

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

November 1, 2005

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, Scott Sodergren, Joe Robertson, Dave Keiser, Sharon Pepin, Brian Grady and Diane Komiskey.

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

Motion made by Alderman Weaver, seconded by Alderman Grant to accept the regular and executive minutes of the October 18th meeting as printed. All ayes. Motion carried.

Motion made by Alderman Grant, seconded by Alderman Huggins to accept and pay the bills from October 18th to present. All ayes. Motion carried.

Mayor Barnes announced that there was a press release in today's newspaper. Elkay is reopening. Medallion is a subsidiary of Elkay. Barnes thanked Dave Keiser of the Carroll County Economic Development Corp for his work with this. They have been working on this since June. This is very good for Lanark and the economy. We have done everything as far as information. Nothing has been promised from the City as yet.

Sharon Pepin of MSA Professional Services presented a project update sheet (copy on file). She also introduced Brian Grady of MSA. Pepin presented a quarterly report to be signed by the mayor tonight. MSA will free-of-charge file for an extension of the construction permit with IEPA by the end of the year for the water looping project. MSA will have a draft of the 911 map ready for the next meeting. Pepin presented a task order for \$4,100 to do map updates. Other maps included are zoning, address, water and sewer. **Motion** made by Alderman Grant, seconded by Alderman Strohecker to approve task order for map updates. All ayes. Motion carried. Pepin reported that during a recent meeting with IDOT officials regarding the Elkay facility, a new truck route and entrance was discussed. The company, Medallion, has requested a new truck route be constructed for a truck entrance as they feel the current set up is a safety issue. The idea is to extend Leland Street through Carroll's property to Elkay. This will make a safer entrance as well as planning for the future – possible expansion. The street will need to be widened. The intersections need to be looked at. IDOT has a couple of programs which could help fund this project. Pepin reported approximate cost of one intersection is \$30,000. If a State highway is involved, which it is – Route 73 – the funding would be 100%. The street will be made into an 80,000 pound road. Alderman Grant inquired if we will replace water and sewer lines while the road is dug up. Several members feel this would be the best time to upgrade these lines. Pepin explained that in order to get started, the roadway needs to be fully scoped out and cost estimates prepared. In order for any

engineering fees to be eligible for grant funding, the City needs to send a letter requesting approval of preliminary engineering services. Pepin presented a sample letter. Pepin presented information on Truck Access Route Program (TARP) and Rail Freight Program (RFP). Medallion is asking to have a spur put in for future use. Possibly the City could do this. **Motion** made by Alderman Weaver, seconded by Alderman Macomber to get started by sending letter for preliminary engineering. All ayes. Motion carried. Pepin announced that if the TIF is in place, expenses could be reimbursed through it. A traffic impact study will need to be done at the City's or the company's expense. This is not included in the engineering fees. Pepin presented proposal for traffic study. Pepin explained what is involved. MSA will provide a report for IDOT. These services will be provided on a lump sum basis with a cost-not-to-exceed \$6,100. **Motion** made by Alderman Macomber, seconded by Alderman Grant to accept the traffic study as proposed. All ayes. Motion carried. Pepin reported that she has been working on the TIF district with the Economic Development Committee for some time now. She talked with Alderman Huggins last Friday. MSA has done TIFs in Wisconsin and Iowa for years. Brian Grady (present) has worked on several TIFs. Pepin is currently working with Mt. Carroll on a TIF. MSA would like to offer their services to do the City's TIF. Feels they would be able to offer a more personal touch since they have worked with the City on many other projects. Other consultants from Bloomington and Chicago come and go. MSA will still be here. Pepin presented costs of \$21,000 (not-to-exceed) to include time and materials. The first step is to get the boundaries done. MSA will bill progressively and could add a break in billing if we feel it is a "no go" at some point. Pepin suggested that any future announcements include that Medallion is coming because of the TIF district. Brian Grady reported that it is still a clean project and OK to move ahead. Mayor Barnes announced that he received a letter of approval for the TIF district from the Eastland School Board. Barnes feels that we have worked closely with MSA in the past and they have been very helpful. He would like to move ahead and go with MSA. Alderman Huggins agreed. Other consultants did not include not-to-exceed. We would have MSA's fees on top of the other consultant's costs. With MSA, we already know who we will be working with. **Motion** made by Alderman Huggins, seconded by Alderman Weaver to move ahead with hiring a TIF consultant. All ayes. Motion carried. **Motion** made by Alderman Huggins, seconded by Alderman Macomber to hire MSA for TIF consultant. All ayes. Motion carried. Mitchell and Pepin will talk about contract wording. Alderman Huggins questioned if we need to hire a TIF attorney right away. Everyone he has talked with has recommended Kathy Orr. Pepin agreed. Mitchell asked to put off hiring a TIF attorney until the next meeting. Pepin has talked with others about insurance for skate board park. They have not had increases. Alderman Strohecker has talked with Clark Carroll and our insurance will increase \$1,000 to \$2,000. Strohecker explained that Carroll told him that Stockton's insurance agent did not know they had built theirs. Cedarville says that as long as signs are up and repairs are made, there is no increase. Alderman Macomber questioned if we are getting the cart before the horse. Macomber raised other questions. Is this what the residents want? Maybe they would rather have a swimming pool. How do we know that the skate board park is what they want? Has a survey been done? It was suggested to wait until the TIF district is in place. Maybe the funding could come from there. Dave Keiser agreed to include in the TIF. Pepin would like to set up a meeting as soon as possible to establish boundaries for the

