

January 8, 2013

Lanark City Council met in regular session at City Hall. Alderman Ken Weaver, Alderman Anne Lindsay, Alderman Ed Fehlhafer, Alderman Mark Macomber, Alderman Weston Burkholder and Mayor Ed Stern were present. Alderman Tom Kocal was absent.

Also present were Ed Mitchell, Amy Barnes, Kevin Barnes, J.L. Hunter, Ken Viglietta, Dennis Pate, Larry Moring and Lynnette Forth. John Nelson arrived at 7:55 PM. Roger Burkholder arrived at 8:05 PM.

Mayor Stern called the meeting to order at 7:32 PM. After roll call, all recited the Pledge of Allegiance.

Correction to minutes: General Audience page 2, third paragraph down – minutes should read “As asked by Alderman Weaver of Amy Barnes’ opinion of value of properties, Amy submitted Comparative Market Analysis and reviewed.” (It was not Ken Viglietta of TIF Committee.) **Motion** made by Alderman Weaver, seconded by Alderman Lindsay to accept the minutes of the December 11, 2012 meeting with correction. While on this subject, Alderman Fehlhafer questioned if the tarp has been put on roof as yet. Mayor Stern explained, Les Guenzler, Denny Johnson and Mayor himself went up to put tarp on roof but found rolled roofing already there. They used the rolled roofing rather than tarp. Roll call: Alderman Weaver-aye, Alderman Lindsay-aye, Alderman Fehlhafer-abstain, Alderman Macomber-abstain and Alderman Burkholder-aye. Motion carried.

Motion made by Alderman Weaver, seconded by Alderman Macomber to accept and pay the bills from December 11, 2012 to present. Roll call: Alderman Weaver-aye, Alderman Macomber-aye, Alderman Lindsay-aye, Alderman Burkholder-aye and Alderman Fehlhafer-abstain. Motion carried.

Community Funding & Planning Services – no report.

Willett Hofmann – Blair Parkway/Truman Ave./Argyle St./Blighted Buildings – no report.

Discussion of Garbage Contract Renewal – Mayor Stern submitted minutes from Water & Sewer Committee meeting held on December 29th at 8:30 AM. Mayor read through minutes and discussed. At committee meeting, Larry Moring and Denny Pate suggested changing over to the tote pick up service. Also discussed was the Yard Waste Program by subscription. Larry Moring and Denny Pate were present to field any questions from Council on garbage and yard waste pick up. After a lengthy discussion, Alderman Fehlhafer asked Denny to email proposal to Clerk. Clerk will forward to the Council. Alderman Fehlhafer will schedule a committee meeting before the next Council meeting in order to bring recommendation to Council. Denny will drop off a tote so everyone can see what it looks like. (John Nelson arrived at 7:55 PM.)

Vote on TIF Committee’s recommendation – John Nelson reported Steve Cassell’s application is on hold – waiting for more information. John announced the TIF Committee approved Roger Burkholder’s TIF application. Roger proposes to add one job, overhead crane inside building, form inside and load. TIF Committee’s recommendation is still the same as last meeting - \$25,000 in tax abatement over sixteen (16) years and \$50,000 cash. **Motion** made by Alderman Weaver to approved TIF Committee’s recommendation for Roger. As discussion continued,

Alderman Weaver rescinded his motion. Not all were in agreement with the tax abatement for sixteen (16) years. **Motion** made by Alderman Macomber, seconded by Alderman Weaver for Roger Burkholder to receive TIF money: \$10,000 per year for five (5) consecutive years and \$12,500 real estate tax abatement over sixteen (16) years. Discussion continued regarding when to pay out each year and proof of use of funds. Roll call: Alderman Macomber-aye, Alderman Weaver-aye, Alderman Lindsay-aye, Alderman Fehlhafer-aye and Alderman Burkholder-abstain. Motion carried. Consensus was Roger will submit a bill prior to payment. Payments will be issued March 1st annually for the next five (5) years.

Audit Report – Clerk reported the Annual Audit Report for Fiscal Year ending March 31, 2012 is not complete as yet. In the past, this report was always completed by December 31st. Mayor Stern reported the State is really looking over municipal funds. The auditors may be just being more cautious since Dixon's problems. City Attorney Ed Mitchell announced any penalties should be paid by accounting firm.

General Audience – J.L. Hunter, Library Board, reported the furniture sales representative will be coming to the Library Board meeting on January 15th at 5:15 PM at the new Municipal Building and would like the Council to participate. The Friends of the Library will meet on the 17th for a walk through the newly renovated building. When Alderman Fehlhafer inquired as to the target date for the Library's move, J.L. reported no date has been set as yet. Alderman Fehlhafer does not want to see the newly renovated building to sit empty for more than one (1) day. J.L. explained there is a lot of books to be moved and must be done with great care and organization.

