

Committee of the Whole Meeting

Thursday, May 4, 2017 at 6:00 p.m.
Village Hall 405 Main St. Pecatonica, IL

1. Call to Order by the Village President
2. Roll Call
3. Establishment of a Quorum
4. Additions/Corrections to Agenda
5. Approval of Agenda
6. Call to the Public

1. The meeting was called to order by President Smull at 6:27 P.M. on May 4, 2017.
2. **Roll Call:** Present were Trustees Wilke, Metz, Determan, Johnson, Gipe and Hachmeister.

Others present: Attorney Doug Henry, Chief Robert Smith, Public Works Director Mark Rust, and Village Clerk Gwenn Shirley.
3. A quorum is established.
4. **Additions/Corrections to Agenda:** Trustee Metz has an information only item to be added to Public Works re: a text message. It is added as 4A.

Trustee Determan requested an insurance item be added as 4B.

5. **Approval of Agenda:** A motion was made by Metz and seconded by Hachmeister to approve the agenda as amended. Motion carried, all ayes.
6. **Call to the Public for Comment:** Gregory Hachmeister asked to be added to the agenda in reference to item 3, Grove Street TIF

Agenda Items

A. **Village Presidents Items**

1. Presentation by Maureen Barry of Ehlers - Developer's Note for Grove Street TIF
Ms. Barry is the Village of Pecatonica's representative for the Grove Street TIF. She discussed the Developer's Note in relation to the TIF. There are steps that must be taken as to zoning, planning, financial contributions etc. and they will be addressed by Mr. Anderson and his team then brought to the Village Board. Mr. Anderson's plan is to build a senior residential, memory care and assisted living center. There was an agreement with the Village Board in 2010 and the TIF was created with this project in mind. The area includes eight parcels of land bounded by Sumner Road and Grove Street. The developer's note agreement says the Village will give \$7.5 million if the project generates \$7.5 million. The money will come exclusively from the TIF, no other village monies can be used. Since 2010 the Village has expended roughly \$50-\$60,000. Should the project go forward the first monies to be recouped by the village would be reimbursing any expenditures they have made.
2. Discussion on amendment to Redevelopment Agreement (RDA) between Village and Developer – Grove Street TIF.

Trustee Johnson asked Attorney Henry if there could be a conflict on her voting on the Redevelopment Agreement as her husband rents from Mr. Anderson. Mr. Henry explained why there would not be a conflict as the money was flowing from her husband to Mr. Anderson not the other direction. So there is no conflict.

After discussion it was decided to send the Redevelopment Agreement to the full board to act upon.

The motion was made by Trustee Determan, seconded by Trustee Gipe. Voting aye were Trustees Wilkie, Metz, Determan, Johnson, and Gipe. Voting nay was Trustee Hachmeister. Motion passed.

3. Discussion on Grove Street TIF

Mr. Hachmeister addressed the Board with some concerns.

Attorney Henry asked to address the board on the above agreement. He had been asked to review the agreement and give his view. He believes there has not been a breach of the agreement and that is because of the way the contract was written. There are a lot of conditions before the Village receives the \$60,000 it has expended. There is no basis to terminate the agreement and we are legally obligated to meet our side of the contract. This contract does not include the developer's note. The contract does not identify a time period in which the developer has to get financing. TIF statute requires they must show eligible expenses within seven years and they have met that statutory requirement. There is some concern on Mr. Henry's part they may not meet MS4 and Soil and Erosion ordinances.

4. Closure of Main Street for Memorial Day Parade on Monday, May 29, 2017

Mark Rust, Public Works Director handles all duties relating to preparing the village for the parade. In reference to the insurance for the parade, Mayor Smull will speak with Mr. Anderson. Trustee Determan suggested the purchasing of the insurance should be referred to the regular board meeting. Last year's cost was approximately \$300.00.

5. Appointment of Bill Determan to the position of Finance Liaison

Mr. Determan accepted.

6. Appointment of Paula Hachmeister to the position of Economic Development Chairman

Mrs. Hachmeister accepted

7. Appointment of Tom Gipe to the position of Public Works Liaison

Mr. Gipe accepted.

B. Finance (Liaison Determan)

1. Liaison Report

Trustee Determan yielded the floor to Mayor Smull.

C. Public Safety (Liaison Metz)

1. Liaison Report

Liaison Metz informed the Board that Winnebago County Animal Control would no longer be accepting wildlife caught by families. Also discussed was to make the new Trustees aware of Roberts Rules of Order as well as The Open Meetings Act.

2. Police Chief's Monthly Report (Bob Smith)

Chief Smith gave his monthly reports to the Board.

D. Public Works (Liaison Gipe)

1. Liaison Report

3. Public Works Director Report (Mark Rust)

Director Rust gave his monthly reports and an update on his works in process.

4. **Review Mower Quotes – Informational Only**

Director Rust had bids for replacing a lawn mower He recommends purchasing a Ferris from Peabuddy's and will be on the agenda for the next board meeting.

5. **Review Concrete Saw Quotes – Informational Only**

Director Rust also had bids from four suppliers for the purchase of a concrete saw on wheels. He recommends the lowest bidder, J R Equipment, for the purchase.

6. **Discussion of Water Application Fee**

Per former Mayor Barber's request on Water Application Fees structure and rules: There was much discussion on the Water Application Fee structure. Attorney Henry will review the ordinance and bring the information to the next full Board Meeting on 16 June 2017.

Next Committee of the Whole Meeting: **Thursday, June 1, 2017** at the Village Hall at 6:00pm

E. **Adjourn**

The meeting adjourned at 8:12 PM

Respectfully Submitted,

Julie Sutton