

**MARENGO CITY COUNCIL
REGULAR MEETING MINUTES
Marengo Council Chambers
132 E. Prairie St.
Marengo, IL 60152
October 11, 2010**

CALL TO ORDER

Mayor Donald B. Lockhart called the October 11, 2010 Regular Meeting of the City Council to order at 7:07 p.m.

PLEDGE OF ALLEGIANCE

Mayor Lockhart led everyone present in the Pledge of Allegiance.

ROLL CALL

Present for this meeting were Mayor Donald B. Lockhart; Aldermen Carole Bartman, Corey Brackmann, Michael Smith, Erik DeBoer, Mike Secor, and Todd Hall. Also present were City Attorney Carlos Arevalo, Building Commissioner Jayson Shull, Assistant City Administrator Joshua Blakemore, Chief of Police Martin Podosek, and EDC Coordinator Dane Checolinski. Absent this evening were Alderman Steve DiMaria, Alderman Pat Signore, and Superintendent of Public Works Jim Craney.

PUBLIC PARTICIPATION

Pam Gitta, 718 Ridge Drive, Marengo, attended the meeting this evening on behalf of the Marengo Society for Historic Preservation, to present each of the Aldermen a copy of their new book honoring Marengo's 175th Anniversary.

APPROVAL OF MINUTES:

Alderman Todd Hall made a motion, seconded by Alderman Mike Secor, to approve the minutes of the September 27, 2010 regular meeting. The motion passed with an aye vote by Aldermen: Brackmann, Hall, Bartman, Smith, and Secor. Alderman DeBoer abstained.

CONSENT AGENDA

- a. List of Bills**
- b. Salvation Army Red Kettle Request**

Alderman Carole Bartman made a motion, seconded by Alderman Todd Hall, to approve the Consent Agenda items. The motion passed with an aye vote by Aldermen: Bartman, Smith, Brackmann, DeBoer, Hall and Secor.

NEW BUSINESS

- a. An Ordinance Authorizing Execution of an Annexation Agreement between the City of Marengo and Thomas Williams, Mike O'Leary and Tim O'Leary – Coral Commerce Center.**

Carlos Arevalo, City Attorney, updated the Council members on the ordinances being considered this evening, and advised part of the property being considered is already in the City limits, and the other part of the property would require being annexed into the City limits. The first item for the Council to consider this evening is giving the Mayor and the City Clerk the authorization to sign the annexation agreement. Once that is in place, the next item would be the ordinance annexing the property into the City. The last item is the zoning ordinance.

Mark Gummerson, attorney representing the property owners, spoke to the City Council on the annexation agreement and expressed his clients concern on the architectural design requirements. They are asking for an amendment on the brick & stone requirement to be reduced to 20%. No other type of variance is being requested.

Alderman Carole Bartman questioned if there was a firm commitment on the part of the hotel, and taking into account that this is a planned development, could the lot sizes change? Tom Williams – 1279 Tara / Woodstock (property owner) answered the question. Yes, the lot sizes could deviate, and they do have a firm commitment with the hotel developer, with contingencies.

Their request is to specifically address the area that involves the hotel at this time. They would come before the City Council and request a variance, if needed, as further development took place. The final plat will come before the City Council.

Alderman Mike Secor made a motion, seconded by Alderman Michael Smith, to authorize the execution of an Annexation Agreement between the City of Marengo, Thomas Williams Michael O’Leary and Timothy O’Leary – Coral Commerce Center, with exhibit A amended on page 9 (#10 – Architectural Standards – The owner agrees to comply with section 24.15 of the Marengo Municipal Code in effect as of the execution of this Agreement, with the exception of Lot 5, that shall require 20% or more of the building materials requirement). The motion passed with an aye vote by Aldermen: Secor, Hall, Brackmann, Bartman, DeBoer, Smith and Mayor Lockhart.

b. An Ordinance Annexing 4.52 acres at 19911 E. Grant Highway – generally between Franks Road and Lindow Lane on the south side of Grant Highway to the City of Marengo.

Alderman Carole Bartman made a motion, seconded by Alderman Mike Secor to approve the ordinance annexing 4.52 acres at 19911 E. Grant Highway - generally between Franks Road and Lindow Lane on the south side of Grant Highway to the City of Marengo. The motion passed with an aye vote by Aldermen: Smith, Brackmann, Bartman, Hall, Secor and DeBoer.

c. An Ordinance zoning certain property at 19911 E. Grant Hwy generally between Franks Road and Lindow Lane on the South Side of Grant Highway as BP (Business Park) with a special use permit for a planned development.

