

**WEST FRANKFORT REGULAR COUNCIL MEETING**  
**TUESDAY, MARCH 26, 2019**

1. MAYOR JORDAN CALLED THE MEETING TO ORDER AT 6:00 P.M. REQUESTING A ROLL CALL. ALL COMMISSIONERS WERE IN ATTENDANCE, ALONG WITH THE CITY ATTORNEY AND CITY CLERK.
2. MAYOR JORDAN ASKED FOR APPROVAL OF THE MINUTES FROM THE MARCH 12, 2019 COUNCIL MEETING. COMMISSIONER HARKINS MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER SIMPSON. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.
3. MAYOR JORDAN NEXT ASKED FOR APPROVAL TO PAY CITY BILLS AND PAYROLL IN THE AMOUNT OF \$299,377.58. COMMISSIONER SIMPSON MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER CHAMBERS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.
4. THE NEXT ITEM WAS APPROVAL TO ACCEPT THE ANNUAL AUDIT FOR FISCAL YEAR 2017-2018. COMMISSIONER SIMPSON STATED THE AUDIT JUST CAME IN THIS AFTERNOON AND HAVE NOT HAD A CHANCE TO GO OVER IT, BUT IT NEEDS TO BE APPROVED SO WE CAN SUBMIT IT TO THE STATE. COMMISSIONER SIMPSON MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER HARKINS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.
5. THE NEXT ITEM WAS APPROVAL TO DONATE A KNOXBOX TO ST. JOHN THE BAPTIST CATHOLIC SCHOOL. THE MAYOR STATED HE RECEIVED A REQUEST FROM THE PRINCIPAL. A KNOXBOX IS A BOX THAT IS INSTALLED TO THE OUTSIDE OF THE BUILDING THAT HAS THE KEYS TO THE BUILDING INSIDE. THE FIRE DEPARTMENT CAN ACCESS THIS TO GET INTO THE BUILDING WITHOUT HAVING TO BREAK DOORS. COMMISSIONER BLADES MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER SIMPSON. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

6. THE NEXT ITEM WAS APPROVAL OF A RESOLUTION AUTHORIZING AN AGREEMENT WITH HUTTON ST 17, LLC, d/b/a O'REILLY AUTO PARTS FOR TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT FOR REDEVELOPMENT OF CERTAIN PROPERTY LOCATED IN THE CITY OF WEST FRANKFORT, ILLINOIS. THE MAYOR STATED KEITH MORAN HAS BEEN WORKING WITH THIS GROUP. THEY HAVE THE OPTION TO BUY PROPERTY THAT IS IN FRONT OF THE MAD PRICER. THIS AGREEMENT IS TO GIVE THEM \$40,000.00 ONE TIME PAYMENT OUT OF THE TIF FUNDS AFTER THE BUILDING IS BUILT FOR THE DEVELOPMENT OF THAT PROPERTY. THE TAXES ON THAT BUILDING ARE GOING TO BE AROUND \$17,949.00 A YEAR. WE WILL MORE THAN RECOVER THE \$40,000.00 ON THIS PROPERTY WITHIN THREE YEARS. COMMISSIONER SIMPSON MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER CHAMBERS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.
7. THE NEXT ITEM WAS APPROVAL OF AN ORDINANCE DECLARING CERTAIN REAL ESTATE AS SURPLUS. THE MAYOR STATED THIS AND THE NEXT ITEM ARE JOINT ITEMS. THIS IS A 1.2 ACRE LOT. IT IS THE FIRST PROPERTY ON THE NORTHEAST CORNER AS YOU TURN INTO STRAWBERRY MEADOWS. COMMISSIONER BLADES MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER CHAMBERS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.
8. THE NEXT ITEM WAS APPROVAL OF AN ORDINANCE RATIFYING AND AUTHORIZING THE REAL ESTATE SALES CONTRACT WITH IVY AND KELLEY RE: LOT 13, IN FRANKFORT WEST SUBDIVISION. THE MAYOR STATED THIS GOES ALONG WITH OUR TIF AGREEMENT THAT WE APPROVED LAST MEETING FOR QUEST FITNESS. THE AMOUNT OF THE SALE PRICE OF THIS PROPERTY IS \$80,000.00. COMMISSIONER SIMPSON MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER HARKINS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.
9. THE NEXT ITEM WAS DISCUSSION, WITH POSSIBLE ACTION, REGARDING STOCKING THE WEST FRANKFORT LAKES WITH BASS. THE MAYOR STATED WE HAD A LAKE COMMITTEE MEETING LAST WEEK AND JEFF CLARK HAD CONTACTED ME BEFORE THE MEETING ABOUT THE FISHING POPULATION IN BOTH OF OUR LAKES. JEFF CLARK DISCUSSED THE DNR STUDY OF THE LAKES AND THE LACK

