

VILLAGE OF ROCKTON
BOARD OF TRUSTEES MEETING MINUTES
April 6, 2015

Mayor Adams called the meeting to order at 7:00 pm.

Present were: Mayor Adams, Mr. Fridly, Mr. Hoey, Mr. Magnus, Mrs. Nelson, Mr. Peterson, Mr. Winters and Atty. Szeto

Staff present: Chief Dickson, Tricia Diduch, Gordy Nygren, and Don Self

Also present: Jodi May and Chief Wilson (Rockton Fire Protection District)

APPROVAL OF MINUTES

Motion by Mr. Winters, second by Mr. Fridly, to waive the reading of the March 17, 2015 Village Board meeting minutes. All ayes. Motion approved 6-0.

Motion by Mr. Fridly, second by Mr. Peterson, to approve the March 17, 2015 Village Board meeting minutes. All ayes. Motion approved 6-0.

AMENDMENTS TO THE AGENDA

Mayor Adams would like to move Item #5 before Item #3 on the agenda. Motion by Mr. Fridly to approve the amendments to the agenda, second by Mr. Peterson. All ayes. Motion approved 6-0.

PUBLIC COMMENT

Mark Finnegan, co-founder of VetsRoll.org, spoke to the Village Board about the upcoming VetsRoll.org event that will be departing and arriving back at Hononegah High School. Mr. Finnegan provided brochures, a video, and handouts in reference to what VetsRoll.org is all about. Mr. Finnegan was able to answer any questions that the Village Board had in reference to the event.

MAYOR ADAMS

Mayor Adams stated he received a thank you from VetsRoll.org for their fundraiser. The Village of Rockton donated several pool passes for the fundraiser.

Mayor Adams stated that Frank Manzullo would like to make a brief presentation for Keep Northern Illinois Beautiful (KNIB). Mr. Manzullo discussed the Great American Cleanup that will take place on April 25, 2015. Mr. Manzullo also thanked the Village of Rockton for the Proclamation in reference to the Great American Cleanup and for their continued support.

Motion by Mr. Winters to approve the KNIB Proclamation, second by Mr. Peterson. All ayes. Motion approved 6-0.

Motion by Mr. Winters to approve the Children's Home & Aid Proclamation for Child Abuse Prevention Month and the Blue Ribbon Campaign, second by Mr. Peterson. All ayes. Motion approved 6-0.

VILLAGE ATTORNEY

None.

PUBLIC HEARING IN REGARDS TO PROPOSED DOWNTOWN TIF

The public hearing commenced at 7:07 pm. Atty. Szeto stated that the public hearing is a statutorily required as part of the formation of the downtown TIF. The public hearing is for the Village Board to be given a presentation about the TIF and allow the public to ask any questions and make any comments regarding the TIF. The TIF formation will not be voted on at the public hearing. Therefore, there will not be any action taken on it. Atty. Szeto verified that the Village Clerk did not receive any written comments or questions regarding the TIF prior to the public hearing. The Village of Rockton's TIF consultant, Maureen Barry (Ehlers), gave a brief presentation regarding the TIF. Ms. Barry also prepared handouts for those who

attended to follow along with her presentation. Atty. Szeto then opened up the portion of the public hearing for any questions or comments after Ms. Barry completed her presentation. Atty. Szeto limited the comments/questions to 2-3 minutes per person due to the size of the crowd. Atty. Szeto advised that if anyone had any additional comments/questions after the hearing that he and Ms. Barry would be available to address those for anyone.

Alan Mohring, who represents the Talcott Library, wanted to verify that the TIF funds would be used for renovations, remodeling, and improvements of existing buildings and structures. Ms. Barry stated that was not necessarily true. She explained how the TIF funds would work and that it must be approved by the Village Board. Mr. Mohring wanted to know what would happen if the economy doesn't turn around and Ms. Barry advised that at that point no money would be going into the TIF funds because property values would be decreasing.

Peg Lockman questioned if condemnation is a part of this and she was advised that there is nothing at this time, but the Village has the option to use this. All of the decisions have to go through the Village Board.

Barb Schindler, who resides on River Street, asked why there was an extension of the TIF boundaries across the river. Miss Barry advised that there is a potential for a bed and breakfast to be developed on the property in question which is a historical home and the Village has been approached by a developer. This property could potentially bring in sales tax and hotel/motel tax for the Village. Ms. Schindler asked if the property would have to be zoned as such and Ms. Diduch stated that there would have to be a special use permit put into place and that in order for this to happen there would be a public hearing along with Village Board approval. Ms. Schindler inquired if the TIF would expand and Mayor Adams advised that if the TIF were to expand that the Village would have to go through this process again. Ms. Barry verified this and explained the process of expansion to Ms. Schindler.

Brenda Warren, who is currently on the school board, questioned if any money is being carved out to go back to the school board within this TIF similar to the Chemtool TIF and Ms. Warren also questioned why some of the properties within the boundaries were included and if any of those properties can give some of the increments back to any of the taxing bodies. Atty. Szeto advised the Chemtool TIF money that was given back was specific to the Chemtool agreement. The Village can decide whether or not any funds can be rebated back to the taxing districts on a project by project basis. Atty. Szeto stated that the properties that Ms. Warren questioned (property along the river, the strip mall, property across from the bank) could use the TIF funds to fund general projects such as road projects. Mayor Adams stated that there probably wouldn't be a lot of funds generated from those properties because they are already developed and that they are hoping the increment will be generated from some of the downtown buildings that need to be improved and increase the EAV on those properties.

