

**MINUTES OF THE REGULAR MEETING OF THE SAVANNA CITY COUNCIL, HELD AT 7:30 P.M.,
TUESDAY, OCTOBER 24, 2017 IN THE COUNCIL CHAMBERS, 333 CHICAGO AVENUE, SAVANNA,
CARROLL COUNTY, ILLINOIS**

CALL TO ORDER:

Mayor Lain called the meeting to order on said date at 7:30 p.m. Notice of the meeting was delivered to all Council members and posted at 333 Chicago Avenue, Savanna, Illinois in accordance with the State of Illinois Open Meetings Act.

PLEDGE OF ALLEGIANCE:

Mayor Lain led the Council in the pledge of allegiance.

ROLL CALL/ESTABLISH QUORUM:

Mayor Lain directed the Deputy City Clerk to call the roll. **Present:** Lain, Friedenbach, Lee, Ritchie, Griswold, Sanchez, DeSpain-Purdum and Husband. **Absent:** James. Mayor Lain declared establishment of a quorum. **Others Present:** City Attorney Jensen, Police Chief Dimmick, Fire Chief Picolotti, Supt. of Public Works Lindeman, Comptroller/Treasurer Sipe, News Media: Nester, Miller and Ostrum, Sharon Pepin-CFPS, Jared Fluhr-MSA Professional Services, Lisa McCarthy-TCEDA, and Linda Grissinger.

APPROVAL OF AGENDA:

Sanchez moved, seconded by DeSpain-Purdum to add a Resolution to Induce the Redevelopment of Certain Property within the TIF Project Area for 228 Chicago Avenue to New Business. **Roll Call: Aye:** All. **Nay:** None. **Motion approved to the agenda addition.**

Mayor Lain asked for a motion to approve the amended agenda. Lee moved, seconded by DeSpain-Purdum to approve the amended agenda. **Roll Call: Aye:** All. **Nay:** None. **Motion passed and agenda approved.**

APPROVAL OF MINUTES:

Consideration was given to the minutes of the regular meeting held on October 10, 2017. After brief review DeSpain-Purdum moved, seconded by Sanchez that the minutes be approved as presented. **Roll Call: Aye:** All. **Nay:** None. **The minutes of the Regular Meeting of October 10, 2017 are approved as presented.**

COMMITTEE REPORTS:

TIF Committee, 10-24-17: Chairman Sanchez said the committee reviewed the status of the four approved applicants, stating that only one at this time has submitted the proper paperwork for reimbursement this year. The committee heard a request for financial assistance from Eric Christensen dba River Cities Heating, Air Conditioning and Refrigeration at 228 Chicago Avenue.

He is re-locating this business to Savanna and will renovate the property located at 228 Chicago Avenue for its shop and offices. The committee recommends approval of the Resolution added to the agenda under New Business. Sanchez reviewed the status of the TIF account, stating it should have an estimated balance of \$121,864.56 at the end of the year. Sanchez said that the old WWTF on Broderick Drive is located with the TIF District. If someone were to redevelopment that property the City would have a 100% payback. Sharon Pepin also verified that the City could request TIF funds for infrastructure projects. Lee motioned to accept the TIF Committee report of 10-24-17, seconded by Husband. **Roll Call: Aye: All. Nay: None. TIF Committee report approved.**

COMMUNICATIONS:

U.S. Department of Commerce – Economic Development Administration: Mayor Lain presented a letter from the EDA Chicago Regional Office stating that they will not be able to provide the additional funding request of \$533,000 for EDA funds for replacement of water and sewer mains along Wacker Road. The primary reason is that there is minimal to no additional economic impact expected from an increased Federal investment for the activities proposed. It will be further discussed under New Business how the City would like to move forward.

APPOINTMENTS:

Whiteside Enterprise Zone: Mayor Lain stated that he is recommending Sara DeSpain-Purdum to the appointment to the Whiteside Enterprise Zone. Sanchez moved, seconded by Ritchie to approve the Mayor's recommendation. **Roll Call: Aye: All. Nay: None. Sara DeSpain-Purdum is appointed to the Whiteside County Enterprise Zone Board.**

UNFINISHED BUSINESS:

Wastewater Treatment Facility, Main and Bowen Street Lift Stations and In-System Sewer Improvements Project Update and Associated Action Items: Lindeman reported that they are still working on some bugs with the SCADA System controls, along with items with the fencing at the Bowen Street and Main Street lift stations and gate controls at the new WWTF. Lindeman assured Griswold that Broderick Drive will be leveled off. Lindeman stated that the new facility is running fine and has been treating below the City's permit guidelines since start-up. Husband asked if there was any labor reduction since the start-up. He thought there should be considerable man hours freed-up with the new facility. Lindeman stated it was too early to tell. Mike Bundy just returned to work after being off for 2 months and is currently learning the system. He indicated that time would tell, but this is a 100% operable treatment plant compared to the old plant that was operating at about 60%.

