City of Marengo
Regular City Council Meeting
City Council Chambers
132 E. Prairie Street
Marengo, IL 60152
May 23, 2011

CALL TO ORDER
Mayor Donald Lockhart called the Regular Meeting of the City Council to order at 7:04 P.M.

PLEDGE OF ALLEGIANCE
Mayor Lockhart led everyone in the Pledge of Allegiance.

ROLL CALL
Present at this meeting are Mayor Donald Lockhart, Aldermen: Carole Bartman, Corey Brackmann, Mike Secor, Pat Signore, Todd Hall, and Steve DiMaria. Also present this evening is City Attorney Carlos Arevalo, Acting Chief of Police Joseph Hallman, Superintendent of Public Works Jim Craney, Building Commissioner Jayson Shull, Assistant City Administrator Joshua Blakemore, and City Engineer David Johanson.

PUBLIC PARTICIPATION
Matt Keenum, 603 E. Washington Street, Marengo. "I would like to go on the record as being in opposition of the variance that was proposed by the nursing home that was on last meetings agenda – of the 9th of May – and does look forward to a dialogue between the petitioner and Council."

Tammy Privett, 533 E. Washington Street, Marengo, agrees with what Matt (Keenum) said and she does not want that going on either.

APPROVAL OF MINUTES
Alderman Steve DiMaria made a motion, seconded by Alderman Mike Secor, to approve the minutes of the May 9, 2011 regular meeting. The motion passed with an aye vote by Aldermen: Brackmann, DiMaria, Hall, Bartman, Secor and Signore.

OATH OF OFFICE: Alderman Todd Hall.
Attorney Arevalo read the oath of office to Todd Hall, swearing him in as Alderman for the 4th Ward.

ROLL CALL
Present are Mayor Donald Lockhart, Aldermen: Carole Bartman, Corey Brackmann, Steve DiMaria, Pat Signore, Todd Hall and Mike Secor.

SPECIAL RECOGNITION: Jim Craney - 32 years of service to the City of Marengo.
Mayor Lockhart presented a plaque to Jim Craney in recognition of his 32 years of dedicated service to the city of Marengo.

CONSENT AGENDA

a. List of Bills
b. Surplus Ordinance

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

NEW BUSINESS

a. **An ordinance granting exceptions to Chapter 14, Dogs and Other Animals, of the Marengo Municipal Code, for 20519 Telegraph Street.**

Alderman Steve DiMaria made a motion, seconded by Alderman Pat Signore, to accept the special motion (to approve the Ordinance granting exception to Chapter 14, Dogs and Other Animals, of the Marengo Municipal Code, for 20519 Telegraph Street). The motion passed with an aye vote by Aldermen: Brackmann, Signore, DiMaria, Bartman, Hall and Secor.

b. Discussion of Water/Sewer Fees and Wastewater Treatment Plant Expansion.

Tim Bronn, from McMahon & Associates, discussed the project, and answered questions from the City Council. Discussions involved options for paying the loan off. Also discussed why this expansion is needed. The City of Marengo is currently at capacity for the current system. The system is also quite old and subject to more breakdowns. This expansion project will update equipment and expand the capacity to meet the needs of the City as it grows. Mr. Bronn advised the Council that there is the possibility of the EPA issuing a sewer moratorium to the City, which would stop all future development.

The loan money that is being pursued is federal stimulus money, and it is available at a current interest rate of 1.25%. However, if this should run into next year, the interest rate would increase to 2.50%. The reduced interest means a savings to the City of Marengo of $750,000 in interest payments over the term of the loan. When the City originally started looking at this expansion project, the projected cost was around $8,000,000, and because of the delays that have occurred, that cost has now increased to $11,000,000.

Various options were discussed on amending the billing process for sewer and water rates.

c. **Ordinance amending Annual Fire Prevention Water Line Fee.**

Alderman Steve DiMaria made a motion, seconded by Alderman Mike Secor, to amend Chapter 25 regarding annual fees for sprinkler fire protection lines to not an annual fee, but a user fee, and to reimburse the individuals that have already paid the fee for this year. The motion passed with an aye vote by Aldermen: Hall, DiMaria, Brackmann, Secor, Signore and Bartman.

d. Authorization to Waive Bid Process and accept bids for Well #6, and Well #7 Project.

Jayson Shull clarified that this request is being made to speed up the process and also to use Associated Electric, the company that has been used for all of the projects for the wells.

Alderman Pat Signore made a motion, seconded by Alderman Todd Hall, to waive the formal bidding process for electrical work at wells 6 & 7, and to accept a proposal from Associated Electrical Contractors Inc for an amount not to exceed $22,965. (Attorney Arevalo advised the Council that this action requires a super majority vote to approve – 6 votes required in favor of the motion.) The motion passed with an aye vote by Aldermen: DiMaria, Signore, Secor, Bartman, Brackmann, and Hall.

