

November 7, 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, Sharon Pepin, Chief Ron Page, Tom Kocal, Betsy Shaulis, Diane Komiskey, Lonnie Prowant, Jim Wyeth, Bob Zuck, Connie Zuck, Mary Kosmecki and Officer Rob Groharing.

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

Prior to the Council meeting, Alderman Stern pointed out corrections in the minutes to the Clerk. The Clerk read these changes:

1. Page 4, 1st paragraph – last line should read “Alderman Stern reported part-time police are also paid double time for holidays.”
2. Page 4, last paragraph – first line should read, “Alderman Stern announced jake brake signs should come down.”

Motion made by Alderman Weaver, seconded by Alderman Grant to accept the minutes of the November 7th meeting with changes. All ayes. Motion carried.

Motion made by Alderman Weaver, seconded by Alderman Huggins to accept and pay the bills from October 17th to present. All ayes. Motion carried.

Lanark Cornerstone Project (LCP) – Betsy Shaulis passed out packets to the Council members. She also submitted information regarding a question whether the City could or could not give monies to an organization. The information stated the Council could give monies by passing a supplemental ordinance with a 2/3 majority vote. At the last Council meeting the Council had asked the LCP to provide specific information. Shaulis went over this information. The Exchange State Bank has agreed to a loan for the group contingent on the City’s pledge. The bank would match the City’s pledge. Without the City’s pledge the group will not be able to do the project. This project is more than just repairing the building, it will maintain the downtown area revitalization. Alderman Strohecker inquired if all the proposals have labor figured in. Shaulis – correct. Alderman Strohecker announced, originally labor was to be volunteer, has that changed? Alderman Strohecker does not want to own the building due to insurance. Shaulis announced the group does not want to start until spring. Lonnie Prowant reported the group wants to go in and shore up before winter. Alderman Strohecker announced if anyone goes in, they own it first. Shaulis reported this proposal is good for thirty days. Shaulis feels the group has done what the Council has asked. These quotes are only to stabilize the building – no interior work. Possibly get grants for interior. Alderman Grant inquired what happens if they don’t get grants. Shaulis announced they have people interested in purchasing the building. Shaulis explained the group would like the City to get quotes for demolition. When put out for bids – specify. Alderman Strohecker reported he talked with low bidder the night before the bids were opened. Everything seemed to be in order. Strohecker reported the Shumway building was built first and so

on. Alderman Weaver inquired if bidders were bonded – was bond requested in bid? Mitchell – no. Alderman Weaver inquired about EPA issues. Alderman Strohecker did not know what EPA issues there are as the building is gutted. Weaver was concerned with once the building is down, what is the City's responsibility to debris. If we damage the next building, we are liable. No one was sure what determines damage. Alderman Strohecker feels if the Shumway was built first then other building was built against it. Prowant feels it would be easier to take down the other building. Alderman Strohecker feels the Shumway should be a free standing building. Bill Deets said it was four bricks thick, says it is structurally sound except the back which will need steel rods through it. Alderman Weaver questioned if we take the resources to demolish the building to help repair and maintain, how much? Alderman Macomber feels this project is not done with us giving monies to repair. Prowant announced it would save the building and give them more time. If the building is in the group's name, they can work on as they can. It would be just a shell. Mayor Barnes announced Betsy Shaulis has put good thoughts on the table. If they put a roof on, it could be OK for fifty years. The group is asking for the cost of the demolition. Mayor Barnes feels with tuck pointing, the bids are low. Shaulis explained the bank will match, if the City gives \$50,000, the bank will loan \$50,000. The group's only option is to work with the City on this. Shaulis thanked the Council for working with them on this. She asked the Council to get their bids and come back again. Alderman Macomber inquired about putting a referendum on the ballot this spring. Kocal reported there is no point in a referendum if going to demolish anyway. Alderman Strohecker inquired if he verifies the low bid (\$13,500) would that be sufficient? Kocal reported it is not their job to determine the bids. Wyeth announced he has seen buildings come down when taking another down. Wyeth warned to be sure to dot your I' and cross your T's. Shaulis announced they would be more than happy to work with the Council to do the bids the next time. Wyeth feels this is not a community job, an engineer should help with the specs. Alderman Grant is not sure that we should be giving away tax dollars. Wyeth announced the entire group likes old buildings. Mary Kosmecki announced she used to be proud of the downtown, now it is a disgrace – buying buildings and storing junk in them. Shaulis reported the Council can tell them what they can do with their buildings. Mitchell announced you cannot make them put businesses in their buildings. The Exchange State Bank started the revitalization of the downtown, the committee wants to continue. Alderman Huggins announced all are pretty much in agreement that we have to spend the money anyway. However, we cannot have volunteers work on the building if the City owns it. He would like to see the transfer soon. Shaulis asked for an engineer to consult. Mayor Barnes announced that's the problem, we give and you ask for more. All seemed to agree to sell the building to the group for \$1.00. The group wants to know the dollar amount first. Alderman Strohecker suggested having a committee meeting to come up with a dollar amount. Strohecker asked if everyone was in agreement to come up with dollar amount as there is no reason to meet if not in agreement. When asked, Prowant announced he could not due the roof for the City at the cost in the proposal. Alderman Stern feels the City should put on a roof. Alderman Weaver announced it does not make any sense to put on roof and then demolish. Kocal looks at this as economical development like the subdivision. Alderman Strohecker reported we are still saving taxpayer's dollars if we give amount to LCP as you would be using anyway (to demolish). Strohecker will check further into the demolition bids. Strohecker reported we will also save on insurance costs. All agreed to put on next agenda.

