

**MARENGO CITY COUNCIL  
REGULAR MEETING MINUTES  
Marengo Council Chambers  
132 E. Prairie St.  
Marengo, IL 60152  
December 13, 2010**

**CALL TO ORDER**

Mayor Donald B. Lockhart called the December 13, 2010 Regular Meeting of the City Council to order at 7:04 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, and Pat Signore. Also present were Assistant City Administrator Joshua Blakemore, City Attorney Carlos Arevalo, Sergeant Richard Solarz, Superintendent of Public Works Jim Craney, Building Commissioner Jayson Shull, and EDC Coordinator Dane Checolinski. Absent this evening were Aldermen: Erik DeBoer, Mike Secor, Todd Hall and Steve DiMaria, City Administrator Deborah Nier, Chief of Police Martin Podosek, Deputy Chief Joseph Hallman and City Engineer David Johanson.

**PUBLIC HEARING – Tax Levy.**

There was no public participation.

Alderman Carole Bartman made a motion, seconded by Alderman Michael Smith, to close the Public Hearing. The motion passed with an aye vote by Aldermen: Brackmann, Bartman, Smith, Signore and Mayor Lockhart.

**PUBLIC PARTICIPATION**

None.

**APPROVAL OF MINUTES**

Alderman Pat Signore made a motion, seconded by Carole Bartman, to approve the minutes of the November 22, 2010 Regular Meeting. The motion passed with an aye vote by Aldermen: Bartman, Smith, Brackmann, Signore and Mayor Lockhart.

**Consent Agenda**

- a. **List of bills**
- b. **Ordinance Establishing City Council Meeting Dates for 2011**
- c. **Marengo Main Street Funding Request**

Alderman Pat Signore made a motion, seconded by Alderman Michael Smith, to approve the consent agenda items. The motion passed with an aye vote by Aldermen: Signore, Brackmann, Bartman, Smith and Mayor Lockhart.

**NEW BUSINESS**

**a. Fire and Ice Water/Sewer Fee Reduction Request**

**b. Fire and Ice Sign Variance Request – 104 W. Railroad Street.**

Lollie and Joseph Steinke, owners of Fire & Ice Smokehouse and Creamery are requesting a reduction in the utility connection fee balance, and credit on future bills considered. Also discussed at this time was a request for a temporary sign to be used until they have a permanent sign in place. The owners requested 6 months to accomplish the sign request.

Alderman Corey Brackmann made a motion, seconded by Alderman Michael Smith, to waive the remainder of the fees (\$1,045.99) for the water/sewer connection, and allow them an additional six (6) months on their temporary sign. Voting yes on this motion were Alderman Smith, Brackmann, Bartman, and Mayor Lockhart. Alderman Signore voted no. The motion died.

Mayor Lockhart recommended that the Council consider the request for the sign variance as an individual item.

Alderman Corey Brackmann then made a motion, seconded by Alderman Michael Smith, to allow Fire and Ice to use a temporary sign for a 6 month time period, with approved electrical lighting, and removal of the 3 poles and stump. The motion passed with an aye vote by Aldermen: Signore, Bartman, Brackmann, Smith and Mayor Lockhart.

Mayor Lockhart advised the owners that the issue on the water/sewer connection fees will be brought back before the Council at the first meeting in January 2011.

**c. Resolution in Support of the Safe Homes Parent Network**

Alderman Corey Brackmann made a motion, seconded by Alderman Carole Bartman, to approve the resolution in support of the Safe Homes Parent Network. The motion passed with an aye vote by Aldermen: Brackmann, Smith, Bartman, Signore, and Mayor Lockhart.

**d. Tax Levy Ordinance for the City of Marengo for the 2010/2011 Fiscal Year**

Alderman Michael Smith made a motion, seconded by Alderman Carole Bartman to approve the Tax Levy Ordinance of the City of Marengo, McHenry County, Illinois for 2010/2011 Fiscal Year. The motion passed with an aye vote by Aldermen: Bartman, Smith, Brackmann, Signore, and Mayor Lockhart.

**e. Ordinance Abating the Tax Levied for the year 2010 to Pay Principal and Interest on the \$3,075,000 General Obligation Refunding Bonds Series 2003 and the \$2,740,000 General Obligation Refunding Bonds Series 2005 for the City of Marengo**

Alderman Michael Smith made a motion, seconded by Alderman Carole Bartman, to approve an Ordinance Abating the Tax Levied for the Year 2010 to Pay Principal and Interest on the \$3,075,000 General Obligation Refunding Bonds (Alternate Revenue Source) Series 2003 and the \$2,740,000 General Obligation Refunding Bonds (Alternate Revenue Source) Series 2005 for the City of Marengo, McHenry County, Illinois. The motion passed with an aye vote by Aldermen: Smith, Bartman, Brackmann, Signore, and Mayor Lockhart.

