

**Marengo City Council
Regular Meeting Minutes
City Council Chambers
132 E. Prairie Street
Marengo, IL 60152
February 27, 2017**

CALL TO ORDER

Mayor Donald B. Lockhart called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Mayor Lockhart led everyone in the Pledge of Allegiance.

ROLL CALL

Present this evening are Mayor Donald Lockhart; Aldermen Matt Keenum, Michael Smith, Nicole DeBoer, Dennis Hammortree, Brett Martin and Steve Mortensen. Also present are Assistant City Administrator Joshua Blakemore, Chief of Police Rich Solarz, Public Works Director Howard Moser, City Attorney Carlos Arevalo, City Engineer Tim Hartnett and Finance Director Jennifer Snelten. Aldermen Mike Miller and Todd Hall, and City Administrator Gary Boden were absent.

PUBLIC PARTICIPATION

Chief Bradbury expressed his appreciation and high regards for the Marengo Police Department.

SPECIAL PRESENTATION

Chief of Police Rich Solarz, and Chief Bob Bradbury (Marengo Fire Department) presented medals and certificates to three of Marengo's police officers. Officer Jerzy Rzotkiewicz, on June 4th, 2016, assisted in locating a missing juvenile. When the youth was found, he was not breathing and had no pulse. Officer Rzotkiewicz performed CPR on that person, saving his life. Officer Andrew Kjellgren, on December 14, 2016, responded to a call on an unresponsive female. The situation was quickly assessed and Officer Kjellgren administered two doses of Naloxone. She is alive today because of his quick thinking. Officer Eric Bockelmann, on December 16th, 2016, received a call regarding a male that was not feeling well, and upon arriving found the individual not breathing and had no pulse. He immediately started chest compressions and continued until he was relieved by the Rescue Squad. If not for his attention to detail and his quick response, this individual probably would not be alive today.

Mayor Lockhart, on behalf of the City, extended his thanks and appreciation to these officers and also thanked the Rescue Squad for the excellent work that they do as well.

APPROVAL OF MINUTES - February 13, 2017 Regular Meeting Minutes

Alderman Nicole DeBoer made a motion, seconded by Alderman Steve Mortensen, to approve the minutes from the February 13, 2017 regular meeting. The aldermen voted as follows:

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

APPROVAL OF LIST OF BILLS

Assistant Administrator Blakemore requested that an invoice on page 5 (Deerpaw Meadows ROW - \$68,487.10) be removed as it is in dispute.

Alderman Nicole DeBoer made a motion, seconded by Alderman Steve Mortensen, to approve the List of Bills as amended. The aldermen voted as follows:

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

Nays: 0

Abstain: 0

Absent: Miller and Hall

The motion passed.

NEW BUSINESS

- a. *Public Hearing Regarding an Annexation Agreement between the City of Marengo and Marengo Lakes, LLC with respect to 335 Acres Located Approximately 3,000 feet South of Pleasant Grove Road and West of Illinois State Route 23*

Mayor Donald Lockhart called the Public Hearing to order at 7:12 PM.

Alderman Nicole DeBoer made a motion, seconded by Alderman Steve Mortensen, to open the Public Hearing. The aldermen voted as follows:

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

Nays: 0

Abstain: 0

Absent: Hall and Miller

The motion passed.

Attorney Arevalo explained the purpose of the Public Hearing, and explained that the notice of the hearing was posted in the Northwest Herald on February 8th, 2017. A draft copy of the agreement has been on file in the Clerk's office for the public to review prior to the meeting. The public was invited to speak at this time.

One resident expressed her concern regarding the recycling operation, possible landscaping yard waste, composting odors, contamination of ground water and questioned the acreage involved for these activities.

Jack Pease, with Super Aggregates, addressed her concerns, explaining the plan for the handling of those items. The composting involved is strictly leaves and grass clippings.

Another resident questioned the amount of composting loads being brought in.

Mr. Pease explained that it is their intention to compost from the Marengo area at this time.

A resident requested clarification on the location of the 175 acres known as Prairie Lake.

Mr. Pease clarified the location on a map. Attorney Arevalo clarified information on acreage previously approved, and the additional acreage currently being considered.

Another resident expressed concern about an entrance into the property off of Pleasant Grove Road (in the future) and a grove of ancient oak trees that are in the proposed entrance area for when future development of the property is being pursued. She is asking that those trees be preserved.

Mr. Pease said that he is aware of the oak trees and there is no intention to mine or use that area as an entrance "in our lifetime."

John Lichty, a partner in the project, spoke about the landscaping transfer facility and the need for an IEPA permit to operate. There is the possibility that there may not be any overnight storage of that product, as some IEPA permits require that yard waste material be removed every day. IEPA will monitor the operation.

