

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, DECEMBER 15, 2014.

INVOCATION:

Reverend Leslie Lake 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, December 15, 2014.

PRESENT: 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 David Ackeborg and Alderman Jim Busser.

APPROVAL OF THE 12/1/14 MINUTES OF THE REGULAR CITY COUNCIL MEETING:

Alderman Troy Boothe made a motion to accept the minutes of the 12/1/14 regular city council meeting as presented, seconded by Alderperson Cheryl Galor. Ayes 4, nays 0. The motion carried by voice vote.

ACCEPTANCE OF THE NOVEMBER 2014 TREASURER'S REPORT TO FILE FOR AUDIT:

Alderperson Louise Hall made a motion to accept the November 2104 treasurers report to file for audit as presented, seconded by Alderman Troy Boothe. Ayes 4, 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 with the following added: Alderman Troy Boothe added a bill to Uniform Den in the amount of \$83.11 for the police department and Alderman Randy Schoon added bills to Mike Mumford in the amount of \$104.07, Strand Associates in the amount of \$4,400.00 and Constellation in the amount \$2,181.93 all for the water and sewer departments. Alderperson Cheryl Galor made a motion to accept the list of bills as amended, seconded by Alderman Troy Boothe. Mayor Knapp requested the City Clerk call roll on the motion: Alderman Troy Boothe yes, Alderperson Cheryl Galor yes, Alderman Randy Schoon yes, Alderman David Ackeborg absent, Alderperson Louise Hall yes, Alderman Jim Busser absent. The motion carried.

CORRESPONDENCE:

None.

COMMITTEE REPORTS:

Streets and Sidewalks:

None.

Finance & Ordinances:

None.

Police:

The Police Committee meeting for this evening was canceled due to Chief Christen being sick.

Sanitation:

None.

Buildings and Grounds:

None.

Parks & Pool:

At this time Swimming Pool Manager Terry Jenkins was present reporting on the main drain pipe that was being replaced. He brought a section of pipe to the meeting to show how it has deteriorated. The original blue prints from Chester Pools did not have the pipes placed where they were on the drawings, but were located in different areas. The new pipe will have a diagram showing where the pipe is actually located and pictures have been taken of the work completed. That way when future work on the pipe is done they will know exactly where everything is. Found in the sump pump pit was a short section of pipe that runs below the main drainpipe that acts as a hydrostatic valve with the ground water. Clearview Pools is waiting for two pipe connectors to arrive and they will finish connecting the pipe and fill in the hole once they receive them. Clearview Pools will then contact Chester Pools so they can complete their part of the project. The inlet pipe from the filter room to the pool was exposed, it is 25 years old and that will be replaced at a cost of between \$3,000.00 and \$4,000.00. Once that is replaced all the pipes leading to the pool from the new filter room will all be new. The new bathhouse had doors put on it and the rest of the inside work will be completed sometime this winter or spring. The new baby pool filter work will be started in January and finished in the spring. At that time the drainage pipe in the park will be completed.

Water & Sewer:

Alderman Randy Schoon reported there are ongoing problems up by Gray Excavating. Mr. Randy Garman has had problems with his sewer service in that it misses the sewer main by about a half inch at the city sewer line. We are going to try to work with Mr. Garman and fix the line from the house to the main with the city paying our portion and Mr. Garman paying for his.

City Clerk's Report:

City Clerk Corbitt reported the city hosted the Ogle County GIS Mapping meeting last week in city hall. Sometime after March she and the water, sewer and street employees will be attending a meeting at the GIS Mapping office at the courthouse. It looks like we should maybe only start with two tablets, one for the water/sewer and one for the street department.

She also reported the close out paperwork for the Department of Commerce and Economic Opportunities for the \$38,000.00 grant monies has been submitted for the wet pit project.

In the Illinois Municipal Review magazine this month the 2015 calendar has all the dates that are required for municipalities to submit for various reports and deadlines. One new item is municipalities now have to post emails for each alderman and the mayor on the website if the website is maintained by the city. A suggestion from the City Clerk is to have all forwarded to her email and she would forward the messages out to the required individual and then would make a copy for the records. Attorney Suits is going to see if this would satisfy the law.

