

REGULAR CITY COUNCIL MEETING MINUTES
January 7, 2004 - 7:00 P.M.

Mayor Henning called the City Council meeting to order and led the pledge to the flag. Clerk Wells called roll. Aldermen present: Nolan, Marzahl, Hinterlong, Berg, Dikun, Bellon, Perkins and Hay. Also present were Treasurer Meseck; City Administrator Nelson; Attorney Mike Cortina; Chief Mrozek; Building Inspector Santeler; Supt. of Public Works Carbonetti; Supt. of Utilities Gibson and Gary Rozwadowski of Smith Engineering and members of the press and audience.

Mayor Henning clarified that the proceedings reference the Reckamp/Pasquinelli property dealt only with annexation, platting and zoning. A hearing will be held at a later time with regard to a special service area.

AUDIENCE PARTICIPATION:

Amy Dapper, 302 W. Burbank St., made several inquiries about a newspaper article concerning PAR Development and the downtown TIF property. Mayor Henning replied that School District #50 is part of the TIF Joint Board of Review. Administrator Nelson clarified that within 24 months, the taxes generated will be enough to pay the principal and interest of the loan. It was noted that area developers were given the same opportunities as PAR development to bid on the project.

Will Clark, President of Timber Construction, addressed the City Council in support of the Pasquinelli subdivision.

CITY COUNCIL MINUTES OF 12/09/03 - APPROVED

Moved by Berg, seconded by Bellon to approve the Regular and Closed Session City Council Meeting Minutes of December 9, 2003. Aldermen voting aye: Nolan, Marzahl, Hinterlong, Berg, Dikun, Bellon, Perkins and Hay. All ayes. Motion carried.

PLANNING & ZONING COMM. HEARING - COUNTRY BROOK SUBDIVISION - APPROVED

Alderman Hay read a letter from Don Moede, Chairman of the Planning and Zoning Commission which met on January 5, 2004, for a hearing in the petition of Timothy and Pamela Reckamp, as Trustees (Owners of Record) and Pasquinelli, Inc., an Illinois Corporation, (Contract Purchaser), c/o Lawrence M. Freedman, Ash Anos Freedman & Logan LLC, 77 W. Washington St., Chicago, IL 60602. The petitioners are requesting annexation of approximately 56 acres land located at 21706 Airport Road, Harvard. The petitioners are also requesting approval of the Preliminary Plat of Subdivision and that the property be zoned as R-2 Single Family and Two Family Residence Use District, with that portion of the property falling north of Airport Road being developed as duplexes and that portion of the property falling south of Airport Road being developed as single family detached. The Planning and Zoning Commission recommends to the City Council that the petitioner's requests be approved pursuant to final engineering approval:

1. That the subject property be annexed to the City of Harvard;
2. That the subject property be classified as R-2 Single Family & Two Family Residence Use District;
3. Approval of the Preliminary Plat of Subdivision

Moved by Hay, seconded by Perkins to approve the Planning and Zoning Commission's recommendations and Ordinance 2004-101, Authorizing the Mayor and City Clerk's Execution of an Annexation Agreement between the City of Harvard, and Timothy L. and Pamela J. Reckamp as Trustees (Owner) and Pasquinelli, Inc. (Developer). Alderman Marzahl noted that the description of the property on Page 1(A) should read: "located on both sides of Airport Road west of Marengo Rd.", ordinance subject to final approval by the City Attorney. Roll call vote: Nolan, aye; Marzahl, aye; Hinterlong, aye; Berg, aye; Dikun, aye; Bellon, aye; Perkins, aye; Hay, aye and Mayor Henning, aye. Ordinance 2004-101 approved nine to zero.

Moved by Hay, seconded by Perkins to approve the Planning and Zoning Commission's recommendation and Ordinance 2004-102, Annexing the Reckamp/Pasquinelli Property (Country Brook Subdivision), ordinance subject to final approval by the City Attorney. Roll call vote: Marzahl, aye; Hinterlong, aye;

Berg, aye; Dikun, aye; Bellon, aye; Perkins, aye; Hay, aye; Nolan, aye and Mayor Henning, aye. Ordinance 2004-102 approved nine to zero.

Moved by Hay, seconded by Perkins to approve the Planning and Zoning Commission's recommendation and Ordinance 2004-103, granting the zoning classification of R-2 as presented and the Preliminary Plat of Subdivision, ordinance subject to final approval by the City Attorney. Roll call vote: Hinterlong, aye; Berg, aye; Dikun, aye; Bellon, aye; Perkins, aye; Hay, aye; Nolan, aye and Marzahl, aye. Ordinance 2004-103 approved eight to zero.