**f. Ordinance Abating the Tax Hereto Levied for the Year 2010 to Pay the Principal of and Interest on \$1,500,000 Taxable General Obligation Bonds, Series 2010, of the City of Marengo**

Alderman Pat Signore made a motion, seconded by Alderman Michael Smith, approving an Ordinance Abating the Tax Hereto Levied for the Year 2010 to Pay the Principal of and Interest on \$1,500,000 Taxable General Obligation Bonds (Alternate Revenue Source), Series 2010, of the City of Marengo. The motion passed with an aye vote by Aldermen: Smith, Signore, Bartman, Brackmann, and Mayor Lockhart.

**g. Ordinance Abating the 2010 City of Marengo taxes on Certain Property Annexed to the City of Marengo Pursuant to 35 ILCS 200/18-184 – Western Parcels Annexed in 2007**

Alderman Pat Signore made a motion, seconded by Alderman Michael Smith, to adopt an Ordinance Authorizing the Abatement of 2010 City of Marengo Taxes on Certain Property Annexed to the City of Marengo Pursuant to 35 ILCS 200/18-184. The motion passed with an aye vote by Aldermen: Brackmann, Smith, Bartman, Signore, and Mayor Lockhart.

**h. Ordinance Establishing a Property Tax Abatement for Certain Property that is Subject to an Economic Incentive Agreement – GSYA, Inc and RET-EXH, Inc. – Joe's Place**

Alderman Pat Signore requested that items H, I and L, be deferred until such time as there are sufficient Aldermen present to vote on this request, as he is going to recues himself from discussion and voting on these issues.

Mayor Lockhart agreed to defer these, and requested that the Council move forward to Item j (Ordinance Establishing Property Tax Abatement – EPS Materials) at this time.

**j. Ordinance Establishing a Property Tax Abatement for Certain Property that is Subject of an Economic Incentive Agreement – EPS Materials**

Alderman Pat Signore made a motion, seconded by Alderman Corey Brackmann, to approve an Ordinance Establishing a Property Tax Abatement for Certain Property that is subject of an Economic Incentive Agreement – EPS Materials. The motion passed with an aye vote by Aldermen: Bartman, Brackmann, Smith, Signore and Mayor Lockhart.

**k. Ordinance Establishing a Property Tax Abatement for Certain Property that is Subject of an Economic Incentive Agreement – K & E Development LLC and Swedish American Hospital**

Alderman Carole Bartman made a motion, seconded by Alderman Pat Signore, to approve an Ordinance Establishing a Property Tax Abatement for Certain Real Property that is the Subject of an Economic Incentive Agreement between the City of Marengo and Other Units of Local Government with K & E Development, LLC, and Swedish American Hospital, contingent upon the review of the assessment for 2010. The motion passed with an aye vote by Aldermen: Smith, Signore, Bartman, Brackmann and Mayor Lockhart.

**m. Ordinance of the City of Marengo, IL. Setting February 28, 2011 as the Public Hearing Date for a Proposed Redevelopment Project Area, Setting January 4, 2011 as the Meeting of the Joint Review Board and Related Matters – Downtown TIF**

Alderman Pat Signore made a motion, seconded by Alderman Michael Smith, to approve an Ordinance of the City of Marengo, Illinois, setting February 28, 2011 as the Public Hearing Date for a Proposed Redevelopment Project Area, setting January 4, 2011 as the Meeting of the Joint Review Board and Related Matters – Downtown TIF. The motion passed with an aye vote by Aldermen: Smith, Bartman, Brackmann, Signore and Mayor Lockhart.

**n. Ordinance of the City of Marengo, IL, Setting February 28, 2011 as the Public Hearing Date for a Proposed Redevelopment Project Area, Setting January 4, 2011 as the Meeting of the Joint Review Board and Related Matters – Eastern Corridor TIF**

Alderman Pat Signore made a motion, seconded by Alderman Michael Smith, to approve an ordinance of the City of Marengo, IL, setting February 28, 2011 as the Public Hearing Date for a Proposed Redevelopment Project Area, Setting January 4, 2011 as the Meeting of the Joint Review Board and Related Matters – Eastern Corridor TIF. The motion passed with an aye vote by Aldermen: Smith, Signore, Bartman, Brackmann, and Mayor Lockhart.

