is requesting. Kent has not seen this contract as yet. Alderman Huggins inquired if we are sure Kent has easements. Mitchell reported they are attached to the contract. Huggins is just clarifying if Kent is legal to sell us the easement. Alderman Huggins suggested taking out #9 of the contract. Alderman Strohecker agreed. Mitchell explained if take out #9, then #10 will need to come out. There may be others. Alderman Huggins suggested taking out about the extension and put in a T and cap the line. Several were concerned with the wording "at no expense". This could be interpreted as no water bill. Mitchell reported we may have to go to the Township and

ask to extend the easement. All seemed to agree to table for now. Mitchell will talk with Kent and report at the next meeting.

Tom Kocal and committee were present to discuss saving the Shumway building again. Kocal introduced Betsy Shaulis. Shaulis submitted information sheets on the not-for-profit organization. The group is called Lanark Cornerstone Project (LCP). Shaulis reported the zoning ordinance intends for refurbishment and redevelopment of downtown area. The group received a proposal of the Shumway building. Shaulis thanked the Council for writing this up. However, they are rejecting this proposal as the group does not want to do anything illegal. Shaulis announced the Council proposes to sell the building for \$1 with specific conditions. Shaulis then explained that once the building is sold the City or seller has no power over what happens to it. The City cannot make them have insurance. This violates the power that the Council has. #8 states there is no guarantee the group could accept any TIF money. The building is within the TIF district. Alderman Strohecker feels there was a misunderstanding. It was intended to state there is no guarantee the group would be awarded any TIF funds. Shaulis announced the group does not want to be a part of anything unlawful. Shaulis explained could do a contract for deed but cannot do a lien on loan. Those are the reasons the group is rejecting the proposal. Shaulis does not feel this was done properly as the proposal was not approved by the Council. Alderman Macomber inquired if the LCP had a counter proposal. Shaulis announced they do. Shaulis began by inquiring what it will cost to demolish the building.

Bids were received from \$13,000 to \$69,000. The LCP requested this amount be turned over to them, not given to them and they would work with the City to repair the building. They have contractors in town willing to help refurbish the building and also to give materials. The City can have oversight of the funds as well as everything. Money can be appropriated to non-profit organization with majority vote of Council. Alderman Strohecker announced we had appropriated to cover this expense in contingency. Kocal announced they did not intend to ask for TIF monies. Lonnie Prowant was present and is in support of saving this building. He suggested advertising to sell in the Chicago Tribune no just locally. Prices of ads as suggested cost about \$2,500. The Council received a structural inspection and recommendation was to demolish. Prowant asked to consider all avenues. Shaulis announced the group agreed the City would be in charge of money. The City could retain ownership throughout. Another option is to turn ownership over to the LCP. Alderman Huggins announced our insurance company will not cover liability only \$3,000 for medical. Alderman Strohecker clarified we have risk management not an insurance company. Huggins stated the group needs to have bonded people working on the building with the City of Lanark named as insured for liability. Kocal announced the LCP is Phase 1 of revitalizing the downtown area and are open to suggestions. Kocal feels the Shumway as the focal point to get revitalization going. If done right, it will happen. No one gets excited until you're ready to tear down. Alderman Huggins announced no matter what happens, keep that attitude. Alderman Strohecker reported that's why we want to give to someone because of liability. Sheila Wyeth announced we could do that and still want the City to help with funding. Nancy Guenzler stated there is no danger to anyone outside the building. Alderman Strohecker polled some of the aldermen: Alderman Weaver would like to see the building preserved. Foundation seems sound. Jim Wyeth had stated at the last meeting the roof could be fixed for \$10,000. Sheila Wyeth announced that was only part of the materials. Jim Wyeth explained they would need lots of rafters. Weaver did not know the dollar

amount to repair for someone to use. We need someone who just likes the building - not looking for a return. Alderman Huggins if we demolish it, we know what we have. Nancy Guenzler announced the demolition would destroy the downtown area. Once gone – gone for good. The group has been meeting weekly. Alderman Strohecker apologized as he wrote the proposal. He thought the Council was leading down the road to demolish. He would also like to see the building saved but does not want the City to retain ownership of the building. He would go along with selling. Alderman Macomber reminded everyone of recent history when the grade school came down – beyond repair, liability, etc. The group did not feel you could compare this to that. Alderman Huggins is concerned with giving money and then group cannot raise any other monies – then what? Prowant announced we need more time to come up with more information. The group is asking not to pass demolition bids tonight. Alderman Huggins feels we messed up on the bids and need to do again. Alderman Grant inquired what the group could have done in thirty days. Jim Wyeth talked with John Nelson at the bank – if could get roof repaired, fixed up and structurally sound, would give loan. Alderman Grant asked the group to have a proposal with everything in order by November 21st Council meeting. Mayor Barnes asked if this could be ready for the November 7th meeting. We need to move faster. When asked for a list of the Council's wants, Alderman Strohecker announced someone to buy the building and assume liability. The group seemed to agree. Wyeth announced the bank will not give loan as it sits. Alderman Macomber inquired what the group's goal was for the building – shell? For now – possibly apartments upstairs and business downstairs. Mayor Barnes thanked the group for coming. It was agreed to wait until November 7th.