OF FISH POPULATION PROBLEM. THE MAYOR STATED WE DON'T HAVE A LIMIT AND WE CAN DO BOTH LAKES IF YOU WANT TO DO BOTH LAKES AND THIS WOULD BE A THREE YEAR PROJECT TO STOCK EVERY YEAR FOR THREE YEARS. JEFF STATED FOR A LITTLE UNDER \$2,000.00 PER YEAR WE CAN STOCK BOTH LAKES AND GET THEM HEADED IN THE RIGHT DIRECTION. JEFF CONTINUED TO TALK ABOUT THE LAKE AND SOME IDEAS HE HAS. COMMISSIONER BLADES MADE A MOTION TO APPROVE TO STOCK BOTH LAKES, SECONDED BY COMMISSIONER SIMPSON. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

10. THE NEXT ITEM WAS APPROVAL OF A PROPOSED INTERGOVERNMENTAL AGREEMENT WITH CAVE TOWNSHIP. THE MAYOR STATED WE HAVE BEEN WORKING WITH JIM KERLEY FROM CAVE TOWNSHIP ABOUT AN INTERGOVERNMENTAL AGREEMENT BECAUSE THEIR INSURANCE COMPANY IS TELLING THEM THEY SHOULDN'T BE DOING ANY WORK ON OUR PROPERTY. WE ARE GOING TO APPROVE OUR SIDE OF IT AND WHEN THEY GET THEIR SIDE WE WILL GET A SIGNED AGREEMENT TO GIVE THEM PERMISSION TO BE ON OUR PROPERTY. COMMISSIONER BLADES STATED IF IT ISN'T HIS PROPERTY THEN WHY ARE THEY CHARGING AND GETTING THE TAXES FOR THE PEOPLE OUT THERE? THE MAYOR STATED IT IS CAVE TOWNSHIP AND THEY JUST MEASURE THE MILEAGE AND THE ROADS ARE PRIVATE ROADS SO I AM NOT SURE WHAT IS INCLUDED IN HIS TAX REVENUE. I KNOW WE DON'T GET ANY MONEY OUT THERE. ROGER STANLEY STATED CAVE TOWNSHIP GETS THE MONEY AND WE DO A LOT OF THE ROADS OUT THERE AND ALL THE SIDE ROADS THAT GO TO THE CABINS AND HOMES OUT THERE. COMMISSIONER BLADES STATED THE STREET DEPARTMENT IS WHO TAKES CARE OF IT OUT THERE AND WE OFFERED HIM ROCK. COMMISSIONER CHAMBERS STATED WE DO QUITE A BIT OF WORK OUT THERE AND HAVE PUT A LOT OF MONEY INTO WHAT WE HAVE SPENT OUT THERE. THE MAYOR STATED I THINK THIS WILL GIVE HIM PERMISSION TO GO IN THERE AND FIX THE ROADS. ROGER STANLEY STATED BUT WE GIVE HIM THE PRODUCT AND HE DOES THE WORK. COMMISSIONER CHAMBERS STATED I THINK THIS IS SOMETHING THAT IS VERY LAST MINUTE FOR ME AND I WOULD LIKE TIME TO LOOK INTO IT. THE MAYOR STATED I DON'T THINK WE ARE GIVING UP ANYTHING WE ARE JUST ALLOWING HIM PERMISSION TO DO THINGS OUT THERE. MIKE RIVA STATED IT NEEDS TO BE AGREED UPON