Tracy Cannell questioned where the TIF funds come from. Ms. Barry explained how the funds are generated and used the graph that she provided in her handout that shows the EAV of properties. Ms. Barry stated that the funds that are generated will go into the TIF funds and the funds get distributed to the taxing bodies.

Jodi May inquired about the comprehensive plan and when does the Village Board refer to it. Mayor Adams stated that the comprehensive plan would be followed. Ms. Diduch stated that the Village would come up with a TIF policy and make sure that the projects meet a TIF eligible expense and that the Village would work with property owners as far as being approved or not approved. Mrs. Nelson inquired if the TIF funds can be used to restore or rehab their building and Ms. Barry stated that the funds could be used for that.

Jim Burdick, who owns a residential home within the TIF boundaries, asked if he could petition to lower his taxes during this 23 year period. Mr. Winters explained the process with the EAV again and Mayor Adams stated that if the property value decreases then there won't be any money going into the TIF. Atty. Szeto explained that the TIF districts are really about allocation of property taxes and explained the process about paying property taxes and how the money would be allocated.

Jodi May questioned Ms. Barry if “spreading the wealth” has been her experience in other communities where TIF districts have been created. Ms. Barry stated that TIF districts have been successful at generating a revenue stream if it’s done properly and that they indeed work. Ms. Barry referred Ms. May to the Illinois TIF Increment Association (ITIA) and to use that as a source of information. Ms. May believes in the potential for the TIF, but doesn’t want to see this affect the funding for the schools.

Tracy Cannell inquired when the funding will be available. Ms. Barry stated that until property values rise and money goes into the TIF funds, the funds are not there yet. Ms. Barry added that the Village has the option to issue bonds, but this would be a risk for the Village to do this.

Peg Lockman asked if Sonoco has changed its position regarding the TIF. Atty. Szeto stated that they no indication right now as to how the TIF would affect Sonoco’s plans or not.

Mayor Adams closed the public hearing at 8:05 pm.

ZONING

None.

PUBLIC SAFETY AND LEGAL – MR. WINTERS

None.

COMMUNITY DEVELOPMENT – MR. HOEY

Motion by Mr. Hoey to approve a \$5,000 cash sponsorship for Old Settlers Days along with the in-kind donation from the police and public works departments, second by Mr. Peterson. Roll call. All ayes. Motion approved 6-0.

Motion by Mr. Hoey to approve additional engineering costs for Fehr Graham regarding the Sonoco property not to exceed \$3,500, second by Mr. Winters. Roll call. All ayes. Motion approved 6-0.

Motion by Mr. Hoey to send two representatives from the Village of Rockton to the National league of Cities Conference in Nashville, TN in November 2015. Mr. Winters stated that was okay as long as the additional funds are available in training and travel within the budget to pay for this. Roll call. All ayes. Motion approved 6-0.

WATER, SEWER, AND GARBAGE – MR. FRIDLIDY

Motion by Mr. Fridly to approve the Public Works Department blanket purchase orders as presented, second by Mr. Peterson. Mr. Fridly advised that there are 8 special blanket purchase orders on the list that exceed the \$2,500, but that they will be removing DES and Professional Electric Services from the list. The other special blanket purchase orders range from \$3,000-\$4,000 and are items that are purchased on a regular basis which are mainly chemicals, second by Mr. Peterson. Roll call. All ayes. Motion approved 6-0.

Motion by Mr. Fridly to approve the purchase order for the Village Hall sewer work for Brian Elmer Company in the amount of \$2,238.28, second by Mr. Winters. Roll call. All ayes. Motion approved 6-0.

Motion by Mr. Fridly to approve the purchase order for the meter head replacement for Well #6 in the amount of \$2,574, second by Mr. Peterson. Mr. Fridly stated that Mr. Nygren contacted everyone that he could on the Village Board and this was something that was imperative to have so it was replaced. Roll call. All ayes. Motion approved 6-0.

ADMINISTRATION AND BUDGET – MR. PETERSON

None.

BUILDINGS AND PARKS – MRS. NELSON

None.

STREETS AND WALKS – MR. MAGNUS

Motion by Mr. Magnus to approve Sanctuary Spa to hold their “Dedicated to Serve” event on May 3rd from noon until 5:00 pm, second by Mr. Hoey. Mr. Magnus stated that Hawick Street will be closed and that electricity will be needed for their band at the event. Mayor Adams added that they also requested a 21 gun salute for the fallen veterans. All ayes. Motion approved 6-0.

Motion by Mr. Magnus to approve Cornellier Fireworks to have a fireworks display for the VetsRoll.org event at Hononegah High School on May 20, 2015, second by Mr. Hoey. All ayes. Motion approved 6-0.

EXECUTIVE SESSION

None.

ACTION ON ITEMS ARISING OUT OF EXECUTIVE SESSION

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

PAYMENT OF BILLS

Motion by Mr. Winters, second by Mr. Peterson, to pay bills in the amount of \$172,815.35. Roll call. All ayes. Motion approved 6-0.

ADJOURN

Hearing no further business, motion by Mr. Winters, second by Mr. Peterson, to adjourn at 8:25 pm. All ayes. Motion approved 6-0.

Respectfully submitted,

Christina Stewart
Village Clerk