Alderman Nicole DeBoer made a motion, seconded by Alderman Steve Mortensen, to close the Public Hearing. The aldermen voted as follows:

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

The Public Hearing adjourned at 7:48 PM.

b. Act on an Ordinance Authorizing the Execution of an Annexation Agreement between the City of Marengo and Marengo Lakes, LLC with Respect to 335 Acres Located Approximately 3,000 feet South of Pleasant Grove Road and West of Illinois State Route 23

When questioned about the annexation acreage of 335 acres, there are only 156 acres paid as an annexation fee of at \$50 per acre - page 10- Attorney Arevalo explained that the fee is being paid on mineable acreage. Upon further consideration Mr. Pease agreed to pay on the full acreage of 335 acres. A question regarding days and hours of operation - page 5- it was clarified that when special circumstances require extended hours of operation would be immediately reported to the City of Marengo Police Department and shall be reported to the Administrator the next business day. On page 11 - item d, the date was corrected to show May 31, 2018, and the last sentence was deleted as it applies only to IDOT. On page 12 - item 24, that date was also corrected to May 31, 2018. On page 13 - item b, the Designated Truck Route information will be corrected to show entrance off of Route 23 only, and the removal of c. as it only applied to the use of Pleasant Grove Road.

The following changes to the annexation agreement will be made as follow:

1. Section B (4) Surety/Letter of Credit - worded to show that it is under Section 15.09 (I) of the City's Zoning Ordinance
2. Item 21 (a) Fees Payable to the City - change the 156 acres to show 335 acres or \$16,750
3. Item 21 (d) - correct the date to May 31, 2018, and delete the last sentence
4. Item 24 - Real Estate Tax Abatements - correct the date of May 31, 2018
5. Item 26 - leave (a) as it is; delete (b) (c) (d); rework (e) to provide for a realignment of the road, based upon the comprehensive plan and future areas to have the applicant provide easements, both temporary and permanent, for purposes of that construction

Alderman Nicole DeBoer made a motion, seconded by Alderman Matt Keenum, to approve to Ordinance authorizing the Execution of an Annexation Agreement between the City of Marengo and Marengo Lakes, LLC with respect to 335 acres located approximately 3,000 feet South of Pleasant Grove Road and West of Illinois State Route 23, with corrections and changes as outlined above. The aldermen voted as follows:

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

c. Action on an Ordinance Annexing into the City of Marengo, 335 Acres Located Approximately 3,000 Feet South of Pleasant Grove Road and West of Illinois State Route 23

Attorney Arevalo clarified that this ordinance is the actual annexation into the City of Marengo of the 335 acres discussed in the annexation agreement just approved.

Alderman Nicole DeBoer made a motion, seconded by Alderman Michael Smith, to approve an Ordinance annexing into the City of Marengo, 335 acres located approximately 3,000 feet South of Pleasant Grove Road and West of Illinois State Route 23. The aldermen voted as follows:

Ayes: Smith, Keenum, Martin, Mortensen and DeBoer
Nays: Hammortree
Abstain: 0
Absent: Hall and Miller

The motion passed.

d. Action on an Ordinance Rezoning 175 Acres located South of Pleasant Grove Road and West of Illinois State Route 23 from AT - Agricultural Transition to M-Manufacturing with a Special Use Permit for Earth Materials Extraction and Processing Facility and Related Operations

Attorney Arevalo explained that this ordinance would change the zoning of the property from Agricultural Transition (AT) to Manufacturing (M). This property was already annexed into the City, known previously as the O'Brien property.

Alderman Nicole DeBoer made a motion, seconded by Alderman Matt Keenum, to approve an Ordinance rezoning 175 acres located South of Pleasant Grove Road and West of Illinois State Route 23 from AT – Agricultural Transition to M – Manufacturing with a Special Use Permit for Earth Materials Extraction and Processing Facility and Related Operations. The aldermen voted as follows:

Ayes: DeBoer, Mortensen, Smith, Martin and Keenum
Nays: Hammortree
Abstain: 0
Absent: Hall and Miller

The motion passed.

e. Action on an Ordinance Rezoning 335 Acres Located South of Pleasant Grove Road and West of Illinois State Route 23 from AT – Agricultural Transition to M-Manufacturing with a Special Use Permit for Earth Materials Extraction and Processing Facility and Related Operations

Attorney Arevalo reminded the Council that this is the new annexation acreage approved earlier this evening.

Alderman Nicole DeBoer made a motion, seconded by Alderman Michael Smith, to approve an Ordinance rezoning 335 acres located South of Pleasant Grove Road and West of Illinois State Route 23 from AT – Agricultural Transition to M – Manufacturing with a Special Use Permit for Earth Materials Extraction and Processing Facility and Related Operations. The aldermen voted as follows:

Ayes: Keenum, Smith, DeBoer, Martin and Mortensen
Nays: Hammortree
Abstain: 0
Absent: Miller and Hall

The motion passed.

