

WEST FRANKFORT REGULAR COUNCIL MEETING
TUESDAY, MARCH 12, 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 FEBRUARY 26, 2019 COUNCIL MEETING AND THE MARCH 4, 2019 SPECIAL 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 \$265,612.10. 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. THE MAYOR STATED WE HAVE BEEN TRYING TO CONTACT OUR AUDITOR ALL DAY AND WE WERE NOT ABLE TO GET A HOLD OF HIM. THIS MATTER WAS TABLED.
5. THE NEXT ITEM WAS APPROVAL OF A RESOLUTION AUTHORIZING AN AGREEMENT WITH MIKE IVY AND ANGIE KELLY, d/b/a QUEST FITNESS FOR TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT FOR REDEVELOPMENT OF CERTAIN PROPERTY LOCATED IN THE CITY OF WEST FRANKFORT, ILLINOIS. THE MAYOR STATED MR. SIMPSON AND I MET WITH MR. IVY THIS WEEK. THIS TIF AGREEMENT IS GOING TO ALLOW HIM TO PURCHASE A PIECE OF PROPERTY THAT THE CITY OWNS WHICH IS JUST NORTH OF THE ROAD THAT GOES INTO STRAWBERRY MEADOWS. IT IS A 1.2 ACRE PLOT AND THE CITY IS GOING TO SELL HIM THAT LOT FOR \$80,000.00. HE IS GOING TO INVEST \$600,000.00 AND BUILD A FITNESS CENTER THERE. HIS ALLOWABLE COST ON THE PROJECT THAT WILL BE CONSIDERED FOR REIMBURSEMENT IS \$121,500.00 THE AGREEMENT THAT WE ARE LOOKING AT HERE WOULD REIMBURSEMENT HIM \$80,000.00 FOR THE PROPERTY UP FRONT AND THE REMAINING AMOUNT \$41,500.00

- WOULD BE PAID OUT OVER THE INCREMENT OF TWELVE YEARS OR THE AMOUNT WHEN HE RECEIVES \$121,500.00 WHICHEVER WOULD BE FIRST. COMMISSIONER SIMPSON MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER CHAMBERS. 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, 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. THIS MATTER WAS TABLED.
 7. THE NEXT ITEM WAS DISCUSSION, WITH POSSIBLE ACTION, REGARDING THE ACCEPTANCE OF A DONATION OF PROPERTY FROM BANTERRA BANK TO THE CITY OF WEST FRANKFORT. THE MAYOR STATED WE HAVE MARLA GLODICH AND PAULA BALDI WITH US TODAY AND I WANT TO SAY I AM EXCITED ABOUT WHAT WE ARE GOING TO DO TONIGHT. BANTERRA BANK IS A WONDERFUL BUSINESS IN OUR COMMUNITY THEY CURRENTLY HAVE TWO FACILITIES. THE ONE WE ARE GOING TO TALK ABOUT IS 605 W. MAIN BANTERRA WOULD LIKE TO DONATE THAT PROPERTY TO THE CITY OF WEST FRANKFORT. THEY HAVE RECENTLY CLOSED THAT FACILITY FRIDAY AND IT WILL MAKE A REALLY NICE CITY HALL ON MAIN STREET. MARLA GLODICH STATED WHEN BANTERRA ACQUIRED THAT PROPERTY WE KNEW WE WOULD HAVE TO REALLY LOOK AT IT AND DECIDE WHAT WE WANTED TO DO WITH THAT BUILDING LESS THAN A ½ MILE AWAY. WE TALKED TO THE MAYOR AND FOUND OUT THE CITY DID HAVE A NEED FOR IT SO IT WAS OBVIOUS TO US THAT DONATING IT WAS THE BEST THING TO DO. WHAT A BEAUTIFUL BUILDING AND LOCATION AND WE ARE REALLY EXCITED ABOUT IT. 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 TO ACCEPT AN ESTIMATE FROM TRI COUNTY ROOFING, INC. REGARDING REPAIR OF THE ROOF AT THE FIRE DEPARTMENT IN THE AMOUNT OF \$3,500.00. COMMISSIONER HARKINS STATED JODY WAS TELLING ME WE HAVE SOME LEAKS THAT KEEP GETTING WORSE. COMMISSIONER BLADES STATED DID WE GET MORE THAN ONE BID ON THIS? COMMISSIONER HARKINS

ASKED JODY ALLEN IF THERE WERE ANY MORE BIDS? JODY ALLEN STATED I DIDN'T HANDLE THIS ANGIE GOT THE BID. ANGIE STATED THIS IS THE ONLY BID WE HAVE RIGHT NOW SINCE IT WAS UNDER THE \$10,000.00 THAT WE USUALLY GET TWO OR THREE BIDS ON. COMMISSIONER HARKINS MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER SIMPSON. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

9. OFFICER REPORTS:

CHIEF ALLEN READ THE FIRE DEPARTMENT'S REPORT.