HARVARD MAIN STREET UPDATE AND REQUEST - APPROVED

Nancy Heberle, Executive Director, Harvard Main Street, gave a year-end report and requested approval of their requests to use the Council Chambers on January 19th & 20th, the continuation of the low interest loan program and acceptance of the financial contract. Moved by Berg, seconded by Hay to approve Main Street's request to use the Council Chambers on January 19th & 20th. Mayor Henning noted that the low interest loan program was open ended and didn't require additional approval. Mayor Henning also noted that the Financial Contract was not listed on the agenda and would have to be addressed at the next meeting on January 28, 2003. Aldermen voting aye: Nolan, Marzahl, Hinterlong, Berg, Dikun, Bellon, Perkins and Hay. All ayes. Motion carried. Nancy noted that had they been asked they might have been able to help in the bid process for the TIF Redevelopment Project.

REQUEST RE PARKING @ 203 S. AYER ST. - REFERRED TO STREETS & ALLEYS COMM.

Mayor Henning requested that Bill Hartwig's request reference overnight on-street parking at 203 S. Ayer St. be referred to Committee. Administrator Nelson stated that neither the owner or tenant of the property in question attended the public hearing that was held reference the overnight parking ban in the 4th Ward. Moved by Berg, seconded by Nolan to refer the request to the Streets and Alleys Committee for review. Aldermen voting aye: Nolan, Marzahl, Hinterlong, Berg, Dikun, Bellon, Perkins and Hay. All ayes. Motion carried.

AWARD BID - TIF PROPERTY - APPROVED

Moved by Marzahl, seconded by Perkins to award the bid for the TIF District Redevelopment for Lots 1, 2, 7, 8 and the west half of Lot 3 in Block 10 to Par Development, Inc., and to authorize the Mayor's execution of the Purchase, Sale and Redevelopment Agreement between the City of Harvard and Par Development, Inc. At Alderman Dikun's inquiry, Administrator Nelson clarified that the builder is responsible for the materials/labor and construction involved in bringing water service from the main to the B-box. Alderman Dikun stated he had a problem with waiving fees for the actual time that the building inspectors are on site doing inspections, etc. Mayor Henning noted the alternative was a run down, dilapidated mess. Alderman Berg noted the impact fees on the library, fire and school district are not being waived, and that it took a long time to find a developer willing to take on the project and felt the City wasn't waiving that much in exchange for what we would be getting. Administrator Nelson felt the developer would pay the plumbing inspector fees if necessary. Roll call vote: Berg, aye; Dikun, aye; Bellon, aye; Perkins, aye; Hay, aye; Nolan, aye; Marzahl, aye and Hinterlong, aye. Motion approved eight to zero.

2004 VENDING LICENSE APPLICATIONS - APPROVED

Moved by Perkins, seconded by Bellon to approve the paid vending license applications as follows:

Bopp's Tavern	\$175.00
Crabtree's	\$245.00
Harvard Moose Lodge	\$180.00
Hub Lounge	\$285.00
Mr. V's Pizza	\$105.00
McGarry's	\$360.00
Ray & Nancy's Tap	\$320.00
Rosati's	\$ 35.00
Sandy's Place	\$250.00
The Sting Pub & Eatery	\$250.00

Wal Mart	\$245.00
Windy's	\$250.00

Roll call vote: Dikun, aye; Bellon, aye; Perkins, aye; Hay, aye; Nolan, aye; Marzahl, aye; Hinterlong, aye and Berg, abstain. Motion approved seven to zero with one abstention.

HARVARD HOSPITAL REQUEST FOR SIGN VARIATION - APPROVED

Moved by Berg, seconded by Bellon for Attorney McArdle to draft an ordinance granting a sign variation to Harvard Memorial Hospital at 901 Grant St. pursuant to the drawings submitted. Aldermen voting aye: Nolan, Marzahl, Hinterlong, Berg, Dikun, Bellon, Perkins and Hay. All ayes. Motion carried.

ORDINANCE FRANKLIN SIGN VARIATION @ 100 S. AYER ST. - ORD. 2003-104 APPROVED

Moved by Hay, seconded by Perkins to approve Ordinance 2004-104, Granting a Sign Variation for the Franklin building at 100 S. Ayer St. Roll call vote: Bellon, aye; Perkins, aye; Hay, aye; Nolan, aye; Marzahl, aye; Hinterlong, aye; Berg, abstain and Dikun, aye. Motion approved seven to zero with one abstention.

