

**APPROVED**

**Marengo City Council  
Regular Meeting Minutes  
City Council Chambers  
132 E. Prairie Street  
Marengo, IL 60152  
March 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 B. Lockhart; Aldermen Matt Keenum, Mike Miller, Michael Smith, Nicole DeBoer, Brett Martin and Todd Hall. Also in attendance are City Administrator Gary Boden, Assistant City Administrator Joshua Blakemore, Chief of Police Rich Solarz, Public Works Director Howard Moser, City Attorney Carlos Arevalo and City Engineer Tim Hartnett. Aldermen Dennis Hammortree, Steve Mortensen and Finance Director Jennifer Snelten were absent.

**PUBLIC PARTICIPATION**

None

**SPECIAL PRESENTATION- *Lynn Courier -Recognition of 20 years of Service at Calvin Spencer Park***

Mayor Lockhart presented a plaque to Lynn Courier recognizing her service to the community through her work at Calvin Spencer Park. He also noted that a plaque will be placed at the park in her honor.

**SWEARING IN OF NEW PATROL OFFICER - *Daniel McGinley***

Mayor Lockhart performed the swearing in of new Patrol Officer Daniel McGinley.

**APPROVAL OF MINUTES**

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

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

Nays: 0

Abstain: 0

Absent: Mortensen and Hammortree

The motion passed.

**APPROVAL OF LIST OF BILLS**

The invoice from HR Green (page 6 - \$833.17) was pulled from the list of bills, per the recommendation of City Administrator Boden.

Alderman Nicole DeBoer made a motion, seconded by Alderman Todd Hall, to approve the list of bills, minus the \$833.17 invoice from HR Green. The aldermen voted as follows:

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

Nays: 0

Abstain: 0

Absent: Mortensen and Hammortree

The motion passed.

APPROVED

**CONSENT AGENDA**

- a. Action on an Ordinance Authorizing the Sale or Disposal of Surplus Property Owned by the City of Marengo
  - b. Authorization to Submit Invoices to IEPA for Loan Disbursement and to Authorize Payment Upon Receipt of Said Disbursement
  - c. Action on Resolution Accepting Public Improvements at the Brookside Meadows Subdivision
- Chief Solarz noted that (item A) this device is being replaced by one from the Major Crimes Task Force, who is also going to be paying the yearly licensing fee.

Alderman Nicole DeBoer made a motion, seconded by Alderman Michael Smith, to approve the Consent Agenda items. The aldermen voted as follows:

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

The motion passed.

**NEW BUSINESS**

- a. *Presentation and Request for Direction on Strip Center Proposal on East Grant Highway including Possible Tax Increment Financing Development Agreement*

Corey Brackmann, development agent, presented information to the Council on the proposed strip center on East Grant Highway, on behalf of the property owners, Vipul Patel and Sam Patel. The center would include a pharmacy, a Dunkin Donuts, and a liquor store. They are asking for TIF funds to help pay for water main and sanitary sewer line extensions, and to build a turn lane onto Hwy 20 (East Grant Hwy). They are asking the City to engage the city engineering firm to design the infrastructure, turn lane and dealings with IDOT, as TIF eligible expenses. The owners are looking for a liquor licenses for the liquor store, for the sale of packaged liquor, and the other for pouring (a wine/beer tasting area) to include video gaming. Minors would not be allowed in the liquor store – must be 21 to enter.

Alderman Keenum stated “Personally I would not be in favor of having video gaming in a package liquor establishment.”

Questions were asked regarding the “tasting” portion of the project for the liquor store, and Sam Patel explained their plans. There was discussion on the possible future plans for developing the back part of the property. The property is zoned for commercial.

Most of the Aldermen were okay with the proposed project, but with restrictions (i.e. posting of signage for age, etc).

- b. *Action on an Ordinance Amending the City of Marengo Comprehensive Plan to Incorporate Additional Land Uses in the Southwestern Sub-Area Plan*

City Administrator Boden and City Engineer Hartnett presented information on the proposed amendment to the Comprehensive Plan, amending some of the property to incorporate light industrial and office/research land use, along with the regional commercial land uses near and around I-90 / State Route 23 Interchange.

Alderman Nicole DeBoer made a motion, seconded by Alderman Michael Smith, to approve an ordinance amending the City of Marengo Comprehensive Plan to incorporate additional land uses in the Southwestern Sub-Area Plan. The aldermen voted as follows:

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

*c. Presentation and Approval on Water System Master Plan*

Administrator Boden discussed water flow issues and possible changes to the Master Plan. Engineer Hartnett addressed questions from the Council on the lift stations and locations proposed. Presented with the information are proposed lines to the potential growth area near the I-90 / Rte 23 Interchange. He added that these are proposals, and there is nothing “in the works” at this time.