NEW BUSINESS:

TCEDA Presentation, Lisa McCarthy: Mayor Lain introduced Lisa McCarthy from TCEDA. McCarthy stated she was here to discuss their small business program called Build-It Grow-It that TCEDA created approximately a year and half ago. The program includes free small business

group education for 10 months along with 5 one hour private one-on-one consulting with a business expert and former small business development center director. The program has recently been successful in both Elizabeth and Warren. McCarthy is asking the City of Savanna to renew their membership of \$2500 to allow TCEDA to bring this program to Savanna in 2018. Lee presented a letter from State Representative Tony McCombie urging the City to renew their membership to take advantage of all the benefits of membership. Mayor Lain stated there is \$1,000 currently budgeted from the Civic Fund in the 17/18 budget for TCEDA dues. Lee moved, seconded by DeSpain-Purdom to renew our membership with TCEDA for \$2500. **Roll Call: Aye:** Sanchez, DeSpain-Purdom, Husband, Friedenbach, Lee, Ritchie, and Griswold. **Nay: None. The City of Savanna will renew their TCEDA membership for \$2500.**

Final Change Order for In-System Sewer Improvement Project: Jared Fluhr from MSA Professional Services presented Fischer Excavating, Inc. Final Change Order #4- Contract Increase of \$20,344.02 for the In-system Sewerage Improvements. Change order descriptions are listed with the dollar amount of adjustment either increased or decreased. Some are for unforeseen items during excavation and others for quantity adjustments. Fluhr also reviewed Fischer Excavating, Inc. final pay application #16 for \$239,462.27. The total/final contract value is \$2,652,795.49. The change orders and adjustment of quantities result in a 7% contract overage, which isn't too bad, all things considered. Of the 7% overage, approximately 4% were additional items added/modified during construction. The remaining 3% was for unanticipated issues encountered during excavations. Fluhr said typically on this size of project, if you are 5% or under on change orders, it is pretty good. Lee moved, seconded by Sanchez to approve the final change Order #4 with Fischer Excavating, Inc. for \$20, 344.02. **Roll Call: Aye: All Nay: None. In-System Sewer Improvement Project Final Change Order #4 with Fischer Excavating, Inc. for \$20,344.02 is approved.**

Certificate of Substantial Completion, In-System Sewer Improvement Project: Jared Fluhr from MSA Professional Services presented the Certificate of Substantial Completion for the In-System Sewer Improvement project work completed by Fischer Excavating, Inc and recommends approval. Fluhr explained that this certificate is basically saying what they installed is operable. Sanchez moved, seconded by DeSpain-Purdom to approve the Certificate of Substantial Completion for the In-System Sewer Improvement Project. **Roll Call: Aye: All Nay: None. Certificate of Substantial Completion of the In-System Sewer Improvement Project is approved.**

Change Order #2 for WWTF Project: Jared Fluhr from MSA Professional Services explained that this will be the final change order for William Brothers in the amount of \$19,728.00. MSA recommends approval of the change order. Some of the work described is for additional fencing at Main Life Station, installation of a motorized gate at WWTF & guardrail along the Bowen Street Lift Station and a deduct for water loss and City's labor associated with a water service leak. The final contract amount should be in the amount of \$8,703,308.27. The project change orders result in less than a 1% contract overage. Lee moved, seconded by Sanchez to approve the final change

Order #2 with Williams Brothers for \$19,728.00. **Roll Call: Aye: All Nay: None. WWTF Project Final Change Order #2 with Williams Brothers for \$19,728.00 is approved.**

