

APPROVED
October 12, 2015

**Marengo City Council
Regular Meeting Minutes
City Council Chambers
132 E. Prairie Street
Marengo, IL 60152
September 28, 2015**

CALL TO ORDER

Mayor Donald B. Lockhart called the Regular Meeting of the Marengo City Council to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Alderman Steve Mortensen led everyone in the Pledge of Allegiance.

ROLL CALL

Present this evening are Mayor Donald Lockhart; Aldermen James Regelin, Matt Keenum, Nicole DeBoer, Brett Martin, Steve Mortensen, Dennis Hammortree, and Todd Hall. Also present are City Administrator Gary Boden, Assistant City Administrator Joshua Blakemore, Chief of Police Joseph Hallman, and City Attorney Carlos Arevalo. Aldermen Mike Smith was absent this evening. Mayor Lockhart stated Alderman Smith was absent due to the passing of his father.

PUBLIC PARTICIPATION

There was none.

APPROVAL OF MINUTES – September 14, 2015 Regular Meeting Minutes

Alderman Nicole DeBoer made a motion, seconded by Alderman Todd Hall, to approve the minutes with two corrections. The aldermen voted as follows:

Ayes: Keenum, Mortensen, DeBoer, Hall, Regelin, Hammortree, and Martin
Nays: 0
Abstain: 0

The motion passed.

CONSENT AGENDA

- a. **List of Bills**
- b. **Authorization to Execute Agreement with HR Green for Wastewater Operator Services**

Alderman Hammortree requested that items A and B be split off and considered separately.

ITEM A- List of Bills

Alderman Nicole DeBoer made a motion, seconded by Alderman Todd Hall, to approve item A. The aldermen voted as follows:

Ayes: Martin, Hammortree, Hall, Keenum, Mortensen, Regelin, and DeBoer
Nays: 0
Abstain: 0

The motion passed.

ITEM B – Authorization to Execute Agreement with HR Green for Wastewater Operator Services

Alderman Nicole DeBoer made a motion, seconded by Alderman Todd Hall, to approve item B. The aldermen voted as follows:

Ayes: Keenum, Martin, Mortensen, Regelin, Hall, and DeBoer
Nays: Hammortree
Abstain: 0

The motion passed.

NEW BUSINESS

- a. **Opening and Acceptance of Bid(s) Related to the Sale of Surplus Property Consisting of 1,249 Square Feet Located North of State Route 176, South of the Deerpass Subdivision Unit 1, and West of Renwick Park on Prospect Street Following Publication and Authorization for the Mayor and Staff to Execute Any and All Documents Necessary to Complete Sale.**

Attorney Arevalo reviewed this item and stated that notice of the sale was published according to statute in the Northwest Herald on August 26, September 2 and September 9, 2015 satisfying the publication requirements. Attorney Arevalo stated one bid was received and opened. The bid satisfied the requirements.

Alderman Nicole DeBoer made a motion, seconded by Alderman Todd Hall, to accept the bid that was submitted in relation to the sale of surplus property consisting of 1,249 square feet located north of State Route 176, south of the Deerpass Subdivision Unit 1, and west of Renwick Park on Prospect Street following publication and authorization for the Mayor and staff to execute any and all documents necessary to complete sale.

The aldermen voted as follows:

Ayes: Hall, DeBoer, Mortensen, Keenum, Hammortree, Martin, Regelin, and Lockhart
Nays: 0
Abstain: 0

The motion passed.

- b. **Opening and Acceptance of Bid(s) Related to the Sale of Surplus Property Consisting of 2,029 Square Feet Located North of State Route 176, South of the Deerpass Subdivision Unit 1, and Immediately West of Renwick Park on Prospect Street Following Publication and Authorization for the Mayor and Staff to Execute Any and All Documents Necessary to Complete Sale.**

Attorney Arevalo reviewed this item and stated that notice of the sale was published according to statute in the Northwest Herald on August 26, September 2 and September 9, 2015 satisfying the publication requirements. Attorney Arevalo stated one bid was received and opened. The bid satisfied the requirements.