**o. Authorization to Execute Agreement with Pace for Dial-a-Ride Services.**

Alderman Corey Brackmann made a motion, seconded by Alderman Carole Bartman, to authorize to Execute an Agreement with Pace for Dial-a-Ride Services. The motion passed with an aye vote by Aldermen: Brackmann, Smith, Bartman, Signore and Mayor Lockhart

**Alderman Mike Secor entered the meeting at 7:50 P.M.**

**Mayor Lockhart returned to Item 8h at this time:**

**h. Ordinance Establishing a Property Tax Abatement for Certain Property that is Subject to an Economic Incentive Agreement – GSYA, Inc and RET-EXH, Inc. – Joe's Place**

**Alderman Pat Signore recued himself from the meeting at 7:51 P.M.**

Alderman Corey Brackmann made a motion, seconded by Alderman Michael Smith, to approve an Ordinance Establishing a Property Tax Abatement for Certain Property that is Subject to an Economic Incentive Agreement – GSYA, Inc and RET-EXH, Inc. – Joe's Place. The motion passed with an aye vote by Aldermen: Secor, Brackmann, Bartman, Smith and Mayor Lockhart.

**i. Ordinance Establishing a Property Tax Abatement for Certain Property that is Subject of an Economic Incentive Agreement – Karsten's Service, Inc. – Timothy and Penny Karsten**

Alderman Mike Secor made a motion, seconded by Alderman Michael Smith, to approve an Ordinance Establishing a Property Tax Abatement for Certain Property that is Subject of an Economic Incentive Agreement – Karsten's Service, Inc. – Timothy and Penny Karsten. The motion passed with an aye vote by Aldermen: Secor, Brackmann, Bartman, Smith and Mayor Lockhart.

**l. Ordinance Levying Taxes for Special Service Area Number 2 for the 2010 Tax Year – Park Rise Unit 5**

Joshua Blakemore explained that the levy would be applicable for one year. The amount to be levied would be an average of \$142 per taxable parcel. The funds would be used for maintenance, landscape and repair of a storm-water retention bond benefiting Parkrise Subdivision Unit 5. This levy is done for one year and not the next year, but then could be done for the following year, if the need arose to do so.

Alderman Michael Smith made a motion, seconded by Alderman Mike Secor, to adopt an Ordinance Levying Taxes for Special Service Area Number 2, in the City of Marengo for the 2010 Tax Year (Parkrise Subdivision Unit 5). The motion passed with an aye vote by Aldermen: Secor, Bartman, Brackmann, Smith, and Mayor Lockhart.

**Alderman Pat Signore re-entered the meeting at 8:00 P.M.**

Mayor Lockhart requested that item 8p be passed at this time.

### **OLD BUSINESS**

#### **a. Authorization to Execute a contract with Village of lake in the Hills for Dispatching Services**

Alderman Carole Bartman reviewed the information on the contract with the Village of Lake In The Hills for the Dispatching Services for the City of Marengo (Police Department) only, at an annual cost of \$107,000. Scott Higgins (200 E. Forest St, Marengo), with the Marengo Rescue Squad, was present and advised the City Council that they (Rescue Squad and Fire Department) have not yet made a decision on how they are going to proceed. They have received a letter of intent from the City of McHenry, at a cost of \$22.50 per call.

James Wales, of the Lake in the Hills Police Department, and Mary Frake, from Lake in the Hills were present to answer any questions.

Mr. Wales clarified the terms of the contract regarding rate increases. If there were an increase in the calls of more than 10%, then the cost would increase by 10%. If there were an increase of less than 10%, then there would be no increase in the cost. This would be looked at 2 years after the initial contract date. Any increase in cost would be based upon the percentage of increased calls. Therefore, 2011 and 2012 costs are locked in, except for a CPI increase. Any cost increase would be looked at for 2013, at the end of 2012.