TIF. It was agreed to meet at City Hall on November 4th at 11:00 AM. The Clerk was asked to post. Alderman Macomber questioned how long the TIF process would take. Pepin thought four to six months because of timelines. Pepin questioned whether the whole Council or just the Economic Development Committee wanted to meet to establish the boundaries. It was agreed to have the committee meet. Mayor Barnes reported that the MSA annual legislative dinner was very good and would like to see others participate in the future.

Ed Mitchell announced that he will have the tax levy ready for the next meeting.

Dave Keiser briefly discussed today's press release. Keiser would like everyone to be thinking about daycare issues. Others stated that there were several in town. Keiser is aware there are several however, there are not many openings. We need to be pro-active on some of these issues. Diane Komiskey questioned the enterprise zone which was in the press release. Keiser feels an enterprise zone is not feasible. Initially the committee researched an enterprise zone. Keiser will clarify the press release concerning the matter of enterprise zone. Keiser feels that this deal would have been easier had the TIF been in place. Keiser sees a lot of growth. Elkay has an expansion in the fifth year of their plan.

Joe Robertson suggested putting the truck route (Leland Street) on the south side of his residence. Several thought that this may cause an issue with the railroad. Keiser will check into this suggestion however, felt there may be a safety issue with the railroad.

Building Permits – no building permits were submitted.

Committees

Water & Sewer – Alderman Stern questioned if the committee needed to meet in order to discuss the previous suggestion of raising the water and sewer rates. The Clerk suggested waiting until she completed a new water and sewer billing and collection proposal that she is currently working on. This may be helpful as they consider any rate increase.

Streets & Property – Alderman Strohecker reported that Freeport Industrial Roofing has already completed the roof repairs at 111 South Broad. A bill will be sent after the first good rain in order to evaluate the repairs. Cost will be roughly \$2,000, which is less than the quoted price of \$2,500. Strohecker asked Chief Sodergren about the junk on the south side of 111 South Broad. Chief reported that he has talked with Hart and this will be taken care of as soon as Hart is done with trees. Strohecker announced that he will be meeting Friday at 9:00 AM at the city farm to start the process to see about getting more production out there. Strohecker explained that we do not need to dump our leaves out there as the purpose for this was to build up the wetlands in order to reclaim. Strohecker has a list of projects to be done. He asked Barnes if he had a list of sidewalks. Barnes turned the list over to Alderman Stern.

