

## SPECIAL MEETING MINUTES: FEBRUARY 19, 2013

The Special Meeting was held Tuesday, February 19, 2013, at the New Baden Village Hall, 1 East Hanover Street. The meeting was called to order at 7:00 p.m. Committee-at-large meetings were established to be for discussion only, with no action to be taken. Due to time sensitive items needing action, a Special Meeting was called in lieu of the committee-at-large meeting.

**Present:** Mayor Brandmeyer, Trustees Malina, Linthicum, Oster, Picard, Nielsen, and Gunn. **Board Members Absent:** None. **Staff Members Present:** Clerk Crane; Village Administrator Morani; Treasurer Pollmann; Police Chief Riley; Police Sgt. Meinhardt; Chief Building & Zoning Official Green; and Attorneys Gruenke and Palen of Bruckert, Gruenke & Long, P.C.

Notices of the Special Meeting were hand delivered by the Police Dept. to Village Board members on Friday, February 15, 2013. A notice was posted on Friday, February 15, 2013, at the front door to Village Hall and local newspaper contacts were emailed the agenda.

### Ordinance 2013-02-19-A: Bidding Requirements for Public Works Contracts & Supplies

A motion was made by Trustee Picard and seconded by Trustee Gunn to approve Ordinance 2013-02-19-A: Amending the Bidding Requirements for Public Works Contracts and Supplies. This amendment to Section 1-2-26 of the village code will reflect the statutory requirements for municipalities. The state statute requires public works contracts or supplies in the amount more than \$20,000 to be put out for bid, while village code stated only \$10,000.

**Ayes:** Malina, Linthicum, Oster, Picard, Nielsen, Gunn.

**Nays:** None.

**Absent:** None.

A majority of the Board voting aye, the motion carried.

### Resolution 2013-02-19-A: Inducement Resolution for Love's Travel Stops

A motion was made by Trustee Gunn and seconded by Trustee Nielsen to approve Resolution 2013-02-19-A: Designating a Developer for Development of Certain Property Adjacent to Richter School Road, New Baden, Illinois, and Declaring an Intent to Reimburse Certain Development Project Costs. This inducement resolution is necessary to "start the clock" on TIF eligible projects costs that may be incurred by Love's in order for said costs to be reimbursed to the developer.

**Ayes:** Malina, Linthicum, Oster, Picard, Nielsen, Gunn.

**Nays:** None.

**Absent:** None.

A majority of the Board voting aye, the motion carried.

### Project Funding Agreement: Love's Travel Stops

A motion was made by Trustee Malina and seconded by Trustee Gunn to authorize a Project Funding Agreement that states the Village's intent to work with Love's Travel Stops on a redevelopment project. This agreement requires Love's to reimburse the Village for costs associated with the project, such as legal, engineering, and other professional services. The agreement provides for Love's to make an initial deposit of \$60,000 into an escrow account, primarily for the purpose of design engineering for the water/sewer extension project.

**Ayes:** Malina, Linthicum, Oster, Picard, Nielsen, Gunn.

**Nays:** None.

**Absent:** None.

A majority of the Board voting aye, the motion carried.

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### Engineering Agreement with HMG: Task Order #9, Love's Water/ Sewer Extension

A motion was made by Trustee Gunn and seconded by Trustee Nielsen to approve Task Order #9 for the water/sewer extension across Interstate 64 for the Love's Travel Stop, not to exceed \$61,700. The scope of work for this task order includes design and bidding services for the I-64 water/sewer extension project for Love's. This will be an 8" water main extension across I-64 at Ruth School Road and Richter School road to new development at southeast corner of Richer School Road and Illinois 161 and a lift station at northeast corner of Richter School Road and Railroad, with a 6" forcemain east along Railroad right-of-way across I-64 to a manhole near South 4<sup>th</sup> Street and East Illinois Street.

**Ayes:** Malina, Linthicum, Oster, Picard, Nielsen, Gunn.

**Nays:** None.

**Absent:** None.

A majority of the Board voting aye, the motion carried.

### Ordinance 2013-02-19-B: Intergovernmental Agreement between New Baden, Wesclin & Tri-Township Water District

A motion was made by Trustee Picard and seconded by Trustee Gunn to approve Ordinance 2013-02-19-B: Approving an Intergovernmental Cooperation Agreement between the Village of New Baden, Tri-Township Water District and Wesclin Community Unit School District #3 Authorizing Water Service to the New High School Building Wesclin Community Unit School District #3. This intergovernmental agreement grants the Village water service rights to the new high school campus. The Village and Wesclin School District agree to pay the Water District a one-time payment of \$44,000; this will be an approximate 58% (Wesclin)/42% (Village) cost sharing.

