

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, AUGUST 4, 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, August 4, 2014.

PRESENT: Alderman David Aceberg, Alderperson Louise Hall, 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: Alderman Matt MeKeel.

APPROVAL OF THE 7/21/14 MINUTES OF THE REGULAR CITY COUNCIL MEETING:

Alderperson Cheryl Galor made a motion to accept the minutes of the 7/21/14 regular city council meeting as presented, seconded by Alderman Dave Aceberg. Ayes 5, nays 0. The motion carried by voice vote.

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, 2 decks, pool, porch roof, electrical upgrades and a new commercial building.

Also reported is there will be a Zoning Board of Appeals hearing held on August 6th at 7pm in city hall to hear a request for a variance to the front set back at 425 E. Mason St.

Parks & Pool:

Aldersperson Cheryl Galor reported the next park board meeting will be held August 20th in city hall.

Water & Sewer:

None.

Alderman Matt Mekeel arrived at 7:05pm

City Clerk's Report:

City Clerk Corbitt met with insurance broker Stephen Lafferty concerning the city of Polo employee's health, dental and life insurance renewal rates. The rates did go up 16.53% for just the health insurance portion of the Humana Health Care, but Mr. Lafferty was able to get that down to a 4.5% increase. Mr. Lafferty will be at the next city council meeting for consideration of possible approval of the renewal with Humana Health.

Invitations were given for open houses at Legacy Prints tomorrow August 5th from 3-6pm with a Chamber ribbon cutting at 5:15pm, and the Ogle County ground breaking ceremony for the new Ogle County Sherriff and Coroner Administration Center on August 19th at 4:30pm.

Police Chief's Report:

None.

SAFETY AND ACCIDENT REPORTS:

None.

COMMENTS & QUESTIONS FROM THE PUBLIC:

None.

UNFINISHED BUSINESS:

A. 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 at \$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 stating he feels everything is rubber stamped. He went on to say if we are smart enough to do these things for PNC, why are we not lowering our water bills for the citizens and continue to charge for building permits fees. Aldersperson Galor cannot figure out

how the building to be constructed can generate that much money. Discussion was held that the real estate taxes are based on the projected EAV of the building by Jacobs & Kline and Associates.

Mr. Mike Faivre was present on behalf of the Polo Economic Development Corporation stating he is speaking as a member of the Polo Economic Development Corporation and has been a member for the last five years. He applauds the prior City administration for adopting a TIF District. He spoke of Sullivan's using the TIF District in Mt. Morris and without that they would not have stayed in that community. He went on to say this request from PNC's concept is you have a blank piece of property that does not receive any property taxes, they are hiring all local contractors such as Ports Excavator, Saunders Plumbing, Don Knight, Burkardt LP so it benefits local businesses, plus hire 25 – 30 new employees, which might not start up at high paying, but good starting jobs. He went on to say they pay benefits and some only work there for those benefits for their families. The employees will buy food, gas and use pharmacy, etc. He went on to say we need to work on retaining business and employees. Mr. Faivre went on to say he believes PNC is the number one employer in Polo and it's good to help new businesses, but you also need to take care of the businesses you already have in town. He spoke of the Polo Economic Development Corporation low interest loans that are available and have benefited one local business and started another new business. Mr. Faivre stated these are the kind of things we need to work on and will need to do so in order to get a grocery store in this town, which the PEDC has been working on for five years.

Mr. Richard Butler was present and asked the Council to vote yes for the TIF proposal from PNC. He went on to explain the positive points on PNC as an employer in the city. He stated that 40% of the tax revenue and 60% back to PNC is better than none at all with this all being new money. His perceptive from reading the Tri-County Press newspaper is that it appears several aldermen did not really care if this project is done or not. He spoke about other vacant buildings in surrounding communities that PNC could move to. He spoke of the huge assistance that PNC gave to the City when the new water tower was completed with receiving \$750,000.00 in grant money along with PNC donating the land for the new water tower. Mr. Butler said to refuse this would be unquestionable.

Alderson Hall asked why no one from PNC was present, with Alderman Schoon and Galor wanting representation here also to ask questions of. Alderman Troy Boothe stated the City of Polo has no risk here; PNC is putting up the money to do this improvement, not the city. He does not disagree with Alderman Schoon completely, but went on to say PNC is willing to risk the \$1,000,000 not the City. Mayor Knapp stated when the attorney's sent this he felt the proposal was a fair one for 60% of the tax increment share stating it was his decision to come up with this proposal.

Mayor Knapp reported his wife works at PNC. He was diagnosed with cancer and he did not have health insurance coverage except through her at PNC and if she had not had that coverage he may not be here tonight. Attorney Suits stated the School District also benefits from this due to the City's inter-governmental agreement with the school district, where they still get their entire portion of the property taxes in the TIF District.

Alderman Troy Boothe made a motion to accept 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 as presented, seconded by Alderman Matt McKeel. Mayor Knapp requested the City Clerk call roll on the motion; Alderman

Matt MeKeel yes, Alderman Troy Boothe yes, Alderperson Cheryl Galor no, Alderman Randy Schoon no, Alderman David Ackeberg yes, Alderperson Louise Hall yes. The motion carried.

NEW BUSINESS:

A. Consideration & Possible Action on a Request from Mr. Tommy Blake, Mr. Charlie Schmidt, Martin J. DeCrane and Tracey R. DeCrane for a City Vacation of the Old Railroad Property East of 706 N. Adams Avenue and 206 E. Elkhorn Street, Polo IL.