Alderman Michael Smith made a motion, seconded by Alderman Mike Secor, granting a special use permit for a planned development with an underlying zoning classification of BP (Business Park) district for 11 (plus or minus) acres at 19911 E. Grant Highway. The motion passed with an aye vote by Aldermen: Hall, DeBoer, Smith, Brackmann, Secor and Bartman.

e. Economic Development Commission Website Presentation.

Dane Checolinski presented the new website for the Economic Development Commission.

f. Renewal of Business Incentive Program Intergovernmental Agreement.

Dane Checolinski, on behalf of the Marengo Economic Development Commission is asking to extend the Business Incentive Program in Marengo (BIPIM) for 3 (three) years. This would extend the agreement to 2013. The current agreement does not expire. One of the parties (Marengo Community High School District 154) expressed a desire to rework this agreement to create a more formal agreement. The agreement presented this evening includes the 3-year clause. Five businesses have taken advantage of this agreement in the past year.

Alderman Carole Bartman made a motion, seconded by Alderman Erik DeBoer, to approve the renewal of the Business Incentive Program Intergovernmental Agreement. The motion passed with an aye vote by Aldermen: Secor, Bartman, DeBoer, Brackmann, Hall and Smith.

g. Resolution authorizing the use of Motor Fuel Tax Funds for the Riley Drive Project.

Alderman Michael Smith made a motion, seconded by Alderman Mike Secor, to authorize the use of Motor Fuel Tax Funds for the Riley Drive Project. The motion passed with an aye vote by Aldermen: Secor, DeBoer, Brackmann, Smith, Bartman and Hall.

h. A Resolution authorizing a Feasibility Study and Report with Respect to the Designation of the Proposed Downtown TIF Redevelopment Project Area.

Joshua Blakemore explained that this is the first, and very basic, step in the TIF implementation process that is required by State Statute.

Alderman Michael Smith made a motion, seconded by Alderman Mike Secor, authorizing a feasibility study and report with respect to the designation of the proposed downtown TIF Redevelopment Project Area, excluding parcels 9 and 14 as shown on the map. The motion passed with an aye vote by Aldermen: DeBoer, Bartman, Hall, Smith, Secor and Brackmann.

i. A Resolution authorizing a Feasibility Study and Report with Respect to the Designation of the Proposed Eastern Corridor TIF Redevelopment Project Area.

Alderman Corey Brackmann made a motion, seconded by Alderman Michael Smith, authorizing a feasibility study and report with respect to the designation of the proposed Eastern Corridor TIF Redevelopment Project Area. The motion passed with an aye vote by Aldermen: Smith, Bartman, Hall, Brackmann, DeBoer and Secor.

j. 2010 / 2011 Budget Report.

Joshua Blakemore did a review of this information. State sent the September property tax money. Alderman Carole Bartman suggested that after the 6-month numbers are in that the Budget Committee reviews where we stand. Joshua stated that the State is about 4 months behind in their payments at this time.

OLD BUSINESS

a. Ad hoc Dispatch Committee Report

This report is being put over to the October 26th meeting at the request of various aldermen.

MAYOR'S STATEMENTS AND REPORTS.

Marengo had Settlers' Days this past weekend, and it was wonderful weather-wise and was great. Saturday Night on Main Street was very successful this year – more people in attendance this year. Great parade.

Dane is getting married this coming weekend, and Mayor Lockhart extended congratulations to Dane and his fiancé, wishing them a very long and happy marriage.

DEPARTMENT HEAD AND STAFF REPORTS

Jayson Shull, Building Commissioner. His report was included in the Council packet. He added information on energy saving measures. Next week, the City will be conducting their RV and trailer sweep to make sure that people are in compliance with the City Ordinance. Questions were raised by Alderman Todd Hall on the sign situation with Harley D's. A deadline of Nov. 1st has been set for them to comply with City Ordinances. After that date, a penalty of \$25 per day will be imposed.

Chief of Police, Martin Podosek. Report was in packet.

Joshua Blakemore, Assistant City Administrator. Nothing further to add this evening.

Carlos Arevalo, City Attorney. No report.

EXECUTIVE SESSION

Mayor Lockhart advised the Council Members that there was nothing to bring up this evening in closed session.

ADJOURNMENT

Alderman Todd Hall made a motion, seconded by Alderman Mike Secor, to adjourn. The motion passed with a voice vote. Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Constance J. Boxleitner
City Clerk