

MEETING MINUTES

Monday, August 17, 2015

5:00 pm

Invocation was given by Mrs. Becky Reeves.

Present on Roll Call: Mayor Bill Hudson Commissioners – Joe Judge, Rod Rodriguez,
Justin Dulgar, Eric Ikemire

Also Present: City Administrative Assistant Rudy Witsman, City Attorney Tom Price, and
City Inspector Mike Gidcumb.

MAYOR'S COMMENTS

Mayor Hudson brought the city council meeting to order.

Mayor Hudson acknowledged City Administrative Assistant Rudy Witsman, who spoke for Tom Sarg and the Lion's Club. The Lion's Club is requesting to collect funds at the designated intersections on October 9th and 10th for their annual Candy Day Fundraiser. City Administrative Assistant Witsman stated the organization meets the State of Illinois requirements for collecting funds in the city streets.

Mayor Hudson acknowledged City Administrative Assistant Rudy Witsman, who introduced Mr. Keith Moran of Moran Development. Mr. Moran and his company represented the city in the preparation of the Enterprise Zone application and also are consulting with the city regarding the TIF Districts. City Administrative Assistant Witsman stated he was very pleased to announce that the city was just received notification today, that through the efforts of the city council and Mr. Moran, the city has been awarded an Enterprise Zone, beginning January 1st, 2016. City Administrative Assistant Witsman reported that only forty-nine awards were allotted throughout the State of Illinois. City Administrative Assistant Witsman reiterated TIF 1 is due to expire at the end of 2015 and the city would like to develop a new TIF district to possibly include the Market Street area. City Administrative Assistant Witsman stated there are certain State of Illinois mandated steps as far as closing TIF 1 and then creating a new TIF. Mr. Moran has agreed to assist the city with that challenge. City Administrative Assistant Witsman presented to the council for their approval an agreement for the development of the new TIF. The total cost for that development is \$26,900 and the money can be recouped from the new TIF, once those funds accumulate in the new TIF. City Administrative Assistant Witsman acknowledged Mr. Moran, who gave an overview of the TIF 1 redevelopment plan. Mr. Moran stated when the TIF 1 expires the dollars that were once generated into that TIF fund would then start going back to the taxing districts, which is the correct way to handle those dollars. Mr. Moran reported an area has to qualify under the Illinois TIF Act to be eligible to be in a TIF district and the city definitely meets enough criteria to qualify for a new TIF. Mr. Moran stated the TIF redevelopment plan will allow the city to make improvements to parking lots, curbs and gutters, streets, etc. and well as demolition purposes. Mr. Moran added the plan could also allow the city to promote a façade improvement grant program that could assist store owners along Market Street, who are interested in restoring their buildings. City Administrative Assistant Witsman added it would be beneficial to start a new TIF, as it would be helpful to the taxing body's finances and also help improve the city's situation as well. With TIF 1 expiring, the tax increment that was allotted for that TIF district would now be released to the taxing bodies and would not create any new tax dollars.

Mayor Hudson gave condolences to Dave Dallas and family for the passing of his mother, Violet Dallas.

Mayor Hudson thanked everyone who does not blow their grass into the streets, while mowing. Grass that is blow into the streets goes down into the sewer and gets caught in the screens at the wastewater plant causing clogs. Mayor Hudson appreciates all who mow their yards without blowing the clippings into the street and/or for bagging the clippings.

Mayor Hudson reported the College Drive project should be beginning after Labor Day.

Mayor Hudson announced City Inspector Gidcumb will discuss the city's newest clean-up project during his report.

COMMISSIONER REPORTS:

COMMISSIONER ERIC IKEMIRE – STREETS, CEMETERIES AND PARKS

Commissioner Ikemire reported in the last two weeks the street department worked on trimming low branches over the roadways, performed yard abatements, mowed city properties, loaded and hauled brush from storms, patched potholes, repaired the arm mower, and used arm mower to cut weeds and grass on city properties. City Ikemire announced the city hired Mel Miller to fill a vacancy with the street department and his starting date will be Monday, August 24th.

COMMISSIONER JOE JUDGE – FINANCE AND SENIOR CITIZENS

Statement of Receipts and Expenditures – See attached agenda with financials.

Commissioner Judge reported the Senior Citizens Center's new doors, which were made possible by a donation, are being installed. The doors will be push button automated to assist people entering or leaving the center, once the installation is complete.

Commissioner Judge stated the first quarter of the city's budget year is over and asked department heads to please keep an eye on their spending.