BETWEEN THE CITY AND TOWNSHIP AS TO WHAT IS GOING TO BE DONE. THEN THE CITY WOULD PROVIDE THE MATERIALS FOR THAT PROJECT AND THE TOWNSHIP WOULD PROVIDE THE LABOR PURSUANT TO THE AGREEMENT BETWEEN THE TWO PARTIES. COMMISSIONER BLADES MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER SIMPSON. ROLL CALL VOTE: COMMISSIONER BLADES, COMMISSIONER SIMPSON, COMMISSIONER HARKINS AND MAYOR JORDAN VOTED TO APPROVE. COMMISSIONER CHAMBERS VOTED NO. MOTION CARRIED.

11. THE NEXT ITEM WAS DISCUSSION, WITH POSSIBLE ACTION, REGARDING THE LEASING OF CERTAIN LAKE LOTS AT THE NEW WEST FRANKFORT LAKE TO SCOTT WILLIAMS d/b/a THE EAGLES NEST. THE MAYOR STATED THIS IS THE OLD 4H CAMP/WOODMEN OF THE WORLD PROPERTY. MR. WILLIAMS PURCHASED 30 ACRES OF THE PROPERTY JOINING THE CITY'S LAKE LOTS AND WE HAVE HAD TWO LAKE COMMITTEE MEETINGS ABOUT THIS. THE MAYOR CONTINUED TO SPEAK ABOUT SOME OF THE QUESTIONS THAT CAME UP REGARDING THIS AND EXPLAINED WHAT WAS DECIDED AND DISCUSSED. THE AGREEMENT THAT WE HAVE HERE WILL GIVE HIM LAKE ACCESS FOR AN ADDITIONAL \$500.00 PER YEAR AND HE WILL PAY THE LAKE LOT LEASE FEE OF \$311.04 PER LOT FOR NINE LOTS. THERE WAS DISCUSSION ABOUT THE FACT HE WILL BE HAVING WEDDINGS THERE AND THE HOURS WOULD BE 10:00 P.M. ON WEEK NIGHTS AND 12:00 P.M. ON THE WEEKENDS. COMMISSIONER BLADES STATED WE AREN'T GETTING ANY MONEY ON THESE LOTS NOW RIGHT? THE MAYOR STATED NO. COMMISSIONER BLADES MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER CHAMBERS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

12. THE NEXT ITEM WAS APPROVAL OF A RESOLUTION REGARDING A GRANT FOR THE SINGLE FAMILY REHAB PROGRAM IN CONNECTION WITH CROSSWALK COMMUNITY ACTION. THE MAYOR STATED THIS IS A GRANT PROPOSAL THAT WE NEED TO SIGN IN ORDER FOR THEM TO MANAGE OUR GRANT. THE AMOUNT OF THE GRANT IS \$429,500.00 COMMISSIONER SIMPSON MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER HARKINS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

13. THE NEXT ITEM WAS APPROVAL TO PAY AN INVOICE FROM F & F MECHANICAL IN THE AMOUNT OF \$7,055.00 REGARDING REPAIRS TO THE OUTSIDE FAÇADE AND COLLAPSED GUTTER AT THE WEST FRANKFORT MALL. DON GASS STATED THE BIG RAIN STORM CAUSED THIS DAMAGE AND IT NEEDED TO BE REPLACED SO IT DIDN'T CAUSE MORE DAMAGE AND FLOODING. COMMISSIONER CHAMBERS MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER SIMPSON. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