Wacker Road Project, Water and Sewer Project: Sharon Pepin from CFPS stated she was not happy with the reason in the letter we received from EDA denying our request for additional funds for the water and sewer project. Her intent is to follow up with EDA staff and get a better understanding of the denial. There is also a possibility to reapply for the addition EDA funds. The Council will now need to decide whether to move forward with the water and sewer portion of the project or not. Pepin presented numbers for repayment of an IEPA loan for each of the proposed improvements and the possible cost to each customer. The IEPA loans for both projects would have a 20-year repayment and interest rates between 1% and 1.76%. The Water Main Project costs are \$830,000 with a 50% loan principal forgiveness of project costs. The debt user fee based on 1500 users would be \$1.37 a month. The Sanitary Sewer Project costs are \$415,000 with a 45% loan principal forgiveness of project costs. The debt user fee based on 1500 users would be \$0.75 a month. Lindeman clarified that there would not need to be an increase in user fees to cover either of the proposed improvements, and that they would be covered by the existing water and sewer system improvement funds. Each of the funds accumulate enough dollars with the present user fees. Roger Husband asked whether TIF funds could be used to pay back the loans. Pepin said the City could request TIF funds for partial reimbursement. Husband moved, seconded by DeSpain-Purdum to proceed with the Wacker Road water and sewer main replacements projects. **Roll Call: Aye: All Nay: None. Wacker Road water and sewer main replacements will proceed.**

Resolution to Induce the Redevelopment of Certain Property within the TIF Project Area for 228 Chicago Avenue: The TIF Committee is recommending this Resolution be passed to start the process of Eric Christensen's request for reimbursement of TIF dollars. Eric Christensen dba River Cities Heating, Air Conditioning and Refrigeration will be remodeling the vacant property at 228 Chicago Avenue for an office and shop. Ritchie moved, seconded by Griswold to approve Resolution #1144 to Induce the Redevelopment of Certain Property within the TIF Project Area for 228 Chicago Avenue. **Roll Call: Aye: DeSpain-Purdum, Husband, Friedenbach, Lee, Ritchie, Griswold and Sanchez. Nay: None. Resolution #1144 is approved.** Lee thanked Eric Christensen for bringing this business to town.

Ordinance, Amending Title 8, Chapter 3, - Excavations: Lindeman said this Ordinance has been in effect since 1977 and is outdated and needs to be amended. He stated there has been a lot of issues with local utilities doing work in the City right-of-ways and has received several complaints. The amendment will make the applicant have more accountability with material used and increase the deposits to ensure that if the restoration is not completed properly the deposit fees will cover the expense of the City performing the work. DeSpain-Purdum moved, seconded by Ritchie to read by title only, waive the second reading and approve Ordinance #2210. Husband

commented he is not in favor of waiving the second readings unless they need to be expedited.
Roll Call: Aye: All Nay: Husband. Ordinance #2210 is approved.

Ordinance, Amending Title 4, Chapter 1, Section 2 - Building Permit Fees: Mayor Lain stated the amendment will increase the flat rate of a Building Permit Fee from \$15.00 to \$50.00. At the last Council Meeting the members approved proceeding with the fee increase. Ritchie moved, seconded by DeSpain-Purdom to read by title only and approve the first reading of this Ordinance and place on second reading for the next Council meeting. Griswold stated he was glad to see this motion was to follow procedure and have a second reading. **Roll Call: Aye: All Nay: None. The Ordinance amending Title 4, Chapter 1, Section 2 – Building Permit Fees will have a second reading at the next Council meeting.**

CITIZENS, COUNCIL MEMBERS:

DeSpain-Purdom announced the Spook Walk will be this Saturday from 6:00 to 10:00 pm at the Old Mill Park. The cost will be \$3.00 each. The Moose will be serving food and drinks.

Lee said the event held last weekend downtown very nice and successful. She thanked Roger Husband for the amazing pictures of the bridge work which was displayed at the Museum.

Husband said the completion of the Bridge Project is on schedule, with the opening of the new bridge the middle of November.

Sanchez thanked John Lindeman for cleaning up the issue with his mother's neighbor.

Friedenbach said he notice a couple police officers walking the sidewalks downtown Saturday night during the event and thank Chief Dimmick.

Mayor Lain reminded everyone that Sunday at 1:00 pm is the Halloween parade and Trick-or-Treating is from 2:00 to 4:00 pm.

The tree sitting in the Council Room is a direct off-spring of the last known tree planted by Johnny Appleseed, himself. Judge Gunnarsson had contacted him stating that each County in the State was given a tree from the Illinois Historical Society and he chose Savanna from Carroll County. The tree will be planted at the Primary School.

Chief Picolotti said the fire department will be serving cookies and milk after the parade for participants.

The firemen served approximately 400 people at the fish fry.

There are a couple leaks in the fire station roof. Beckwith Roofing has been called back to fix the issue.

ADJOURNMENT:

With no further business to transact Mayor Lain adjourned the meeting at 8:52pm.

Minutes By: Sheryl L. Sipe, Deputy City Clerk