**Ayes:** Malina, Linthicum, Oster, Picard, Nielsen, Gunn.

**Nays:** None.

**Absent:** None.

A majority of the Board voting aye, the motion carried.

### Purchase of Vehicle (2013 Ford Truck)

A motion was made by Trustee Malina and seconded by Trustee Nielsen to authorize the purchase of a 2013 Ford F150 Truck from Bob Ridings Inc. under State Contract for the Public Works Dept.; \$15,755 base price, total \$17,864 with options. This is a budgeted item and will replace a 2001 Ford with over 73,000 miles.

**Ayes:** Malina, Linthicum, Oster, Picard, Nielsen, Gunn.

**Nays:** None.

**Absent:** None.

A majority of the Board voting aye, the motion carried.

### Egyptian Outdoor Spraying

A motion was made by Trustee Oster and seconded by Trustee Picard to authorize Egyptian Outdoor Spraying to provide mosquito spraying services from April 1 to October 1, 2013; \$4,700.00. The proposal is \$500 more than last year's but the price has not increased for several years.

**Ayes:** Malina, Oster, Picard, Nielsen, Gunn.

**Nays:** Linthicum.

**Absent:** None.

A majority of the Board voting aye, the motion carried.

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### Margaritas Restaurant TIF Application

Trustee Malina reported to the Board recommendations from the Finance Committee meeting held on January 28, 2013 in regards to a TIF application received from GTZ Enterprises, Inc., DBA Margaritas Cantina, for their new location to be located at 807 East Hanover Street. Mr. Malina recommends awarding \$9,680 in TIF for engineering costs associated with the construction of parking lot, sidewalks and stormwater drainage improvements. He stated that there were other TIF eligible expenses, but at the time of the Committee meeting the amount eligible was not available. Upon review, there is an additional \$10,450 in eligible costs for sidewalks, curb and guttering. Trustee Picard recommends an additional 50% reimbursement, up to \$5,500. Reimbursement will be made upon completion of project (one year time limit) and submittal of paid receipts. This TIF agreement will be considered at the March 4 regular meeting.

### Lions Club Pavilion

Trustee Oster provided an update on this project. He stated that the cost estimates obtained by Jerry Green and himself, will put the project well below the \$86,000 cost estimated proposed by AAIC, Inc. Once the design of the building is completed, renovation can begin in stages, with Mr. Oster and Mr. Green acting as general contractors.

### Police Dept. Intern

The Police Dept. was approached by Steven Seagle to intern with the department as part of his schooling to obtain his college degree. Administrator Morani contacted the Village insurance carrier to confirm coverage of interns; this is allowable under our plan.

A motion was made by Trustee Gunn and seconded by Trustee Nielsen to allow interns, in general, to work with the New Baden Police Department at the discretion of the Police Chief.

**Ayes:** Malina, Linthicum, Oster, Picard, Nielsen, Gunn.

**Nays:** None.

**Absent:** None.

A majority of the Board voting aye, the motion carried.

### Crime-Free Housing

Sgt. Meinhardt recently attended a two-day training session on crime-free housing. He presented information about this program and solicited feedback from the board. There is state legislation being presented that would allow non-home rule communities to adopt a "crime-free rental housing ordinance." More specifically, municipalities would be able to require property owners to: (1) obtain rental licenses; (2) add addendums to rental contracts that would prohibit criminal activity; and (3) attend crime prevention classes with the objective of reducing crime in residential rental housing areas. Many home rule communities have adopted this ordinance and it has proven to be very successful. Sgt. Meinhardt asked the Board to review the information he provided on rental statistics in the Village of New Baden, and he hopes to re-address this issue with them, once legislation allows for it.

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117 East Hanover  
Street Variance

Ordinance No. 749, adopted on March 3, 2008, allowed for the construction of upstairs apartments at an existing building at 117 East Hanover Street. A condition of the granting of the variance, KTB Development (property owner) was required to construct a vinyl fence, having a maximum height of six (6') feet, along its eastern property line, beginning at the commercial building situated at 201 East Hanover Street, and continuing south to the end of the property. To date, this fence has not been erected. Chief Building and Zoning Official Green wants to guarantee support of the Board before pursuing the violation of the ordinance; he stated that there are several additional violations that he will also be pursuing. It was the consensus of the Board to support Mr. Green in the enforcement of these violations.

There being no further business to be discussed by the Village Board, a motion was made by Trustee Gunn and seconded by Trustee Malina to adjourn the meeting.

**Ayes:** Malina, Linthicum, Oster, Picard, Nielsen, Gunn.

**Nays:** None.

**Absent:** None.

A majority of the Board voting aye, the motion carried and the meeting was adjourned at 7:49 p.m.

Teri Crane, Village Clerk  
Approved: March 4, 2013