Sharon Pepin of MSA Professional Services presented a project update (copy on file). Pepin announced the third quarter report is due for the Phase 2 Environmental Site Assessment. Pepin passed out copy of reimbursement request form for the engineering services incurred for this grant project. The request is for \$8,556.36. Alderman Stern announced we need to have a meeting for smoke test evaluation. Pepin suggested putting these projects in the Capital Improvements Project (CIP) so they are not forgotten. Alderman Stern suggested raising the rates and then look over the smoke test report and look at projects as a result. Mayor Barnes received agreement from IDOT for Leland Street. This needs to be looked over and sent to IDOT. Alderman Strohecker asked to take a step back and go over the figures. The total cost of the road project is \$1,198,729.28. This includes from Route 73 to Medallion's field. Pepin would like to incorporate the well project in with this. Pepin explained a grant which involves Medallion's creating jobs within a two year time period. The maximum for this grant is \$450,000 if goal is reached. Alderman Strohecker had concerns regarding the MFT resolution as we have agreed to do the cemetery streets in the spring and use MFT funds. Pepin questioned if the Council wanted to move forward and sign IDOT and engineering or wait until next meeting. All seemed to agree to move forward. Alderman Strohecker and Alderman Macomber feel Mitchell should look over the contracts. Pepin submitted a copy of the USDA Rural Development application for review. The grant application is for \$99,000. Pepin also submitted a draft letter of support to be put on City letterhead and signed by Mayor Barnes. This letter will be sent with the application. Need to have a meeting for CIP to review draft and identify projects and brainstorm. This should only take about two more meetings. Need to look at what's been done in the past, what's pending and look to the future. Meeting was set for November 28th at 6:00 PM in City Hall.

Water & Sewer – Mitchell presented Ordinance #820 amending City Code with regard to garbage collection service. Alderman Stern recommended raising the garbage fee to \$9.00 for residents with two bulk waste clean ups. The City is currently paying \$10.00 per household and homeowners are paying \$7.50. **Motion** made by Alderman Strohecker, seconded by Alderman Grant to approve Ordinance #820 at \$9.00. Roll call: Alderman Strohecker-aye, Alderman Grant-aye, Alderman Weaver-aye, Alderman Huggins-aye, Alderman Macomber-aye and Alderman Stern-aye. Motion carried. Alderman Stern submitted copies of the water, sewer and garbage rates to review. As Alderman Stern read from the information, all seemed to agree with all until:

#9 first class mail disconnect notice only. Mitchell did not feel comfortable with first class mail. Alderman Stern questioned if should send certified. The Clerk reported the problem with this is some don't accept. Mitchell feels then there is no notice at all. All seemed to agree to continue with delivery by the Police Department. The Clerk questioned if the officers could make one trip and if no answer, post on door. All seemed to agree as well as Mitchell.

#10 monthly billing and collection for non-metered service. Alderman Stern discussed the billing process. New billing would be monthly and with postcards. When asked if the postcards would be inside envelopes, Stern announced they would not. Mayor Barnes feels there will be complaints on this. Others did not feel that should be a problem. This was tabled for now.

No building permits were presented.

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

Committees

Streets & Property – Alderman Strohecker proposed to allow the cemetery to purchase software for \$10,000 and computer with a 23 inch monitor. The monitor is required for the software. **Motion** made by Alderman Strohecker, seconded by Alderman Macomber to give the Cemetery Board authority to purchase software and we reimburse them. All ayes. Motion carried.

Purchasing and Finance – no report.

Personnel – no report

Police – Alderman Grant announced she needs to meet with Mitchell.

Economic Development – no report.

Ordinance – Alderman Stern had Mitchell present draft of dilapidated vehicle ordinance. Mitchell announced Chief Page had a change prior to the meeting. Alderman Stern is working on Police ordinance. Alderman Grant talked about Officer Craft's six hours overtime. Grant announced past minutes state the officers work fifty hours per week. Grant will call Craft.

City Attorney, Ed Mitchell reported he talked with Clyde Kent regarding the sale of the line. Kent is OK with no extension of the line. Mitchell presented a draft of contract. **Motion** made by Alderman Macomber, seconded by Alderman Huggins to approve contract. All ayes. Motion carried. Mitchell presented draft of tax levy for review.

Les Guenzler, Maintenance Supervisor submitted a written report. When asked if Mrs. Geary contacted him, Guenzler reported she did not but Eric Smith did. Guenzler explained the policy. Alderman Grant explained Smith was told he had to dig in the street to repair sewer line and did not think this was fair. Guenzler explained to the homeowner.

Aldermen Weaver, Grant, Strohecker, Huggins and Stern did not have any additional business this evening.

Alderman Macomber inquired about the guy who keeps turning on his water after the City shuts it off. Chief Page announced this has been taken care of.

The Clerk announced Tara Griffin from Harris would like to make a twenty minute presentation regarding the bonds at a meeting in December. After a short discussion, Council agreed to ask her to come January 2, 2007. The Clerk announced she just received information for the renewal of the Illinois Municipal League Risk Management Association. Should she meet with Streets & Property Chair, Alderman Strohecker to review this information? All seemed to agree that this renewal information should be submitted to Council for approval at the next meeting.

Mayor Barnes reported according to the Employee Hand Book, the Friday after Thanksgiving is not a holiday. **Motion** made by Alderman Weaver, seconded by Alderman Grant to make the Friday after Thanksgiving a holiday permanently. All ayes. Motion carried. When asked about a Christmas party this year, Mayor announced last year's was poorly attended and did not feel we should have one this year. Others agreed. It was agreed to give the employees a ham for Christmas.

Motion made by Alderman Macomber, seconded by Alderman Huggins to adjourn.

Meeting adjourned at 10:18 PM.

*Respectfully submitted,
Jackie Hawbecker, City Clerk*