Ed Mitchell presented 105% tax levy resolution. Mitchell passed out information on assessed evaluation – not sure why or how assessed value is different from City to library. Senior Citizen tax freeze – Lanark has a lot of seniors. The County does also. Keep in mind several new homes have gone up – assessed value should be going up. Mitchell inquired if we want to pass at 105% or go above. Alderman Huggins feels it will be hard to get through because the school is raising theirs. It will be hard to swallow both. This must be passed by the end of December. All seemed to agree to stay at 105%. **Motion** made by Alderman Macomber, seconded by Alderman Weaver to approve resolution for \$202,700. Roll call: Alderman Macomber-aye, Alderman Weaver-aye, Alderman Grant-aye, Alderman Strohecker-aye, Alderman Huggins-aye and Alderman Stern-aye. Motion carried.

Committees

Water & Sewer – Alderman Stern reported it's time to lock in the new rates. Water & Sewer Committee meeting was set for October 23rd at 6:30 PM.

Streets & Property – Alderman Strohecker reported a problem on E. Lanark Avenue's water looping but is coming along.

Purchasing and Finance – no report.

Personnel – Alderman Weaver reported he met with Les Guenzler on October 10th. He gave Guenzler evaluation forms. All is going well in the Mt. Department. He will schedule a meeting when he has received the evaluations. Sidewalks can also be discussed at that time.

Police – Alderman Grant reported the Police Committee met last night. She set up interviews with the officers one on one. Will have a meeting with the Chief in two weeks. Alderman Grant sent an email regarding the grant class was not pre-approved. Grant announced Officer Craft worked 6.5 hours overtime and took one day of vacation. What to do? Mayor Barnes announced you need to decide what to do. Alderman Macomber feels salaried employee does not get overtime. Grant explained that another officer could have worked the shift but was not notified. The Chief needs to know the proper channels. Craft worked 90 hours which includes 6 hours overtime. Alderman Stern announced - do not pay. Alderman Stern reported past documentation states 50 hours per week, anything over is comp. time – hour for hour – not paid out. Alderman Grant announced we have discussed this before. She feels we need to show documents to Chief. Alderman Stern reported also paid double time for holidays.

Economic Development – Alderman Huggins will report on community development seminar later.

Ordinance – Alderman Stern reported he is working on Police Article of the Code Book. Need to have Police meeting to make decision on issues as he cannot do this himself. Meeting in two weeks. Mitchell has draft of garbage ordinance and will have copy to Stern tomorrow. Hazardous dilapidated vehicles – not sure who was doing draft.

Les Guenzler, Maintenance Supervisor submitted a written report (copy on file). Alderman Huggins inquired if any work had been done on the ramp at the Police Dept. as yet. No. Alderman Macomber inquired if there were any immediate needs for snow plowing. Maybe new blades. Nothing major. Alderman Huggins inquired about the tests on East Locust. First one did not pass, took two more samples today, no boil order as yet, valve is shut. The residents are hooked to original line. The new line does not affect residents. Mayor Barnes inquired about the fence damage. Trying to figure out what happened. Thinks semi pulled in, tried to turn around and got caught in fence when making swing. \$668.58 for repairs - Chief made report.

Alderman Weaver – no additional business.

Alderman Grant reported the lady with the dogs last year now has cats. Mitchell does not think that we can prohibit animals. Mitchell does not think there were any charges filed for cruelty to animals.

Alderman Strohecker – no additional business.

Alderman Huggins inquired about ComEd's tree policy. Do they take down trees or just trim? Alderman Macomber reported if it is a secondary line – doesn't matter – only care if primary line. ComEd assesses each year.

Alderman Macomber – no additional business.

Alderman Stern announced the jake brake signs are down. He wants the posts taken out also. They are not break away posts. All seemed to agree to remove posts. We need a permit to put up the signs. Alderman Stern questioned the blighted, unsafe building code. Mitchell explained that's what we pursued Valente on. We did the repairs (Prowant

Construction). That's what we put a lien on. Alderman Stern inquired if we were going to do the roof on the Shumway building. Mitchell announced if we fix the roof we have to pay prevailing wages. Stern questioned if there was something we should be looking at to bring it up to sell to them. Once we sell, the City is not liable for anything. Stern asked everyone to keep an open mind. The group should be able to get insurance. Stern questioned if we were to just sit around and wait for them to come back. All seemed to agree to wait. Stern questioned if they cannot do, then what is our plan? Alderman Strohecker – demolish! Others agreed.

The Clerk reported the bulk waste clean up is scheduled for Saturday. Moring Disposal was to put something in the Prairie Advocate regarding the clean up. This has not been done. Therefore, the residents are not aware of the clean up this Saturday. She recommended contacting Moring and rescheduling allowing enough time to advertise. Council agreed. The Clerk announced she received the insurance claim from the hospital for Jason Walrath's injury at Jr. Tackle. She inquired if she is to forward these on to Walrath. Mitchell did not know anything about this incident. Mitchell asked to discuss this with the Clerk at a later time before taking any action.

Mayor Barnes questioned the Clerk if the Lions Club obtained a permit. No. Mayor asked for a letter to be sent to the Lions Club informing them they need a permit for each event. A resident called the Mayor inquiring if we could reduce the number of cans for yard waster in order to help reduce the increase. Mayor inquired about the storm sewer which is falling at the school. Guenzler reported it has been jettied out and will be working on tomorrow – broken tile.

Alderman Strohecker asked the Clerk to discuss the insurance for the Chief. The Clerk reminded everyone about the auditor's recommendation as to how to reimburse the Chief for his insurance. No action was taken at that time. **Motion** made by Alderman Macomber, seconded by Alderman Huggins to compensate the Chief for insurance to be reflected in salary and reviewed annually. All ayes. Motion carried.

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

Meeting adjourned at 9:35 PM.

*Respectfully submitted,
Jackie Hawbecker, City Clerk*