

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY OF POLO HELD IN THE CITY COUNCIL CHAMBERS, CITY HALL, 115 S. FRANKLIN AVE., POLO, ILLINOIS, JULY 21, 2014.

INVOCATION:

Mayor Doug Knapp gave invocation.

PLEDGE OF ALLEGIANCE:

Mayor Knapp led the Pledge of Allegiance.

CALL TO ORDER:

Mayor Knapp called the regular meeting of the Polo City Council to order at 7:00p.m. on Monday, July 21, 2014.

PRESENT: Alderman David Aceberg, Alderperson Louise Hall, Alderman Matt MeKeel, Alderman Troy Boothe, Alderperson Cheryl Galor, Alderman Randy Schoon. Also present was Mayor Doug Knapp, City Attorney Tom Suits and City Clerk Susie Corbitt.

ABSENT: None.

APPROVAL OF THE 7/07/14 MINUTES OF THE REGULAR CITY COUNCIL MEETING:

Alderman Dave Aceberg made a motion to accept the minutes of the 7/7/14 regular city council meeting as presented, seconded by Alderperson Cheryl Galor. Ayes 6, nays 0. The motion carried by voice vote.

APPROVAL OF THE JUNE 2014 TREASURER'S REPORT TO FILE FOR AUDIT:

Alderperson Louise Hall made a motion to accept the June 2014 treasurer's report as presented to file for audit, seconded by Alderman Matt MeKeel. Ayes 6, nays 0. The motion carried by voice vote.

APPROVAL OF THE LIST OF BILLS:

Mayor Knapp asked if there were any bills to add to the list of bills; Alderperson Louise Hall added a bill to Hometown Tech Solutions for administration, clerical and the water & sewer departments in the amount of \$2,500.00 and a bill to Sauk Valley Media in the amount of \$63.65 for the administration department.

Alderman Matt MeKeel made a motion to accept the list of bills as corrected, seconded by Alderman David Aceberg. Mayor Knapp requested the City Clerk call roll on the motion; Alderperson Cheryl Galor yes, Alderman Randy Schoon yes, Alderman David Aceberg yes, Alderperson Louise Hall yes, Alderman Matt MeKeel yes, Alderman Troy Boothe yes. The motion carried.

CORRESPONDENCE:

None.

COMMITTEE REPORTS:

Streets and Sidewalks:

None.

Finance & Ordinances:

None.

Police:

None.

Sanitation:

None.

Buildings and Grounds:

Alderman Troy Boothe reported building permits issued for a garage, replacement of front stoop and a driveway permit.

Also reported is there will be a Zoning Board of Appeals hearing held on July 29th at 7pm in city hall to hear a request to change the zoning from Residential 1 to Business 3 at 311 N. Green for the purpose of mini-storage buildings.

Parks & Pool:

Alderman Cheryl Galor reported the Park Board meeting will be held at City Park on July 30, 2014 at 7pm.

Water & Sewer:

Alderman Randy Schoon reported he will be meeting with Mayor Knapp and Water and Sewer Superintendent Mike Gauthier to discuss the digester covers and information Mr. Gauthier has received from Strand Engineers.

City Clerk's Report:

None.

Police Chief's Report:

None.

At this time Mayor Knapp reported as the Liquor Commissioner he approved an amplifier, outdoor device & live band permit for Chesty P's Pub on August 2 and August 16, 2014. This allows live music from noon until midnight those days. The Police Department has been notified.

SAFETY AND ACCIDENT REPORTS:

None.

COMMENTS & QUESTIONS FROM THE PUBLIC:

None.

UNFINISHED BUSINESS:

A. Consideration & Possible Action on Ordinance 14-09, Amendments to the Polo Code of Ordinance, Chapter 78, Traffic Schedules to Section III, Stop Intersections and Section IV, Yield Intersections.

Alderman Dave Ackeberg made a motion to accept Ordinance 14-09 an amendment to the Polo Code of Ordinance, Chapter 78, traffic schedules to section III, stop intersections and section IV, yield intersections as presented, seconded by Alderman Randy Schoon. Mayor Knapp requested the City Clerk call roll on the motion; Alderman Randy Schoon yes, Alderman David Ackeberg yes, Alderperson Louise Hall yes, Alderman Matt MeKeel yes, Alderman Troy Boothe yes, Alderperson Cheryl Galor yes. The motion carried.

B. Consideration & Possible Action on Ordinance 14-05, an Amendment to the 2014/15 Working Budget.

Alderman Randy Schoon made a motion to accept Ordinance 14-05 an amendment to the 2014/15 working budget as presented, seconded by Alderperson Cheryl Galor. Mayor Knapp requested the City Clerk call roll on the motion; Alderman David Ackeberg yes, Alderperson Louise Hall yes, Alderman Matt MeKeel yes, Alderman Troy Boothe yes, Alderperson Cheryl Galor yes, Alderman Randy Schoon yes. The motion carried.

C. Consideration & Possible Action on Ordinance 14-10, 2014/15 Appropriation Ordinance.

Discussion held that the expenditure line item 62-01-0180 in the amount of \$38,010.00 for the DCEO Wet Pit Department construction cost was not included in the proposed appropriation budget. City Clerk Corbitt will add this line item and dollar amount to the ordinance.

