

**APPROVED**  
10/9/17

**MARENGO CITY COUNCIL**  
**Regular Meeting Minutes**  
**City Council Chambers**  
**132 E. Prairie Street**  
**Marengo, IL 60152**  
**September 25, 2017**

**CALL TO ORDER**

Mayor John Koziol called the meeting to order at 7:00 PM.

**PLEDGE OF ALLEGIANCE**

Mayor Koziol led everyone in the Pledge of Allegiance.

**ROLL CALL**

Present this evening are Mayor John Koziol; Aldermen Matt Keenum, Mike Miller, Michael Smith, Nicole DeBoer, Dennis Hammortree, Brett Martin, Todd Hall and Steve Mortensen. Also present are Assistant City Administrator Joshua Blakemore, Chief of Police Richard Solarz, City Engineer Tim Harnett, and Attorney Michael Smoron, sitting in for David McArdle. Public Works Director Howard Moser and Finance Director Jennifer Snelten were absent.

Mayor Koziol explained that Attorney David McArdle is out of the Country, so Attorney Michael Smoron is attending the meeting.

**PUBLIC PARTICIPATION**

None

**APPROVAL OF MINUTES – September 11, 2017 Regular Meeting Minutes**

Alderman Steve Mortensen made a motion, seconded by Alderman Todd Hall, to approve the September 11, 2017 Regular Meeting Minutes. The aldermen voted as follows:

Ayes: Keenum, Mortensen, DeBoer, Miller, Hall, Smith, Hammortree and Martin

Nays: 0

The motion passed.

**APPROVAL OF LIST OF BILLS**

Alderman Michael Smith asked for clarification on RLF for a bill listed. RLF is the acronym for Revolving Loan Fund.

Alderman Mike Miller made a motion, seconded by Alderman Steve Mortensen, to approve the list of bills. The aldermen voted as follows:

Ayes: Smith, Keenum, Mortensen, DeBoer, Miller, Martin, Hall and Hammortree

Nays: 0

The motion passed.

**NEW BUSINESS**

- a. Motion Authorizing The Execution of a TIF Increment Financing District Incremental Revenue Redevelopment Agreement Between the City of Marengo and S & V Property LLC in an amount not to exceed the principal sum of \$550,000

Jennifer Tammen, with Ehlers & Associates, Attorney Smoron, Vipul Patel and Corey Brackmann were all present to answer questions from the Council.

Assistant Administrator Blakemore brought the Council up to date on the corrections/additions made to the agreement. Attached to the agreement is a LOC (Letter of Credit) for 125% of the costs of the water and sewer utility extensions, copies of the leases for the 3 units, an amortization schedule, cash flows and TIF projections for the pins.

Alderman Nicole DeBoer made a motion, seconded by Alderman Todd Hall authorizing the execution of a TIF Increment Financing District Incremental Revenue Redevelopment Agreement between the City of Marengo and S & V Property LLC in an amount not to exceed the principal sum of \$550,000. The aldermen voted as follows:

Ayes: Martin, Hammortree, Hall, Keenum, Mortensen, Miller, DeBoer and Smith  
Nays: 0  
The motion passed.

**MAYOR'S STATEMENTS AND REPORTS**

Mayor Koziol has nothing to report this evening.

**DEPARTMENT HEAD AND STAFF REPORTS**

*Assistant City Administrator Joshua Blakemore* noted that George Roach & Associates will attend the October 9<sup>th</sup> meeting. He handed out draft copies of the annual report, put together by George Roach & Associates, and requested that the Council bring this document to that meeting. The City received two income tax payments today. He spoke briefly about an article in the Northwest Herald about a possible truck stop on Route 23 and Harmony Road. He clarified that nothing has been submitted to the City at this time. 300 West LLC appeared in Court, and the result is that an amended Consent Order regarding the water main construction start date has approved. The new start date will be October 23, 2017. City Engineer Hartnett clarified some specific information and requirements that were agreed upon. He then thanked the attorneys involved in putting together the TIF agreement, Ehlers & Associates, and Corey Brackmann. The PUD proceedings should be brought before the PZC in November. Information on McRide ridership was shared with the Council. There is discussion on how the program could be changed in the future.

*Chief of Police Rich Solarz* noted that several downtown businesses were broken into recently, and he was happy to report that the individuals involved have been arrested. Officer Hernandez has started her second week at the academy.

*City Engineer Tim Hartnett* advised that he met last week with Assistant Administrator Blakemore, Public Works Director Moser, and his team to go over the 95% water main plan, and they now have the EPA permits, as well as the IDOT permits to go in. His team will be working with Howard, Josh and Justin, to evaluate the plan for constructability. They are working on the temporary and permanent easements that are needed for Route 20 and Route 23. They will be looking for a November bid on the project. The tollway plans were submitted to the tollway, IDOT and the City, and is at the 30% mark, which is the end of Phase I of the project. They are now starting on Phase II, and next year at this time, there will be the submittal of the 90% plans to IDOT, toll-way, the City, County and everyone involved, for preparation to start the bidding process.

*Attorney Michael Smoron* had nothing to report.

**REPORTS AND STATEMENTS FROM CITY COUNCIL**

Alderman Smith thanked Chief Solarz for placing the speed trailer back in his neighborhood, noting that it has slowed vehicles down when they see it.

Alderman Miller expressed his concerns about the cemetery board's lack of cooperation with requests that were asked by the City Council, such as balancing their budget, pursuing lawn mowing bids, and cutting costs. Alderman Keenum added information on a meeting that was between some of the cemetery board and 3 members of the Council. There were similar requests made at that time, and that there has been no response from them regarding those requests. Alderman Smith reminded the Council that the original motion that was made (to provide additional tax money to the cemetery board) was contingent on the fact that future year appropriations would be based upon demonstration of solvency and balancing of their budget.

Mayor Koziol noted that at the last meeting, Ms. Richardson agreed that the board would look into getting bids for the mowing of the cemetery. Alderman Hall recommended that the board check into a digital service option to take care of document storage.

Assistant Administrator Blakemore clarified that the tax levy does have to be voted on by the Council each year. The Council passes a resolution of the "Intent to Levy" at the 2<sup>nd</sup> meeting in November, followed in December with the actual tax levy. The usual process starts at the 1<sup>st</sup> meeting in November with a discussion on the resolution.

**ADJOURNMENT**

Alderman Nicole DeBoer made a motion, seconded by Alderman Todd Hall, to adjourn the meeting. The motion passed with a voice vote. The meeting adjourned at 7:38 PM.

  
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Constance J. Boadeitner  
City Clerk

The City Council approved these minutes on October 9, 2017.