

**Marengo City Council**  
**Regular City Council Meeting**  
Marengo Council Chambers  
132 E. Prairie Street  
Marengo, IL 60152

April 11, 2011

**CALL TO ORDER**

Mayor Donald Lockhart called the Regular Council Meeting to order at 7:09 PM.

**PLEDGE OF ALLEGIANCE**

Mayor Lockhart led everyone present in the Pledge of Allegiance.

**ROLL CALL**

Present this evening are Mayor Donald Lockhart, Aldermen: Carole Bartman, Corey Brackmann, Michael Smith, Mike Secor, Pat Signore, Todd Hall and Steve DiMaria. Also present are City Attorney Carlos Arevalo, Acting Chief of Police Joseph Hallman, Superintendent of Public Works Jim Craney, Building Commissioner Jayson Shull, Asst to the City Administrator Joshua Blakemore and City Engineer David Johanson. Absent this evening is Alderman Eric DeBoer.

**PUBLIC PARTICIPATION**

None.

**APPROVAL OF MINUTES**

Alderman Carole Bartman made a motion, seconded by Alderman Steve DiMaria, to approve the minutes of the March 28, 2011 Regular Meeting. The motion passed with an aye vote by Aldermen: Brackmann, DiMaria, Hall, Bartman, Smith, Secor and Signore.

**CONSENT AGENDA**

- a. List of Bills
- b. Flatlander Special Event Request for Gus Macker & Settler's Days
- c. Settler's Days Sign Request

Alderman Steve DiMaria made a motion, seconded by Alderman Mike Secor, to approve the consent agenda. The motion passed with an aye vote by Aldermen: Bartman, Smith, Brackmann, DiMaria, Signore, Hall and Secor.

Alderman Pat Signore recused himself from this portion of the meeting. (7:13 PM)

**NEW BUSINESS**

- a. **Ordinance granting a zoning map amendment for 19714 E. Grant Hwy from M-Manufacturing to B-2 General Business.**

Attorney Jay Filler spoke on behalf of the Marengo-Union Library board, and their request for this zoning map amendment. The library board is also requesting 2 variances, (1) .35 feet for a side yard setback and (2) a variance of 17 feet from the front yard. These are a result of the change in the zoning and the existing building.

Mayor Lockhart opened the meeting for public participation.

Pam Woodruff, 449 Barbara Court, Marengo, presented signed petitions to the Council with an estimated 700 signatures of individuals stating the basic opinion that the Marengo-Union Library should remain in the center of the community, the center of the greatest population, the downtown of Marengo. (A copy of the petitions is on file in the City Clerk's office.)

Dorothy Otis, 633 W. Grant Hwy, Marengo, referenced the 2004 Comprehensive Plan and the information on the land use in the plan. (The documents handed out are on file in the City Clerk's office.) The land use plan refers to a library annex, not the main library.

Laura Heinberg, 22207 River Road, Marengo. Expressed the opinion that the request is being made for a zoning change, when it should be a library zoning change. She does not feel that this will be a benefit to the City of Marengo. This building is already zoned industrial, and the City needs industrial.

Reverend Keck Mowry, 119 E Washington Street, Marengo. He is the pastor for the Marengo United Methodist Church. The church has invested in the Community, and urged the Council to make use of Community center areas. When communities dissect the centers of the communities, it impacts on the total community.

Attorney Filler responded to the statements made, "We never held this up to be a perfect solution. Initially we tried to stay downtown. There isn't an alternative to stay downtown and grow. It just is not there. We (the library) have looked for 10 years. This is the best opportunity available. This building is a price that we will probably never see again." He then addressed sidewalks, lighting and parking concerns.

Alderman Carole Bartman asked about the proposed location of the sidewalks, and Attorney Filler explained the locations being considered.

Alderman Corey Brackmann asked if there was a projected date for moving into the proposed location, and Attorney Filler said that at this time, they only have a concept plan. They anticipate making the move, after consulting with an architect and others, in a year to a year and a half. Alderman Brackmann then questioned if there were sufficient funds available for the project, and Attorney Filler stated that it would depend on the extent of the project and the amount of extras, there might not be the funds. The library may have to wait until they sell the existing building.

Alderman Michael Smith asked about the number of emergency exits shown, and Attorney Filler stated that they are required to meet code, so those exits would be addressed. There will also be changes to the size of the water main, installation of sprinklers, and any other life safety issues that are necessary.

Alderman Todd Hall asked about the square footage of the existing building. Attorney Filler provided the information of 10,000 sq. feet, with various areas being used for community rooms and office space, that use about 4,000 sq feet for those specific purposes. The new proposed location would provide about 5,000 square feet of designated office areas in the southwest area of the building. The southeast area would be used for community rooms.

Alderman Brackmann stated that the 2004 Comprehensive Plan does address the library staying the downtown district, but it lacks the "teeth" to say that the library is only an allowed use in a B1 District. This would then be a completely different issue then.

Alderman DiMaria added that the plan states that it is to be reviewed every few years. And if the plan wanted the library to stay in the downtown area, then the plan should have been amended before. The Council is restricted by the ordinances that are in effect right now.

Mayor Lockhart reminded everyone that this was a decision that was made by the Library board, within their authority as elected members, and if the people have a problem with that decision, then they need to deal with the library board. The City Council is only being asked to address the zoning issue, and not to say what the library size should be or where it should be located.