OLD BUSINESS

a. **546 E. Grant Highway – Florence Nursing Home – Variance Requests**

Joseph Bradman, owner of the Florence Nursing Home, reviewed the drawings for the proposed changes to the property that would require the variance requests. There were objections made to the proposed addition (water run off/flooding concerns, height concerns at the back of the property. and distance to the property line for privacy issues with the homeowners to the North of the property. Recommendations were made, and the drawings will be redone to accommodate those recommendations.

b. Discussion Regarding Impact Fees

Robert Bradbury, representing the Marengo Fire Department and the Marengo-Union Rescue Squad, advised the Council that they have reached an agreement with the two petitioners (Seven Oaks and Pleasant Grove) to receive property in lieu of cash. They do not wish to see a reduction in the regular schedule of fees, as they are in line with other communities in the area.

Jerry Trickett, Interim Superintendent of Riley School District 18. He reviewed the information that was on the proposal that was presented at the meeting on the 19th of May. In that proposal, the schools

(District 18 and 165) have recommended dropping transitions fees and reducing impact fees with the 2 new developers coming before the Council for annexation.

Mr. Grismer and Mr. Volkening are currently working with the library board and the park district, and will update the Council on any agreements that are reached with these entities.

The general consensus of the Council was to look at going with $1500 for the City portion of the impact fees. It was also suggested that the Council work with these two petitioners and establish a negotiated fee schedule at this time, and then schedule a meeting later on to look at establishing basic impact fees for future development.

It was recommended that items 11-C, 11-D, 11-E, 11-F and 11-G be revisited at the Council's next meeting (in June) once documentation has been obtained from the fire department, rescue squad and schools.

c. **An Ordinance Authorizing Execution of an Annexation Agreement between the City of Marengo and North Star Trust for 102.75 acres of property located on the North side of Pleasant Grove Road, West of Illinois Rte 23.**

d. **An Ordinance Annexing approximately 102.75 acres owned by North Star Trust to the City of Marengo.**

e. **An Ordinance Zoning 102.75 acres located on Pleasant Grove Road, West of Illinois Rte 23, to R-1 Single Family District.**

f. **An Ordinance authorizing Execution of a First Amendment to an Annexation Agreement by and between the City of Marengo and Marengo Development, LLC, for property commonly known as Seven Oaks.**

g. **An Ordinance rezoning certain property from R-1 Single Family District to R-5 Multiple Family district (Pleasant Grove Estates)**

Mr. Trickett reviewed the request by the school districts for specific "language" (i.e. - age restricted multi family area) being included in the annexation agreement, and notification if it being included or being rejected prior to the annexation agreements being approved.

Mike Grismer - developer of the Seven Oaks property, Marengo. Spoke on the "rentals" question, and clarified that it was their intention not to do rentals. "We want to do it right too."

h. **Discussion regarding City Administrator search.**

Mayor Lockhart updated the Council on current status.

MAYOR'S STATEMENTS AND REPORTS

No further report.

DEPARTMENT HEAD AND STAFF REPORTS

Jayson Shull, Building Commissioner. Report was in the board packet. City has planted 7 trees on the East Washington right of way. Volunteers helped out with this project. Discussed maintaining of property that has been foreclosed.

Jim Craney, Superintendent of Public Works. They are going out for bids on the 176 & Page St. projects. Maple Street has been milled.

Joe Hallman, Acting Chief of Police. Report was in board packet. Discussed briefly on how the transition was coming along.

David Johanson, City Engineer. The surveyors are out to do the fieldwork on the Prospect Street project.

Joshua Blakemore, Assistant City Administrator. Advised Council that EDC would be an agenda item at one of the June meetings, discussing possible changes. Ehlers is available if the Council would like to look at proposals on TIF's in other municipalities. He will be prioritizing items for the agenda, and if an Alderman has a request or suggestion, please get in touch with him.

Carlos Arevalo, City Attorney.
No report.

EXECUTIVE SESSION
Alderman Pat Signore made a motion, seconded by Alderman Mike Secor, to go into Executive Session for the purpose of Personnel and Probable Litigation. The motion passed with an aye vote by Aldermen: Secor, DiMaria, Brackmann, Bartman, Signore and Hall.

The Regular Meeting recessed at 9:33 P.M.

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Mayor Lockhart reconvened the Regular Meeting at 10:04 P.M.

Mayor Lockhart requested additional discussion on **Item 11h. City Administrator search**. Alderman Steve DiMaria requested that an ad hoc committee be created to look at the consultants being considered, and then work with the consultant in the search for a new City Administrator. The volunteers for this committee are: Steve DiMaria, Carole Bartman and Pat Signore. Todd Hall will serve as a substitute if the need arises. The committee will be officially appointed, with a recommended scope of duties at the next City Council Meeting.

ADJOURNMENT
Alderman Todd Hall made a motion, seconded by Alderman Corey Brackmann, to adjourn the meeting. The motion passed with a voice vote.

The meeting adjourned at 10:15 P.M.

Respectfully submitted,

Constance J. Boxleitner
City Clerk
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