John Nelson inquired what the Council is thinking regarding the properties located at 105 and 107 North Broad. John reported it is not possible for the bank to put up a new building as it is too much debt for those involved. FDIC did not reject the idea. It has been determined 105 cannot be removed due to connected to 107. Amy Barnes wants to stay on Broad Street. When asked what City was going to do with 105, Alderman Lindsay reported it will be put out for bids to demolish and remove debris. The ad is in tonight's issue of the Prairie Advocate. Alderman Fehlhafer inquired if Amy could use the old insurance building across the street from her building. Amy explained it is not big enough. John reminded Council there is liability. Ed Mitchell reported we have order for demolition but not ownership. Ed Mitchell announced the Council never told him to get title but it can still be done, if Council wants to pursue. Mayor Stern asked Aldermen Weaver, Kocal and Burkholder to get together and try to find a solution. Alderman Fehlhafer announced when this building is vacant, it goes up for sale as surplus property. Discussion continued with the three (3) options which were submitted by Willett Hofmann several weeks back. Demolition bids are due in city hall by 2:00 PM on January 30th and will be opened and tabulated. Ken Viglietta suggested using TIF moneys to repair roof on 105 N. Broad as it could buy a couple years. Others feel it is too deteriorated at this point.

Committees – no reports.

Mayor Stern submitted and reviewed summary of funds. There will be another bill from Law Excavating for \$22,500. It was unfortunate we lost grant of \$71,000 for library. Clerk/Treasurer discussed recommendations for transferring funds from savings to checking due to the last payment to Ringland-Johnson for 160,073 – checking account balance is quite low.

Recommendations:

Transfer:

\$75,000.00 from General savings to General checking

\$20,000.00 from Water & Sewer savings to Water & Sewer checking

\$14,282.82 from CDAP savings to CDAP checking then transfer to General checking to reimburse General fund for engineering fees which were covered by the CDAP grant
\$1,118.06 from TIF savings to TIF checking

Motion made by Alderman Fehlhafer, seconded by Alderman Macomber to approve Clerk/Treasurer's recommendations. Roll call: Alderman Fehlhafer-aye, Alderman Macomber-aye, Alderman Burkholder-aye, Alderman Lindsay-aye and Alderman Weaver-aye. Motion carried.

Ed Mitchell reported annual exempt certificates filed in January are completed. Ed Mitchell submitted bill from Codifiers for \$500 for website. Gas Franchise agreement was signed couple months ago. Requested response for the free therm breakdown which was finally received. Ed Mitchell received request from ASCAP of license for music. John Nelson reported they pay the annual fee due to playing radio in the bank. Consensus was Ed Mitchell will check into further. Mitchell discussed blighted buildings. The Bankers of Gilbert's property has requested list of items in need of repair – windows knocked out, yard cleaned up and cared for, and small garage in rear is safety issue. Mayor Stern confirmed the cistern at the Fox property has been filled in. After more discussion on other blighted properties, the consensus was for Ed Mitchell to proceed with process.

Alderman Fehlhafer announced the final pieces of the Municipal Building arrived today about 3:00 PM: children's counter, circulation desk, overhead signage is coming. The alarm system will be in soon. Final inspection is scheduled for January 14th. After inspection is complete, keys will be turned over to Alderman Fehlhafer for the City. Alderman Fehlhafer reported he will distribute the keys to appropriate persons. Some will get a master key. Alderman Fehlhafer announced the Clerk will be moving and we do not have any shelving to store records in the safe. Alderman Fehlhafer reported we need to occupy the building – that is what it's all about. The next Council meeting may be in the Municipal Building. Clerk discussed concerns of access to fire door on north side of building if doors are all locked when Library is closed. When Clerk questioned where fire door was for the Clerk, Treasurer and Mayor's corner office, Alderman Fehlhafer reported all doors are crash doors and you will know who has keys when it's time. Mayor Stern explained we need to establish a master plan for emergencies – disaster plan.

Clerk did not have any additional business.

Mayor Stern discussed the Mayor's executive power to pick city attorney. Mayor Stern explained the idea is all work together. Ed Mitchell discussed complicated and costly. Mayor Stern received complaint last week on the city website not up to date. Several Council members' phone numbers have changed. Mayor will email John Huggins to update the website.

Motion made by Alderman Weaver to adjourn. Mayor Stern discussed boundary line between Municipal Building and Don Hart's building to the south. A portion of the Hart building is on City property. Mayor Stern submitted drawing to show property line. Motion died due to lack of second.

Motion made by Alderman Macomber, seconded by Alderman Weaver to adjourn. All ayes. Motion carried.

Meeting adjourned at 9:37 PM.

Respectfully submitted, Jackie Hawbecker, City Clerk