Commissioner Judge reported the Greater Wabash Planning Commission was the recipient of the Stronger Economies Together (SET) Grant. The grant is awarded to a seven county area that will be working together. The area includes Wabash, Wayne, White, Edwards, Richland, Crawford, and Lawrence. This grant is for the implementation of a practical and viable economic development plan. Commissioner Judge was pleased to announce all five members of the council are participating in one group or another within that grant. Commissioner Judge added there were only two grants awarded in the whole State of Illinois.

COMMISSIONER JUSTIN DULGAR – WATER AND SEWER

Commissioner Dulgar reported City Administrative Assistant Witsman is shopping for a new truck for the water treatment plant, as the transmission went out of the old one. Commissioner Dulgar stated the water maintenance department closed the city pool for the season and jetted out several sewer mains. Commissioner Dulgar stated the newly refurbished jet truck is operating very well.

COMMISSIONER ROD RODRIGUEZ – FIRE, HEALTH & SAFETY, GARBAGE, CITY HALL AND CIVIL DEFENSE

Commissioner Rodriguez reported in the last two weeks in the fire department had five runs and also cleaned and detailed the Southgate training facility.

CITY ADMINISTRATIVE ASSISTANT – RUDY WITSMAN

City Administrative Assistant Witsman announced a bid letting, conducted by the State of Illinois for the summer maintenance program, will be held at city hall on September 3rd at 11:00 am.

City Administrative Assistant Witsman reported Lamac Engineering has scheduled a preconference meeting at city hall for the College Drive project for this Thursday, August 20th at 1:30 pm. City Administrative Assistant Witsman stated Wabash General Hospital, Mount Carmel Public Utility, Wabash Valley College, Frontier Communications, New Wave, Clear Wave, and CountryMark have been invited to the meeting, as they all have an interest along the construction area.

City Administrative Assistant Witsman stated the next regular council meeting will be Monday, August 31st at 5:00 pm.

City Administrative Assistant Witsman reported at a previous council meeting an announcement was made regarding taking bids for the old street signs. City Administrative Assistant Witsman stated he had received one bid for the signs. The bid of \$105 from Ed Jamison was opened at the meeting. The council decided to table a decision until the next council meeting.

CITY ATTORNEY – TOM PRICE

City Attorney Price reported in 1999 the city borrowed \$3,000,000 through the use of generalization bonds for the water well project. The city has used money generated from water department to make the bond payment each year. City Attorney Price stated in order for a tax to not be assessed, the city has to abate that tax. This year will be the last payment as the bonds will be paid off.

CITY INSPECTOR – MIKE GIDCUMB

City Inspector Gidcumb requested from the council that a contractor’s registration with the city be suspended. City Inspector Gidcumb stated there is an ongoing criminal case against the contractor.

City Inspector Gidcumb gave a power point presentation to the council of several buildings in the city that need to be cleaned up and/or demolished. City inspector Gidcumb asked the council for direction on how to handle these areas as notification has been sent out, but no response has been made. City Inspector Gidcumb stated most of the buildings are in foreclosure and/or bankruptcy. After a lengthy discussion of various options and the legalities, the council decided to table a decision until a future council meeting.

BUSINESS MOTIONS

Commissioner Judge motioned and Commissioner Dulgar seconded to approve an agreement with Moran Economic Development to establish a new TIF and close out TIF 1. The total fee is \$26,900. All present voted Aye by roll call vote.

Commissioner Ikemire motioned and Commissioner Rodriguez to approve Resolution 621 providing for a feasibility study on the designation of areas as redevelopment project areas. All present voted Aye by roll call vote.

Commissioner Dulgar motioned and Commissioner Ikemire seconded to approve Resolution 622 an Inducement Resolution related to the new TIF. All present voted Aye by roll call vote.

Commissioner Judge motioned and Commissioner Rodriguez seconded to approve Ordinance 1035, an Ordinance of the City of Mount Carmel, Illinois authorizing the establishment of Tax Increment Financing “Interested Parties” Registries and Adopting Registration Rules for these registries. Waive second reading. All present voted Aye by roll call vote.

Commissioner Judge motioned and Commissioner Ikemire seconded to approve the Certificate of Abatement and Reduction of Taxes levied for the payment of bonds. All present voted Aye by roll call vote.

Commissioner Dulgar motioned and Commissioner Rodriguez seconded to suspend the City Contractor License for Mike Hogue and the company – The Home Improvement Specialist. All present voted Aye by roll call vote.

Commissioner Judge motioned and Commissioner Ikemire seconded to approve the Minutes from regular meeting of City Council held on August 10, 2015. All present voted Aye by voice vote.

Commissioner Rodriguez motioned and Commissioner Judge seconded to pay all bills bearing the proper signatures. All present voted Aye by voice vote.

Meeting adjourned at 6:01 p.m.

Mayor

ATTEST:

City Clerk