Police Chief's Report:

None.

SAFETY AND ACCIDENT REPORTS:

None.

COMMENTS & QUESTIONS FROM THE PUBLIC:

None.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

A. Consideration & Possible Action on the Polo Chamber of Commerce Request for the Use of City Property for the August 8, 2015 Chamber of Commerce Car, Truck and Tractor Show.

Lisa Sluder was present representing the Polo Chamber of Commerce. Street closures and the use of the municipal parking lot east of the Pinecricker Café was requested with the same street closures as last year for the August 8, 2015 Polo Chamber of Commerce car show. Consensus of the Polo City Council is to allow this request.

B. Consideration & Possible Action on a Request from Mr. Ahmad Farraj for an Economic Development Incentive for a Developers Share of Municipal Sales Tax Increment for a Grocery Store.

Mr. Ahmad Farraj was present this evening for this discussion on the old grocery store building that he purchased and would like to open a grocery store in this building. Mr. Farraj was presented for the last city council meeting with projections for 50, 60 and 70% of municipal sales tax incentives from The Economic Development Group/Jacobs & Kline and for this meeting the municipal sales tax projections for 10, 15 and 20 years with 80% to 100% forgiveness which were:

TOTAL ESTIMATED DEVELOPERS SHARE OF MUNICIPAL SALES TAX:

Percentage	# Years : 10	15Yrs	20Yrs
100% Developers Share;	\$80,000.00	\$120,000.00	\$160,000.00
90% Developers Share:	\$72,000.00	\$108,000.00	\$144,000.00
80% Developers Share:	\$64,000.00	\$ 96,000.00	\$128,000.00

TOTAL ESTIMATED CITY SHARE OF MUNICIPAL SALES TAX:

Percentage	# Years : 10	15Yrs	20Yrs
0% City Share	\$ 0.00	\$ 0.00	\$ 0.00
10% City Share	\$ 8,000.00	\$12,000.00	\$16,000.00
20% City Share	\$16,000.00	\$24,000.00	\$32,000.00

Mr. Farraj son, Ramadan Farraj questioned that they only pay 1% sales tax on food, but other items will be charged out at 6.25% such as pop and cigarettes. He questioned if these projections are correct. Ramadan Farraj stated he is getting much more incentives from Rock Island and feels his father wants more than what the city of Polo is offering. Ramadan has a small grocery store and is opening another one in the Rock Island area. Discussion was held that Rock Island is much larger than Polo and has more money for this type of business incentives. City Clerk Corbitt reported there is currently a little over \$36,000.00 in the TIF Funds, but owes \$10,000.00 of that back to the General Fund this year. The present projections are on projected sales that Mr. Ahmad Farraj provided to Jacobs & Kline, Ltd. Discussion was held on the cost of the electric, heating and paying employees. Ramadan Farraj replied that a couple hundred thousand dollars worth in sales will need to be done to cover all of those costs.

Discussion was held if they are not happy with the sales tax incentive then they need to get back to the City with another request. Mr. Ramadan Farraj replied that they would like at least \$150,000.00. Attorney Suits explained that you would have to pay prevailing wages before any municipal funds could be provided.

Alderman Troy Boothe stated it would be interesting to see what local communities get for sales tax from their grocery stores. Discussion held that the State of Illinois Department of Revenue with the sale taxes are lumped together with all businesses in a community and not separated out for just groceries and that this is private information not given out to a municipality unless certain paperwork is done and permission from the owner of a specific business is given. Attorney Suits stated it would be interesting to

get from the Koenck's the break down for the various sales that they did when they owned the grocery store.

City Clerk Corbitt will contact Blackhawk Hills RC & D along with the Department of Commerce and Economic Opportunities in Springfield to see if they can guide them with possible areas of assistance. She will contact Senator Tim Bivins and Representative Tom Demmer to check on availability of any State of Illinois incentive monies.

OTHER BUSINESS:

None.

Aldersperson Cheryl Galor made a motion to adjourn out of the regular City Council meeting at 7:50p.m., seconded by Alderman Randy Schoon. Ayes 4, nays 0. The motion carried by voice vote.

Respectfully submitted,
Susie Corbitt, MMC
City Clerk