Purchasing and Finance – Alderman Macomber announced that he would like to set up a committee meeting. Alderman Strohecker reported that since we have all the equipment for the 455 mower; try to find one that equipment will work with. Strohecker has found

one at Curtis & Sons with 1,000 hours. In Fulton, he has found two with 400 hours. It was agreed to meet at City Hall on November 9th at 7:30 PM. The Clerk was asked to post a notice.

Personnel – Alderman Weaver reported that he met with Maintenance Manager, Les Guenzler. It was a very good meeting. They have decided to have a preliminary meeting once a month to vent out any issues to take to the committee. Weaver would like to do this with Chief Sodergren also. A committee meeting was set for November 9th at 6:30 PM in City Hall. When asked about Officer Bennett running for sheriff, Chief Sodergren explained that it is true Bennett is running for sheriff; however election is about one year away.

Economic Development – Alderman Huggins reported he has still not heard anything back about the wind farm application. Huggins inquired if anyone has thought any further about setting up email accounts for the Council members. Do you want name or just the ward? All seemed to agree to names. The Clerk suggested putting a map of the ward on the website as many residents do not know which ward they live in. Huggins explained that MSA has those maps and he will be getting from them. Huggins will set up email accounts with password. Aero Inc. will be coming Wednesday, November 9th to install Internet service to City Hall and the Police Department.

Ordinance – no report.

Ed Mitchell reported that a couple of changes need to be made to the proposed vehicle ordinance. He will have for the next meeting. Mitchell requested an executive session to discuss pending litigation.

Les Guenzler, Maintenance Supervisor submitted a written report (copy on file). Alderman Macomber agreed to let Guenzler get what he needs to cap a water main. The Clerk questioned the cost of a tap for water in Guenzler's report. If we need to hire this done, do we need to raise the tap on fees to cover our expenses? Some feel there will be three tap on fees as there are three apartments (Prowant). The clerk thought that there would be one fee as there is only one tap. However, all of the Council members seem to agree that there needs to be three shut offs installed. Mitchell will check into the ordinance concerning this. The need of a bucket was briefly discussed.

Chief Sodergren announced that both squads are now marked. The Clerk reported that she received a bill from Lanark Body Shop for the marking of the squads as well as a bill for quarter panel repairs on the 2005 Tahoe. The Clerk inquired if they wanted to approve these bills or wait until the next meeting. **Motion** made by Alderman Strohecker, seconded by Alderman Macomber to pay bills to Lanark Body Shop. All ayes. Motion carried. Chief Sodergren reported that Trick or Treat went well. He received some complaints about it being too early – couldn't see the house lights on. The party at the school went well and liked the early time.

Guenzler reported that Bushman's have sprayed the alley by the park.

Alderman Grant announced that she is trying to get hold of the railroad about a lean-to. Chief Sodergren explained that he does not think that it belongs to them. The weeds will be taken care of but the iron needs to be cleaned up first. Carroll Service is willing to mow.

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

The Clerk did not have anything to report.

Mayor Barnes announced that the Illinois First funds of \$50,000 have been received, deposited and used to pay off our loan for the recent sewer improvements project. Barnes reported that the Clerk has sent several notices to Kurtz Fine Food & Spirits regarding a mechanical devices permit fee. He has not paid as of today. The Clerk announced that the second installment of liquor licenses is due today. Everyone except Kurtz has paid their second installment. After a brief discussion, it was agreed that Chief Sodergren would talk with Kurtz. If no payment is received, he cannot sell liquor. Barnes questioned if the Christmas decorations would last another year. Guenzler reported they will. However, they will need to find someone else to put up the decorations as Carroll Service's bucket burnt up. Guenzler was instructed to check with others.

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

Entered executive session at 9:38 PM

Motion made by Alderman Macomber, seconded by Alderman Weaver to exit executive session.

Exited executive session at 9:50 PM with no action taken.

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

Meeting adjourned at 9:51 PM.

Respectfully submitted,
Jackie Hawbecker, City Clerk