CHIEF IRWIN READ THE POLICE DEPARTMENT'S REPORT.

ED HAMMONDS READ THE CODE DEPARTMENT'S REPORT.

10. BUILDING AND SIGN PERMITS:

N/A

11. MAYORS COMMENTS:

IF YOU MAY RECALL WE HAVE A BRAND NEW SEWER PLANT JUST NORTH OF TOWN AND WE RECEIVED A GRANT FOR THAT FROM FEMA. THE ORIGINAL GRANT FROM FEMA WAS AROUND 6 MILLION DOLLARS AND OUR MATCH WAS AROUND 2.1 MILLION. THERE WAS SOME ADDITIONAL WORK THAT HAD TO BE DONE OUT THERE AND SO GREATER EGYPT AND CARRIE MINNINS HAVE BEEN WORKING WITH US TO TRY AND RAISE UP THE AMOUNT AND THIS LETTER CAME TODAY THAT THEY HAVE AGREED TO REIMBURSE THE CITY \$647,833.00. THEY HAVE ACCEPTED THAT THE PROJECT WAS MORE EXPENSIVE AND THERE WAS MORE TO DO SO THEY GAVE US MORE GRANT MONEY. THIS MONEY WILL GO BACK INTO THE FUND THAT WE TOOK THE MATCH OUT OF. I WANT TO THANK LARRY WARREN AND THAT ADMINISTRATION FOR SETTING ASIDE THE MONEY TO DO THESE PROJECTS.

12. COMMISSIONER COMMENTS:

COMMISSIONER HARKINS STATED THE FIRE DEPARTMENTS QUINT IS GETTING CLOSE TO BEING DONE. HOPEFULLY NEXT MONTH WE WILL SEE THAT FINE PIECE OF EQUIPMENT BACK IN THE FIRE STATION. WE HAVE A TURBO CHARGER THAT IS BAD AND THEY NEED TO FIX IT. THE COST IS \$5,335.00 AND ALSO THE COOLING FAN BLADE IS BROKEN. CAN WE APPROVE THIS AS AN EMERGENCY REPAIR? COMMISSIONER SIMPSON STATED THIS WAS IN THE SHOP FOR REPAIR ALREADY AND IS PART OF THE INITIAL REPAIR SO THIS WOULD BE ADDED TO THAT. THE MAYOR STATED THE EXTRA \$5,335.00 WON'T BE COVERED BY THE INSURANCE SINCE IT WASN'T RELATED TO THE FIRE. COMMISSIONER HARKINS MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER SIMPSON. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

COMMISSIONER SIMPSON STATED I WOULD LIKE TO THANK PAULA AND MARLA ON THEIR EFFORTS. I AM SURE THEY HAD A LOT TO DO WITH THE DONATION TO THE CITY AND WE REALLY APPRECIATE IT. I THINK YOU ARE GOING TO SEE GOOD THINGS IN THAT BUILDING FROM THE CITY. THANK YOU AGAIN.

COMMISSIONER CHAMBERS STATED TODAY IS MY DAUGHTERS BIRTHDAY AND SHE WANTED TO GO EAT AT MCDONALD'S. AS I WAS SITTING THERE I WAS LOOKING OUT THE WINDOW AT THE MALL, TACO BELL AND MACH 1 GOING UP AND IN THAT ONE LITTLE SPACE WEST FRANKFORT DIDN'T LOOK ANYTHING LIKE IT LOOKED WHEN I GREW UP HERE. IT LOOKED LIKE A COMPLETELY DIFFERENT PLACE AND THE MALL LOOKS AMAZING. AND WHEN YOU LOOK OUT THE OTHER DIRECTION YOU SEE THE NEW FAÇADE AND SIGNS GOING UP ON THE FRONT OF THE MORELAND/BISHOP HOMETOWN PROPERTIES. I HAD THIS FEELING OF NEW LIFE BEING BREATHED INTO THINGS AND IT IS GOOD. WE WILL HAVE FLOWERS SOON AND THAT BRINGS SO MUCH LIFE BACK INTO OUR TOWN. THE FIRST BANK DONATION IS SO WONDERFUL. IT'S THE COMMUNITY GIVING BACK THAT'S FANTASTIC AND USEABLE AND VERY MUCH NEEDED. IT FEELS LIKE A GIFT TO THE CITY TO BE ABLE TO NOW TAKE PART IN THAT BREATHING NEW LIFE INTO OUR COMMUNITY KIND OF THING.

13. AUDIENCE QUESTIONS OR COMMENTS:

DOES THE CITY OWN THIS BUILDING (THE CURRENT CITY HALL)? THE MAYOR STATED YES.

14. WITH NO FURTHER BUSINESS TO BE DISCUSSED, THE MEETING WAS ADJOURNED ON A MOTION BY COMMISSIONER HARKINS AT 6:30 P.M.

MAYOR TOM JORDAN

ANGIE BAKER DEATON, CITY CLERK