Attorney Arevalo verified that notices regarding the proposed annexation public hearing were sent to the various townships, via certified mail, and documents relating to that mailing are in the Clerk's office.

f. Approval of Settlers' Days Spring Fling Request - held May 18 – 21, 2017

Alderman Nicole DeBoer made a motion, seconded by Alderman Michael Smith, to approve the Spring Fling Request made by Settlers' Days. The aldermen voted as follows:

Ayes: Keenum, Mortensen, DeBoer, Smith, Hammortree and Martin
Nays: 0
Abstain: 0
Absent: Miller and Hall

The motion passed.

g. Action on Accepting a Proposal from Robinson Engineering to Complete a Phosphorus Removal Feasibility Study for the City's Wastewater Treatment Facility

Howard Moser, Director of Public Works, explained that this study is mandated by the NPDES permit. The study will allow the City to look at what steps would need to be taken to devise a plan in order to get the phosphorous limits down to .5 ml per liter and .1 ml per liter.

Alderman Steve Mortensen made a motion, seconded by Alderman Matt Keenum, to accept a proposal from Robinson Engineering (in the amount of \$18,500) to complete a Phosphorus Removal Feasibility Study for the City's Wastewater Treatment Facility. The aldermen voted as follows:

Ayes: Smith, Keenum, Mortensen, DeBoer, Martin and Hammortree
Nays: 0
Abstain: 0
Absent: Miller and Hall

The motion passed.

h. FY 16/17 3rd Quarter Budget Report

Jennifer Snelten, Finance Director reviewed the 3rd quarter information with the Council, going over the various items presented. She noted that the total General Fund revenue for the 3rd quarter was \$3,353,861 – which represents 85.28% of the projected annual revenue. General Fund expenses were \$2,979,497 – which represents 75.77% of the projected annual expenses. The combined Water-Sewer Fund for the third quarter is \$1,304,470 – which represents 73.76%, and the combined Water-Sewer Fund expenses were \$1,377,454 – which represents 77.58% of the projected expenses.

i. Presentation on Draft FY 17/18 General Fund Revenue Projections

Assistant Administrator Blakemore reviewed the information under review at this time for the draft of the 2017/2018 Budget. The projected General Fund revenue for FY 17/18 is projected at \$3,955,162 – which is down \$9,508 from the current term. Property taxes are projected to increase slightly, as well as video game revenue. Income tax payments and Sales tax revenue should both remain about the same. Utility taxes (electric) have been about \$250,000 for the last few years. Natural gas has decreased, due to lower costs of natural gas. General Fund expenditures will be presented at the next City Council meeting.

MAYOR'S STATEMENTS AND REPORTS

Mayor Lockhart had nothing to report this evening.

DEPARTMENT HEAD AND STAFF REPORTS

Assistant City Administrator Joshua Blakemore had nothing further to report.

Finance Director Jennifer Snelten clarified information from the RL (Revolving Loan) Fund memo that was provided to the Council. The funds may be used for infrastructure projects that meet Community Development Block Grant eligibility guidelines. The current balance is \$320,739.

Public Works Director Howard Moser reported that Williams Brothers will be out this week to repair a leak at the WWTP. Tree pruning is in process. Hydrant flushing will be starting next month. Landscape maintenance bids will be opened this Friday.

Chief of Police Rich Solarz, on February 19th, was a guest at Marengo First Assembly of God church out on West Grant Hwy. The church presented the police department with a certificate of appreciation, and also handed out Law Enforcement Bibles for each of the officers, with their name on them, and also a bible for Denise and Megan. The applicant for the position of officer has passed the next step of the hiring process, and will be going in for his physical on the 8th of March.

City Engineer Tim Hartnett had nothing further to report.

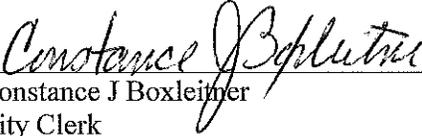
City Attorney Carlos Arevalo had no report.

REPORTS AND STATEMENTS FROM CITY COUNCIL

Alderman Hammortree asked if contact had been made with Ed Coggins regarding the problems that have been happening at the WWTP. Public Works Director Moser answered questions regarding the phone conversation that occurred. Specific matters that were discussed included the size of the project, the choice of going with SBR's as opposed to oxidation pits (this because the original site not being acceptable for building on), the use of a Sonolyzer as opposed to a new digester (the Sonolyzer was less expensive). Howard then updated the Council on the current status of the plant, and how things are running, with additional information provided by City Engineer Tim Hartnett.

ADJOURNMENT

Alderman Nicole DeBoer made a motion, seconded by Alderman Steve Mortensen, to adjourn the meeting. The motion passed with a voice vote. The meeting adjourned at 9:34 PM.



Constance J Boxleitner
City Clerk

The City Council approved these minutes on March 13, 2017.