Alderman Todd Hall made a motion, seconded by Alderman Nicole DeBoer, to accept the bid that was submitted in relation to the sale of surplus property consisting of 2,029 square feet located north of State Route 176, south of the Deerpass Subdivision Unit 1, and immediately west of Renwick Park on Prospect Street following publication and authorization for the Mayor and staff to execute any and all documents necessary to complete sale. The aldermen voted as follows:

Ayes: Mortensen, Martin, Regelin, DeBoer, Keenum, Hall, and Lockhart

Nays: Hammortree
Abstain; 0

The motion passed.

c. Authorization to Extend the October 31, 2015 Deadline for a Period of One Year, for the Completion of the Improvements to Brookside Meadows, as Prescribed in the Brookside Meadows Annexation Agreement.

This item was added after communication with Corey Brackmann in regards to the impending sale of this property and the ability to complete required improvements due to time and weather constraints. Mr. Brackmann spoke of the sale and that the new buyers will not reasonably be able to complete the required improvements before the October 31, 2015 deadline. The sale of this property has been delayed by the banking facility and with winter weather around the corner and the end of this year's construction season, the improvements will not be able to be completed before the deadline. Mr. Brackmann stressed that the buyers are just looking for a one year extension for the improvements, and that all other requirements will not be changed. Alderman Hammortree inquired if this authorization would change any of the required improvements. Attorney Arevalo stated that all requirements from the previous agreements will be the same and explained that because of the lack of time before the sale of the property to properly amend the first amendment to the annexation agreement the option for this evening would be to simply approve to not enforce the agreement for a period of a year and to ultimately give staff the direction to supply a letter to the new owners assuring that the October 31, 2015 deadline will not be enforced. Staff has already been in discussion with the bank regarding the Letter of Credit and the City will surrender the old LOC when the new one is presented. Alderman Keenum questioned whether the City has any weight to enforce the timeliness of the improvements. Attorney Arevalo stated that yes, the City still has all the power to enforce the requirements. When time comes, the City can choose to enforce the agreement, which would require the owners to complete the improvements. Alderman Keenum then stated that his recommendation would be that once the sale is finalized, the City moves forward with updating the amendment to the annexation agreement.

Alderman Matt Keenum made a motion, seconded by Alderman Nicole DeBoer, directing staff to draft a letter to the buyers of the property stating that the City will not enforce the deadlines for the required improvements provided that the buyers, once the sale is complete, will negotiate a second amendment to the annexation agreement that would incorporate the revised terms.

MAYOR'S STATEMENTS AND REPORTS

Mayor Lockhart had no report.

DEPARTMENT HEAD AND STAFF REPORTS

Administrator Boden explained they attended a ribbon cutting for a new business in town, Leading America's. There will most likely be a PZC meeting within the next few months regarding the Supermix Quarry and the potential of zoning an acre or so of land for a company that would provide solar power batteries/surge protection for ComEd.

Asst. City Administrator Blakemore stated that Council was given for their review before the next meeting, the audit information from George Roach and Associates. The liability insurance renewal information will be on the agenda for the October 12th meeting. Construction started on Willow, Sunset and Van Buren. Door hangers were put on residents doors and construction should be completed by the end of October.

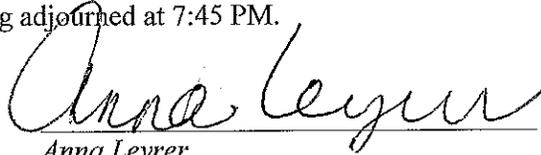
Chief of Police Hallman submitted a report on dispatch consolidation. An evidence room inventory is being conducted. It is something that should be done periodically.

REPORTS FROM CITY COUNCIL

Alderman Matt Keenum stated that Council was given minutes from the last Cemetery Board Ad Hoc Committee. There will be one more meeting before they bring their findings to Council.

ADJOURNMENT

Alderman Steve Mortensen made a motion, seconded by Alderman Nicole DeBoer, to adjourn. The motion passed with a voice vote. The meeting adjourned at 7:45 PM.

A handwritten signature in cursive script, reading "Anna Leyrer", written over a horizontal line.

Anna Leyrer
Deputy City Clerk

The minutes of this meeting were approved by the City Council on October 12, 2015.