The City Council was presented with letter stating that Tommy Blake, Charlie Schmidt and Mr. & Mrs. Martin DeCrane are requesting a city vacation of the old railroad bed east of 706 N. Adams and 206 E. Elkhorn Street. City Clerk Corbitt reported that Mr. Charlie Schmidt was in and is willing to take ownership of the east portion with this vacation request. Consensus of the City Council is to have Attorney Suits draft an ordinance for a first reading for the August 18, 2014 meeting and possible approval at the September 2, 2014 meeting.

B. Consideration & Possible Action on a Recommendation from the Polo Zoning Board of Appeals Decision from a ZBA Hearing held on July 29, 2014 for a Request from Mr. Randy Gaul to change the Zoning from Residential 1 (R-1) to Business 3 (B-3) at 311 N. Green Avenue.

The Zoning Board of Appeals recommendation from the July 29, 2014 hearing was to approve Mr. Randy Gaul's request to change the zoning from R-1 to B-3 at 311 N. Green Avenue.

Alderman Boothe reported on Sunday he walked the neighborhood and found out the majority of the neighborhood does not want this to go up on the property. He said Mr. Gaul contacted four people and at the time they did not have time to look at this for any length of time. Alderperson Hall stated she is against this after looking at the neighborhood due to it would change the residential look of the neighborhood. Discussion was held that this lot would be ideal for a house to be built on. Alderperson Galor stated she walked this area and feels this is not the best neighborhood to change to a Business 3 district. Alderman Ackeberg stated that he feels he would not build a new house in that neighborhood and expressed concerns that the Council generally does not go against the Zoning Board of Appeals decisions.

Mr. Cale Fry stated he does object to Mr. Gaul's request, he lives across the street from the lot and questioned the snow removal with where Mr. Gaul will put this, with the doors on the north and south wondering where the snow will go. Mr. Fry has lived in this house for the last four years, reporting currently at the corner of North Adams Avenue and East North Street two cars cannot get through at one time. His concern is a truck pulling a trailer, more traffic along with the possibility of Mr. Gaul piling snow up at that corner, then obstructing the traffic doing so. Discussion was held on the water runoff, gravel not being as permeable as grass, along with no curb and gutter there now. He went on to say there is low traffic now so this will bring more traffic. He said Mr. Gaul stated he is not putting lighting up, but he could change his mind and will be open 24 hours a day, along with at night will the car lights in the middle of the night be facing his house or other neighbors. He questioned if Mr. Gaul takes all the trees down it will be even more open. Mr. Fry stated he already has a metal building on the east side that was not there when he purchased his house and now storages buildings may go up on the other side of his house, and that area is still used primarily as a residential area. He said Mr. Gaul could have asked for the lot to be rezoned before he purchased this property. He is also concerned about possibly putting more buildings up on the south portion in the future.

Mr. Randy Gaul was present stating he only has room for the one building which will be 101' by 40' size on a lot that is approximately 131' by 99'. He did speak with four of the

neighbors who would be mostly affected with no one objecting at the time. He went on to say Cale had his house rezoned to residential, but the other houses are zoned Business 2 and the funeral home is Business 1. Discussion was held that Mr. Fry had his property rezoned so as if the house burns than he can rebuild, where other houses if they burn or are damaged by an act of God by 60% or more cannot rebuild in a Business District.

Alderman Dave Ackeberg made a motion to accept the Polo Zoning Board of Appeals recommendation to change the zoning from Residential 1 (R-1) to Business 3 (B-3) at 311 North Green Ave. No second to the motion was given. The motion died.

C. Consideration & Possible Action between the City of Polo and Strand Associates, Inc. for an Agreement for Design Services, Bidding Related Services, and Construction Related Services for Digester Covers at the Waste Water Treatment Plant.

Alderman Schoon reported the plan is to just put a cover on the digester, not the rest of the equipment. Alderman Schoon reported Water & Sewer Superintendent Gauthier wants to wait to see how the clarifier handles another winter. A hand out from Strand Associates was given for cost options. Number 3 for the aluminum flat panel cover (Hallsten Corporation) in the amount of \$225,000.00 was Water & Sewer Superintendent Gauthier's choice with discussion held on fiber glass versus an aluminum panel.

Attorney Suits reported that under the dispute resolution in the Strand Agreement that he feels it should not be a bench trial in a court of competent jurisdiction within the State of Wisconsin. Attorney Suits does not feel we should have to go to Wisconsin for any court hearings, but in Illinois. He stated he is not qualified for an opinion on if the cost is reasonable.

This will be held over for the next meeting for possible approval with the change to the Dispute Resolution section in the Strand Associates agreement presented this evening.

D. Consideration & Possible Action on the Resignation of Ward II Alderman Matt MeKeel.

At this time Alderman Matt MeKeel read a resignation letter as Ward II Alderman as he has recently moved out of Ward II and can no longer perform his duties for that Ward.

Alderman Dave Ackeberg made a motion to accept Alderman Matt MeKeel resignation with regret as Ward II Alderman, seconded by Alderperson Cheryl Galor. Ayes 5, nays 0. The motion carried by voice vote.

At this time Mayor Doug Knapp presented Mr. MeKeel with a proclamation for his four and a half years of dedication to the City of Polo as Alderman in Ward II.

OTHER BUSINESS:

None.

Alderman Dave Ackeberg made a motion to adjourn out of the regular City Council meeting at 8:09p.m., seconded by Alderman Troy Boothe. Ayes 5, nays 0. The motion carried.

Respectfully Submitted,
Susie Corbitt, MMC
City Clerk