Alderman Pat Signore: "I would like to go on the record saying that given the financial situation, your City people here are willing to really do what they can short of paying the entire difference, which I don't think we will have agreement on. I felt real bad after the last vote - that I felt we were really making a mistake as a community to put everyone in a position that it would have to be split. And, at this point, there really wasn't any concern over the last 3 to 7 years that the City was losing \$60,000 or \$70,000 a year, and now we are willing to kick in money that we don't have to, for the benefit of our residents, that we all represent here - whether you are City or Fire or Rescue. I'm just really frustrated because I thought we were close to having some kind of an agreement tonight and it doesn't

"Alderman Corey Brackmann: "I will say too, when we left Tuesday night, it seemed like it was pretty certain that if McHenry wasn't able to produce something that was comparable -

apples to apples – and if it wasn't apples to apples, then the Rescue Board and Fire Board also agreed, that they would like the idea of going to Lake in the Hills. That's what I (understood) when I left the meeting.”

Alderman Signore: “I would like to put one more thing into the record – At the meeting that we had 2 weeks ago tomorrow, Lake in the Hills has offered to reduce the price for the aggregate if all 3 of the entities take part in this. Jim, you had agreed to reduce the price \$10,000, correct? So it went from \$197,000 to \$187,000.”

Alderman Bartman: “Is that the right number, Jim – or is it \$195,000?”

Mr. Wales: “\$194,000.”

Alderman Signore: “Okay, and what we had discussed at the meeting a couple of weeks ago – also, Jim, correct me if I am wrong – you had said that that \$10,000 was only applicable if the other 2 entities came on board. That if they did not come on board, that \$10,000 multi-entity discount was pulled off the table? Correct? The City's price stays the same. I just want that in the record. I want it to be in the record that Lake in the Hills has also come “in good faith” and offered to reduce the overall aggregate pricing for the City, providing that all 3 of the entities are serviced through those folks. So they have some skin in the game and that would be a \$10,000 reduction on Fire/Rescue's overall price, because we would not see that savings without them.”

Mr. Wales added that Lake in the Hills is ready to start the dispatching as soon as an agreement is reached, but he wanted to make sure that we were aware that there is a transition time in order to make sure that everything is as seamless as possible. The projected time is 3 months. If Fire and Rescue are added, then that 3 months would depend on when they make their determination.

The initial payment to Lake in the Hills would be 60 days after the commencement of services.

Alderman Corey Brackmann made a motion, seconded by Alderman Pat Signore, authorizing the Mayor and the Clerk to executive the agreement with Lake in the Hills for \$107,000. Should Fire and Rescue go with Lake in the Hills, the City would increase their costs on the contract for an additional \$20,000, for a total of \$127,000. If Fire and Rescue leave prior to the end of the contract with the City, the City's cost would revert back to \$107,000. The motion passed with an aye vote by Aldermen: Smith, Signore, Bartman, Secor and Brackmann.

#### **8p. 2010/2011 Budget Review & Report**

Joshua Blakemore presented the budget review & report.

**MAYOR'S STATEMENTS AND REPORTS** None.

#### **DEPARTMENT HEAD AND STAFF REPORTS**

**Jayson Shull, Building Commissioner** Working on the wintertime goals and objectives – catching up on filing, etc. This will be a busy month with respect to court. They will be

issuing "Notice to Appear" on 3 properties in the City. Alderman Signore requested that the CDC meet before the end of the year, depending on availability of members. Question was raised on the Shell station variance.

**Jim Craney, Superintendent of Public Works** Keeping busy at this time with fixing things up – replacing belts, etc. The plan, at this time, is to salt major intersections, hills, and curves. When the need arises for plowing of snow, there are 3 persons from the Street Department, 2 from the Water Department, and 2 from the Waste Water Treatment Plant that can be called in to help.

**Dane Checolinski, E.D.C.** New committee structures are working well. Development event is in the planning stages. Hank DeBoer has resigned as chairman.

**Sergeant Richard Solarz, Marengo Police Department** Asked if there were any questions on the report that was in packet from Chief Podosek. Requested direction from the City Council for the purchase of the necessary equipment through Radicom. Some of the equipment will require a minimum of 10 weeks to receive. Advised by the Council to proceed with what needs to be done.

**Joshua Blakemore, Assistant City Administrator** Community Development Block Grant application community outreach meeting will be on Saturday at 10:00 A.M. for the residents in that area, to inform the residents about this grant. Amtrak is going with the southern route for their expansion.

**Carlos Arevalo, City Attorney.** No report.

#### **EXECUTIVE SESSION**

Mayor Lockhart stated that the City Council would not be going into Executive Session this evening.

#### **ADJOURNMENT**

Alderman Michael Smith made a motion, seconded by Alderman Corey Brackmann, to adjourn the meeting. The motion passed with a voice vote. Meeting adjourned at 9:05 P.M.

Respectfully submitted,

*Constance J. Boxleitner*  
City Clerk