RESOLUTION ENTERPRISE ZONE - APPROVED

Mayor Henning clarified that he has been working with the City of Belvidere with respect to an enterprise zone and the proposed resolution will allow him to continue said discussions; any final documents will come before the City Council for approval. Moved by Berg, seconded by Perkins to approve a Resolution Requesting Consideration to Extend the City of Belvidere/Boone County Enterprise Zone to Include Areas Within the Corporate Boundaries of the City of Harvard. Roll call vote: Perkins, aye; Hay, aye; Nolan, aye; Marzahl, aye; Hinterlong, aye; Berg, aye; Dikun, aye and Bellon, aye. Resolution R2004-101 approved eight to zero.

PROCLAMATION MARTIN LUTHER KING DAY - APPROVED

Moved by Berg, seconded by Bellon to approve a proclamation designating January 19, 2004, as Martin Luther King Day. Aldermen voting aye: Nolan, Marzahl, Hinterlong, Berg, Dikun, Bellon, Perkins and Hay. All ayes.

PROCLAMATION NATIONAL VOLUNTEER BLOOD DONOR MONTH - APPROVED

Moved by Bellon, seconded by Perkins to approve a proclamation designating the month of January, 2004, as National Volunteer Blood Donor Month. Aldermen voting aye: Nolan, Marzahl, Hinterlong, Berg, Dikun, Bellon, Perkins and Hay. All ayes.

CONSENT AGENDA - NONE

COMMITTEE REPORTS

ALD. DIKUN

Alderman Dikun indicated that he might wish to speak later.

ALD. BERG - STREETS & ALLEYS COMMITTEE MEETING - 01/14/04

Alderman Berg called a Streets and Alleys Committee Meeting for Wednesday, January 14, 2004, at 7:00 p.m. to discuss Bill Hartwig's request reference overnight on-street parking at 203 S. Ayer St.

ALD. HINTERLONG - BILLS APPROVED

Moved by Hinterlong, seconded by Marzahl to approve the bills as presented in the amount of \$235,347.54. Roll call vote: Hay, aye; Nolan, aye; Marzahl, aye; Hinterlong, aye; Berg, aye; Dikun, aye; Bellon, aye and Perkins, aye. Motion approved eight to zero.

ALD. MARZAHL

Alderman Marzahl requested staff input in compiling the Water/Sewer Capital Improvement Program.

ALD. NOLAN

Alderman Nolan thanked the Mayor for the quick clean-up on Jefferson St.

MAYOR'S REPORT

Mayor Henning noted he is looking forward to working with the council in the upcoming year and that the improvements in the TIF District will work well for the City. The Mayor also expressed his appreciation for the City Council's cooperation and noted that the upcoming year will be busy. Mayor Henning requested that the aldermen remind their constituents of the 2" snow ban.

ADMINISTRATOR'S REPORT

Administrator Nelson noted his written financial report for December and an Administrator's Report outlining his activities for the next several months. With the change in meeting dates to every three weeks, he will continue to submit and update a written administrator's report to keep the council updated.

CLERK'S REPORT

Clerk Wells reported he is working with Smith Engineering on the Zoning Map Update which will be brought back to the City Council in March; please contact him with any comments or questions.

Upcoming meeting dates:

- January 14 Streets and Alleys Committee Meeting, 7 p.m.
- January 28 Regular City Council Meeting, 7 p.m.

DEPARTMENT HEADS REPORTS

Dept. Heads and Smith Engineering: Reports as submitted.

NO REPORTS

Attorney Cortina, Treasurer Meseck and Aldermen Hay, Perkins and Bellon had no reports

Moved by Berg to adjourn the meeting. Alderman Dikun noted his desire to make a comment before the end of the meeting and indicated that he had not commented earlier because he didn't know what either the Mayor or City Administrator would have in their respective reports. Alderman Dikun stated he had been told that benefits for elected officials would be on the City Council agenda the first meeting in January. Mayor Henning stated he did not recollect saying the first meeting in January, rather that it would be addressed early next year. Alderman Dikun also stated he had asked for information as to what other communities might be participating in such practice and took it upon himself to do his own investigation and found that none do. Alderman Berg brought up a point of order and said this item was not on the agenda and the City Council should not be discussing it. Alderman Dikun noted he was only wanted to bring the issue to the forefront and requested that the Mayor put said issue on the next agenda or at the earliest possible convenience and for City staff to do some research into the issue. Mayor Henning noted there was sufficient time to address the issue and clarified that if the City Council is going to change compensation for any elected official, it has to be done six months prior to the election. Alderman Perkins seconded the motion to adjourn. Aldermen voting aye: Nolan, Marzahl, Hinterlong, Berg, Dikun, Bellon, Perkins and Hay. All ayes.

Meeting adjourned at 7:43 p.m.

Submitted by:

Andy Wells,
City Clerk

_____ Date