Alderman Troy Boothe made a motion to accept ordinance 14-10, 2014/15 appropriation budget as corrected, seconded by Alderperson Louise Hall. Mayor Knapp requested the City Clerk call roll on the motion; Alderperson Louise Hall yes, Alderman Matt MeKeel yes, Alderman Troy Boothe yes, Alderperson Cheryl Galor yes, Alderman Randy Schoon yes, Alderman David Ackeberg yes. The motion carried.

NEW BUSINESS:

A. Consideration & Possible Action on a Request from Mr. Tommy Blake of 706 N. Adams Ave. for Purchase or a City Vacation of the Old Railroad Property East of 706 N. Adams Avenue.

At the last meeting Mr. Tommy Blake and Loni Slothower were present requesting consideration of vacation of city property located on the east side of their property at 706 N. Adams Avenue. This property is old railroad property the city currently owns. Mr. Charles Schmidt was also interested in this vacation and would also like the eastern portion of the house that lies south of Mr. Blake's house at 206 E. Elkhorn Street. If both of these old railroad properties were vacated then Mr. Blake could build a garage behind his house and then have access from East Elkhorn Street after they would get an easement from the neighbors at 206 E. Elkhorn Street. This evening they reported they have corresponded with Mr. & Mrs. DeCrane finding out they do not want to vacate. Ms. Slothower reported that Mr. Schmidt is willing to buy all three areas and then he would give Mr. Blake an easement to their property. Mr. Blake asked if he can get a licensed appraiser to come and get an appraisal on the property. Ms. Slothower reported that Mr. Schmidt would like to purchase all three areas of the old railroad property including Mr. Chambers's property north of 706 N. Adams.

Attorney Suits explained that a legal publication has to be run and the City has to accept no less than 80% of the appraised value. Mr. Blake said Mr. Schmidt was very interested in cleaning this property up if he is to get ownership.

Then discussion was held that maybe Mr. Schmidt would want the city to vacate getting the entire width of the property since Mr. Blake & DeCrane do not want to vacate. Ms. Slothower explained that Mr. Schmidt also wants the property east of Mr. Chambers's property so as to have ownership of all of Parcel 14-09-404-007. Discussion was held on who will speak with Charlie Schmidt concerning the options, with Ms. Slothower stating she will contact Mr. Schmidt. Attorney Suits did state that it could be a blind bid if the City decided to sell the property and the city would not have to inform anyone of the appraised value, and the City Council could add the Appraiser's cost to the bid.

B. Consideration & Possible Action on Ordinance 14-11, an Ordinance Approving and Authorizing the Execution of a Tax Increment Financing (TIF) District Redevelopment Agreement Between the City of Polo and PNC, Inc for Reimbursement of 60% of the Annual Net Incremental Increase in Real Estate Tax Revenues Derived from the Developer's Project.

The City Council was presented with Ordinance 14-11, an Ordinance Approving and Authorizing the Execution of a Tax Increment Financing (TIF) District Redevelopment Agreement Between the City of Polo and PNC, Inc for Reimbursement of 60% of the Annual Net Incremental Increase in Real Estate Tax Revenues Derived from the Developer's Project. The 60% developers share of net increment in year one or 2016 is expected to be \$9,588, with the city's portion of \$6,392 then in the last year the Developers share would be \$14,234 and the city's portion of \$9,489.

The TIF District has seventeen years left until it expires. The Developers cumulative share over the remainder of the TIF District of net real estate tax is \$200,059, with the city's of \$133,373. After the seventeen years the city should receive approximately \$23,723 per year from this new PNC construction alone not including the other property taxes PNC pays.

Alderman Schoon stated he does not understand this; that we raise the taxes on our citizens and then turn around and give PNC money. He went on to say how expensive the water bills are and we should give money back to the citizens rather than to PNC. Several Council members tried to explain this is totally different from a tax levy and that this is a brand new building with all new tax base unlike any other TIF we have done except the car wash stalls. Alderperson Louise Hall stated we need to encourage businesses to stay in Polo and by approving this is a way to do so. Alderman Schoon questioned if we do not do the agreement then PNC may move out of town, stating that is the word out there. Alderman Troy Boothe replied if we approve this agreement and they do a million dollars in improvements then that will make them stay here with that kind of investment. Discussion was held on other agreements in the past. Alderperson Cheryl Galor stated the entire TIF is confusing, but if we do not do the agreement than all the taxes come to the city. Alderman Schoon questioned the order of communication with this request and did not agree with how this was handled. Discussion was held that PNC was not ready for this to become public and when they were the City Council received the proposal. Mayor Knapp informed the Council that he takes responsibility for proposing the 60%. Alderman Dave Ackeborg stated that if we do not do this and PNC decides to not do the improvement than we are out of new tax money completely.

The City Council received the first reading of Ordinance 14-11, an Ordinance Approving and Authorizing the Execution of a Tax Increment Financing (TIF) District Redevelopment Agreement Between the City of Polo and PNC, Inc for Reimbursement of 60% of the Annual Net Incremental Increase in Real Estate Tax Revenues Derived from the Developer's Project.

OTHER BUSINESS:

None.

Alderman Troy Boothe made a motion to adjourn out of the regular City Council meeting at 7:55p.m., seconded by Alderman Dave Ackeberg. Ayes 6, nays 0. The motion carried.

ATTEST: _____

MAYOR: _____

CITY CLERK: _____

(SEAL)