14. THE NEXT ITEM WAS APPROVAL FOR THE VFW TO HOLD THEIR ANNUAL ROADBLOCK FOR POPPY SALES ON APRIL 6, 2019 FROM 8:00 A.M. TO 4:00 P.M. AT THE INTERSECTION OF ROUTE 149 AND HIGHWAY 37. COMMISSIONER CHAMBERS MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER HARKINS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

15. BUILDING AND SIGN PERMITS:

N/A

16. MAYORS COMMENTS:

THE MAYOR STATED I WOULD LIKE TO TALK ABOUT THE LAKES AND THE LAKE COMMITTEE DECIDING NOT TO REPLACE THE CARETAKER AT THE LAKE AND REMOVE THE BUILDING. OUR CARETAKER CURRENTLY RESIDES THERE AND WE WOULD LIKE TO HELP HIM MAKE A TRANSITION OUT OF THAT STRUCTURE AND INTO SOMETHING ELSE. WE ARE DISCUSSING THAT WITH HIM, THIS ISN'T ANYTHING IN RETALIATION IT'S JUST THE FACT THAT THE LAKE COMMITTEE AND GUIDANCE HAS BEEN TO MOVE FORWARD. IT IS TO THE POINT THAT THE BUILDING IS IN SUCH BAD REPAIR THAT WE EITHER HAVE TO REPLACE IT OR DO SOMETHING WITH IT AND THE DECISION HAS BEEN TO DEMOLISH THAT STRUCTURE AND NOT REPLACE IT. WE CAN HAVE THE CITY EMPLOYEES MOW OUT THERE AND TAKE CARE OF THINGS THAT NEED TO BE FIXED. THIS WAS A DECISION MADE BY THE CITY AND THE LAKE COMMITTEE. IT WAS NEVER THE INTENT OF THE CITY TO ALLOW FAMILY MEMBERS TO LIVE THERE OUR AGREEMENT WAS WITH TOM ONLY.

17. COMMISSIONER COMMENTS:

COMMISSIONER HARKINS STATED I WILL BE GLAD TO HAVE OUR LADDER TRUCK BACK HOPEFULLY IN THE NEXT WEEK OR SO. OUR POLICE CHIEF WILL BE LEAVING US SOON AND HE HAS DONE A FANTASTIC JOB. OUR FIRE AND POLICE DEPARTMENTS DO A GOOD JOB.

COMMISSIONER SIMPSON STATED I AM GLAD THE WEATHER IS GETTING NICE AGAIN.

COMMISSIONER BLADES STATED I LOOKED GOOD IN THE NEWSPAPER TODAY. EVERYTHING THAT COULD HAVE GONE WRONG ON THE WATER BREAK WENT WRONG, BUT THEY GOT IT DONE AND THAT'S THE MAIN THING. THE WHOLE TOWN IS UNDER A BOIL WATER ORDER.

COMMISSIONER CHAMBERS STATED THERE WAS A STORY IN THE SOUTHERN TODAY ABOUT THE TWO VERY DIFFERENT MAYOR CANDIDATES AND IT HAD TOM JORDAN AND ED BLADES AND THEY PUT MY PICTURE AS ED BLADES. I WANT TO THANK ROGER FOR THEIR WORK UNTIL 2A.M. TO GET THE WATER BACK ON AND ALL THE OTHER GUYS THERE WERE OUT THERE AS WELL.

18. AUDIENCE QUESTIONS OR COMMENTS:

THERE ARE EIGHT LIGHTS AROUND THE PARKING AREA AT THE LAKE AND ONLY TWO OF THEM ARE WORKING AND THEN ONE LIGHT WHEN YOU TURN TO GO TO THE BOAT RAMP. THE MAYOR STATED WE WILL GET A HOLD OF SOUTHEASTERN ELECTRIC AND GET THAT TAKEN CARE OF.

19. WITH NO FURTHER BUSINESS TO BE DISCUSSED, THE MEETING WAS ADJOURNED ON A MOTION BY COMMISSIONER HARKINS AT 6:43 P.M.

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MAYOR TOM JORDAN

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ANGIE BAKER DEATON, CITY CLERK