

ADMINISTRATION COMMITTEE MINUTES
November 15, 2010

Chairman Winters called the regular meeting of the Administration Committee to order at 5:30 p.m. Present were: Josh Brown, Trisha Davey, Dave Winters, Mayor Adams, Attorney Galluzzo, and Chief Dickson.

Motion by Mr. Brown, second by Ms. Davey to waive the reading of and approve the minutes of November 1, 2010 as amended. All ayes. Motion carried 3-0.

ATTORNEY GALLUZZO

T-6 – Update/Contract

Attorney Galluzzo informed the committee that the T-6 contract for rental of space on the village's water towers was ready for approval. They agreed on \$500 rental fee per month per tower with an additional \$10 per month per tower to cover the electricity use. The mayor suggested that T-6 pay pre-pay the rental fees quarterly. They will have three separate contracts, one for each tower.

Hendricks/Fat Wallet- Requests to Lower Tax Assessment

Attorney Galluzzo commented on the property tax protests by Hendricks and Fat Wallet to lower their property taxes. The village is filing an intervention on the Fat Wallet property, but not on the Hendricks property. Attorney Galluzzo stated that he had been talking to Fat Wallet's Attorney. Galluzzo did not believe Fat Wallet would be able to get the value of the property dropped down as much as the owner wants. Galluzzo said the property values in Rockton have not gone down as much as those in Rockford and their new high tech building should still be worth quite a bit. Committee members talked about the need for more development in the TIF District in order to increase the EAV and the increment the village would then receive.

Renewal Lease Agreement with Tricia Davey

Tricia stated she had two thoughts regarding renewing the lease agreement. One idea would be to continue the lease for another 15 years just like it is. Her other idea is to do a 10 years lease with her paying \$50 per year, maintaining the wall and landscaping, and providing liability insurance, the other terms would remain the same with one ten year option to renew. She did not like the 90 days termination option. Attorney Galluzzo was concerned about what might happen if the wall was damaged, and Mr. Winters was concerned about what would happen if the village decided they needed that property for expanding the parking lot. Mayor Adams stated that if it is unlikely the village would ever have a need for the property then why don't we just sell it to her. Ms. Davey liked that idea. The committee continued to discuss their options.

Attorney Galluzzo also commented on an exemption in the statute he had come across that allows cities over 500,000 to do sale-lease backs and still maintain tax exemption. He said the village might be able to work on getting this exemption to apply to smaller villages. This could help if the village wanted to enter into an agreement for a sale lease back with Chemtool for a public works building.

CHIEF DICKSON

Chief Dickson informed the committee that the police department was in need of a new squad car. The police department has spent over \$2,000 over the last nine months on repairs on the car that needs to be replaced, and that the blue book value of the vehicle only is only \$2200 to \$2600. He would like to purchase a new 2011 Impala at a cost of \$23,219 including equipment. The cost for the new squad car is already in the budget.

Ms Davey asked the chief how many police officers we currently have. She said that she is always being asked. The chief stated that we have 19 officers, 15 full-time including the two school resource officers and himself, and four part-time officers.

The Chief also shared that the new server was up and running and that they were working out the bugs.

MAYOR

The Mayor shared that he had been kicking around the idea of forming a Development District in the downtown area. With the Sonoco plant going out, he feels the village needs a shot in the arm for our downtown area. It was suggested that we create a development district all along the river and pick up the Hendricks property and go then north to include the old school property. He asked the committee members to start thinking about the idea. He shared a preliminary map and stated that they could shrink it or expand it, and that is just kind of a starting point for creating a development district. He said there are different ways to go about forming a Development District including creating a Business District or a TIF District. Dale stated that he considers the area included in the preliminary map as blighted and in need of development. He informed that committee that he has some people interested in putting a “boutique” hotel on the Sonoco property if the village can offer some kind of incentive. Attorney Galluzzo asked if they possibly want to include more of the downtown area. Dale was not sure if all of the downtown area would qualify, but he was sure the area he had included in the map would qualify. Ms. Davey asked about the houses included on the map. Mr. Winters stated that his proposal would be the any increase in the increment on current residential property would be deemed surplus even if it was converted to commercial. Ms. Davey also asked about the old school property and Dale stated that is had been sold for \$20,000 to a Mr. Abelman who is not sure what he is going to do with it. It has asbestos issues that would help to qualify it for a TIF district if the village decided to do so.

Mayor Adams shared that Wal-Mart has a right of refusal agreement on the property to the west of them. The agreement states that no “discount retailer” can locate on that property. Attorney Galluzzo shared that the definition of “discount retailer” is not clear and he was not sure if the party interested in the property would be considered a “discount retailer” according to the definition.

The mayor also informed the committee that village now have a new zoning map.

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ADMINISTRATION & BUDGET – Mr. Brown

Mr. Brown tabled the discussion regarding the health insurance changes.

Mr. Brown moved, Ms Davey second to adjourn at 6:30 p.m.

Respectfully submitted,

Brenda Warren
Office Manager