Alderman Nicole DeBoer made a motion, seconded by Alderman Matt Keenum, to approve the Water System Master Plan. The aldermen voted as follows:

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

*d. Presentation and Approval on Sanitary Sewer System Master Plan*

Administrator Boden and Engineer Hartnett reviewed this information with the Council, and again stated that these are proposals, and there is nothing “in the works” at this time.

Alderman Michael Smith made a motion, seconded by Alderman Todd Hall, to approve the Sanitary Sewer System Master Plan. The aldermen voted as follows:

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

*e. Authorization to Amend an Agreement with HR Green for Design Engineering for West Grant Highway Water Main Project*

Administrator Boden spoke about the need to work on the water main from West Street (heading West) to the Western Terminus of the water main. There have been numerous water main breaks (3 in the last year or so). The projected cost of this project is \$1,200,000. Proceeds from the 2014 Bond issue (current balance is \$2,300,000) would be used to pay for this project.

Alderman Nicole DeBoer made a motion, seconded by Alderman Matt Keenum for authorization to amend an agreement with HR Green, for Design Engineering for West Grant Highway Water Main Project. The aldermen voted as follows:

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

**MAYOR'S STATEMENTS AND REPORTS**

Mayor Lockhart spoke about the front page article that was in the Northwest Herald, on the construction project for the Tollway Interchange with Rte 23.

## **DEPARTMENT HEAD AND STAFF REPORTS**

*Assistant City Administrator Joshua Blakemore* spoke about the recent update on the City's S & P Rating – downgrading from AA to A + - with a negative outlook noted. The feeling is that this might be based on the Police Pension reports. He handed out proposed water sewer budget documents, and asked the Council members to look the information over so it could be discussed at the first meeting in April. He explained where in the budget the contribution from 300 West LLC is shown (see the water/sewer fund area of the budget). He reminded the Council about the \$0.50 usage rate increase (per thousand gallons of usage) that will take effect in August.

*Public Works Director Howard Moser* reminded everyone that the City will start hydrant flushing on April 10th.

*Chief of Police Rich Solarz* spoke about the drug problem in the County. On May 1<sup>st</sup>, the County will be initiating a new program called “Way Out”. Chief Solarz explained how the program works, and that it is being funded by the States Attorney's Office, the Department of Health and Centegra Hospital in Woodstock. He has just completed updating the “General Orders” for the Department. This hasn't been done since 1999. Radi-Com picked up the old radios, and is paying \$2,000 from them. There have been various traffic complaints made recently in various neighborhoods, and Chief Solarz reported that the department is working on getting them taken care of.

*City Engineer Tim Hartnett* noted some key dates for the City. April 17<sup>th</sup> there will be a meeting with IDOT to discuss existing drainage in the outflow and outlet evaluation. The end of April, they will be submitting the intersection design study to IDOT. June 8<sup>th</sup> there will be a public information meeting for the residents of Marengo on, at City Hall, to review the information that has been gathered to date on the interchange project. July 31<sup>st</sup> is the date to submit the Concept Design Report, showing that the plans are at 30% completion for IDOT. Sometime in September/October, they are expecting to receive comments back from IDOT on the Design Report, at which time they will be able to initiate Phase 2 of the Design / Engineering Plan. Work is still on track for May 2019 start for that project.

*City Administrator Gary Boden* advised that work is being looked at regarding the problems with the sound system, with a tentative cost of improvements of \$2,000 to \$4,000. The mixers need to be replaced as well as two or three of the microphones. The City is also looking into the cost of live streaming. The Illinois Department of Transportation is planning the reconstruction of West Grant Highway from West Street to the City limits. IDOT is looking at the possibility of adding a left hand turn lane in this area to alleviate traffic congestion. The design phase of this project would start in the spring, and the total project would take approximately 24 months to complete. IDOT will be resurfacing Rte 20 from the City limits out to County Line Road, near Garden Prairie, and also doing some resurfacing of Rte 23 going North to Harvard.

City Engineer Hartnett recommended that the City put together a list of concerns (on Rte 20, Rte 23 and Rte 176) within the City limits that need to be checked and taken care of by IDOT. He offered to submit that information to the IDOT maintenance yard in Woodstock to make them aware of these problems

Mayor Lockhart is pleased that the City is looking into the cost, etc. for live streaming of Council meetings. He believes that this is in the best interests of our City government to have this option so that anyone can view it at any time and see the decisions that the Council makes

*City Attorney Carlos Arevalo* had no report.

**REPORTS AND STATEMENTS FROM CITY COUNCIL**

Alderman Michael Smith spoke in agreement with the live streaming of Council meetings.

Alderman Matt Keenum wished good luck to all candidates running for office in April.

Alderman Todd Hall thanked everyone involved in the Route 23 / I-90 Interchange project.

**ADJOURNMENT**

Alderman Nicole DeBoer made a motion, seconded by Alderman Michael Smith, to adjourn the meeting. The motion passed with a voice vote. The meeting adjourned at 9:01 PM.

  
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Constance J Boxleitner  
City Clerk

The City Council approved these minutes on April 10, 2017.