Gene Carroccia, 828 Oak Manor Drive, Marengo, added his endorsement of the addition of sidewalks along the highway, connecting to the library, and it should be well lighted. It should be a continuous sideway, not just a partial one.

Dorothy Otis, 633 W. Grant Hwy. Marengo, questioned the proposed parking for the proposed new location. She also expressed concern for those that need the library the most, and what the move would mean to those individuals.

Alderman Steve DiMaria made a motion, seconded by Alderman Michael Smith, to approve the ordinance rezoning of property commonly known as 19714 E. Grant Hwy to B-2 General Business District and granting variations from the Marengo zoning code regarding minimum front yard and side yard set backs with conditions: (1) to take into consideration of the safety of the public that the sidewalks discussed will be put in on the south frontage of the property, and the north (rear) of the property to Lindow Lane, (2) the Library will work with our building commissioner to put in necessary lighting for the sidewalks, and (3) to talk to Conservation District and determine if it is feasible to put an exit from the HUM Trail to the library. Following the motion, Alderman DiMaria reviewed and commented on the findings of fact to support the motion. (This information is on file in the City Clerk's office.) After discussion, Alderman DiMaria made a motion to delete #6 from the findings. Alderman Michael Smith seconded this motion. The motion passed with an aye vote by Aldermen: Secor, Hall, DiMaria, Bartman, Smith and Mayor Lockhart. Voting no on this motion is Alderman Brackmann.

- b. Ordinance Granting a variation from the Marengo Zoning Ordinance for 19714 E. Grant Hwy to allow for non-conforming setbacks. \*\*This item was combined with the motion on item a.**

Mayor Lockhart requested a brief recess at 8:45 PM.

Mayor Lockhart reconvened the meeting at 8:53 PM.

Alderman Pat Signore returned to the meeting at 8:53 PM.

- c. Authorization to Execute amendment #1 to Prospect Street Project Contract with SEC Group, HR Green Company**

David Johanson, City Engineer explained this amendment on the Prospect Street Project Contract. Todd Hamilton, of the SEC Group, is the project manager for this project, and he answered questions from the Aldermen.

Alderman Pat Signore made a motion, seconded by Alderman Mike Secor to authorization the execution of Amendment #1 to the contract with SEC Group, HR Green Company for the Prospect Street Project Contract, for an amount not to exceed \$129,433.55, which would bring the total contract to a not to exceed amount of \$318,564.81. The motion passed with an aye vote by Aldermen: Smith, Brackmann, Signore, DiMaria, Bartman, Hall and Secor.

- d. Authorization to accept bid for Riley Drive improvements.**

Jim Craney reviewed the information on the bid process for the Riley/Mary/Georgeann water main improvements. Ten bids were received, with the lowest bid being from Stenstrom Excavation and Blacktop in the amount of \$283,905.73.

Alderman Steve DiMaria made a motion, seconded by Alderman Carole Bartman, to accept the lowest bid (Stenstrom Excavation and Blacktop) in the amount of \$283,905.73. The motion passed with an aye vote by Aldermen: Hall, DiMaria, Smith, Brackmann, Secor, Signore and Bartman.

- e. Discussion regarding liquor license holder requests.**

Mayor Lockhart presented various items that the liquor license holders requested at their annual meeting.

- f. Discussion of FY 2011/2012 budget.**

Mayor Lockhart requested that this not be discussed this evening. The Council members requested that this be done at a Meeting of the Whole. The suggested date of this meeting is the 25<sup>th</sup> of April 2011, to be held at 6 PM, prior to the regular Council Meeting at 7 PM.

**OLD BUSINESS**

None

**MAYOR'S STATEMENTS AND REPORTS**

None

**DEPARTMENT HEAD AND STAFF REPORTS**

**Jayson Shull, Building Commissioner.** No written report this evening. Making good progress on various projects, including the flood ditch.

**Jim Craney, Superintendent of Public Works.** Small projects are being done as needed. The bids for the mowing are due to the City by the 15<sup>th</sup> of April. The notice for bids was in the paper, and 2 have been received so far.

**Deputy Chief Joseph Hallman.** Report previously handed out.

**David Johanson, City Engineer.** No report.

**Joshua Blakemore, Asst to the City Administrator.** Josh handed out information on the wastewater treatment plant, and also on a garden (Marengo Community Garden) that will be at the corner of Greenlee and Prospect Street.

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

**EXECUTIVE SESSION**

Mayor Lockhart advised the City Council that they would be going into Executive Session for the purpose of Personnel. Alderman Pat Signore made a motion, seconded by Alderman Michael Smith, to go into Executive Session for the purpose of Personnel. The motion passed with an aye vote by Aldermen: DiMaria, Signore, Secor, Bartman, Brackmann, Hall and Smith.

The meeting recessed at 9:34 PM.

**ADJOURNMENT**

The meeting reconvened at 10:14 PM.

There was no further business to come before the City Council this evening. Alderman Pat Signore made a motion, seconded by Alderman Mike Secor, to adjourn the meeting. The motion passed with a voice vote.

Meeting adjourned at 10:15 PM.

Respectfully submitted,

*Constance J. Boxleitner*  
City Clerk