WEST FRANKFORT REGULAR COUNCIL MEETING
TUESDAY, JUNE 28, 2022

1. MAYOR JORDAN CALLED THE MEETING TO ORDER AT 6:00 P.M. REQUESTING A ROLL CALL. ALL COMMISSIONERS WERE IN ATTENDANCE. THE CITY ATTORNEY AND CITY CLERK WERE ALSO PRESENT.

2. MAYOR JORDAN ASKED FOR APPROVAL OF THE MINUTES FROM THE JUNE 14TH, 2022 REGULAR COUNCIL MEETING. COMMISSIONER HARKINS MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER WARREN. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

3. THE NEXT ITEM WAS APPROVAL TO PAY CITY BILLS AND PAYROLL IN THE AMOUNT OF $193,368.58. COMMISSIONER SIMPSON MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER STANLEY. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

4. THE NEXT ITEM WAS APPROVAL TO ADOPT AN ORDINANCE ESTABLISHING A BUDGET FOR CORPORATE PURPOSES FOR THE CITY OF WEST FRANKFORT FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF MAY 2022 AND ENDING ON THE LAST DAY OF APRIL 2023. THE MAYOR STATED WE HAD A BUDGET HEARING AT 5:30 TONIGHT SO EVERYONE COULD ASK QUESTIONS, IF THEY HAD ANY NO ONE IN THE AUDIENCE DID. 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 DISCUSSION, WITH POSSIBLE ACTION, REGARDING OFFERS TO PURCHASE REAL ESTATE PROPERTY WHICH HAS BEEN DEEMED AS SURPLUS.

   A. THE FIRST PROPERTY IS AT 1102 EAST MAIN. THIS WAS WHERE PASCHEDAG WAS AT. THE CITY TORE THAT DOWN AND WE HAVE HAD INTERESTED IN THAT LOT. WE HAVE TURNED DOWN A USED

CAR LOT THAT WANTED TO GO THERE IN THE PAST. WE HAD TWO SEPARATE GENTLEMAN COME IN THAT WANTED TO PUT IN STORAGE UNITS THERE. THEN ANGELA SMITH WHO OWNS THE PROPERTY ADJACENT THAT SHE WANTS TO BUY IT TO KEEP STORAGE BUILDINGS FOR GOING UP NEXT TO HER PROPERTY. PLUS, IT WILL DECREASE THE VALUE OF HER PROPERTY. LAST NIGHT WE HAD A PLANNING COMMISSION MEETING TO DISCUSS ALL OF THIS. WHEN MRS. SMITH DISCUSSED WHAT SHE WAS CONCERNED ABOUT MR. SMALL WHO JUST MOVED HERE FROM ANOTHER STATE SAID I WANT TO WITH DRAW MY BID. I WOULD RATHER SHE HAVE THIS PROPERTY BECAUSE I DO NOT WANT TO DISRUPT HER LIFE. I'LL FIND SOME OTHER PLACE. THE MAYOR STATED IT WAS MOVING TO HIM THAT YOU HAVE SOMEONE THAT THINKS THAT MUCH ABOUT SOMEONE HE HAS NEVER MET. THE PLANNING COMMISSION RECOMMENDED THAT WE ACCEPT ANGELA SMITH'S BID. ANGELA SMITH PLACED A BID OF $2,500.00; MICHAEL SMALL $1,500.00 AND NATHANIEL JONES $1,156.00. THE MAYOR STATED THE REASON WE TOOK THIS TO THE PLANNING COMMISSION IS THAT IF WE WERE CONSIDERING PUTTING STORAGE UNITS ON MAIN STREET, WE ALL NEED TO TALK ABOUT IT. THE DECISION WAS TO LET THE HOMEOWNER NEXT TO THE PROPERTY BUY IT. COMMISSIONER STANLEY MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER WARREN. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

B. THE SECOND PROPERTY IS AT 207 NORTH MONROE. THE MAYOR STATED AGAIN THIS IS A PIECE OF PROPERTY WE TORE DOWN. THIS MORNING MR. DONKIN SUPERINTENDENT OF THE SCHOOL CONTACTED ME ABOUT THIS PROPERTY. MR. DONKIN STATED THE SCHOOL WOULD LIKE TO GET THIS PROPERTY HOWEVER WE HAVE TO DO IT, WE WILL BUY IT ETC. IT FITS IN TO THE FUTURE NEEDS OF THE HIGH SCHOOL AREA SO WE WANT IT. THE MAYOR TOLD HIM HE WOULD TALK TO THE ATTORNEY ABOUT THIS AND AT THAT TIME I DID NOT KNOW THERE WERE ANY BIDS ON THIS PROPERTY. I AM MORE CONCERNED ABOUT AN INTER GOVERNMENTAL AGREEMENT WITH THE HIGH SCHOOL IF THEY NEEDED THAT PROPERTY AND HOW WE WOULD DO THAT. I LEARNED LATER THIS EVENING THAT WE HAVE A BID OF $1,200.00 FROM CARISSA MAZZARA. SHE LIVES ACROSS THE STREET FROM THIS PROPERTY AND WANTS TO BUY IT. SO WHAT I AM GOING TO DO NOW IS TABLE THIS MATTER UNTIL WE CAN LET OUR ATTORNEY LOOK INTO IT AND TALK ABOUT IT. I TALKED

TO THE HIGH SCHOOL AND TOLD THEM I DIDN'T HAVE A PROBLEM WITH IT BUT AGAIN, I WAS NOT AWARE THERE WAS A BID PLACED ON IT ALREADY. SO, WE WILL TABLE THIS UNTIL NEXT MEETING AT LEAST STATED THE MAYOR.

C. THE NEXT PROPERTY IS AT 712 NORTH PALMER. NICK AMBERGER PLACED A BID OF $1,200.00 AND WAS THE ONLY BIDDER. COMMISSIONER STANLEY MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER SIMPSON. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

D. THE NEXT PROPERTY IS AT 317 EAST 5TH. SAMANTHA FASEL PLACED A BID OF $1,500.00 AND WAS THE ONLY BIDDER ON THIS PROPERTY. COMMISSIONER STANLEY MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER WARREN. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

6. THE NEXT ITEM WAS APPROVAL TO CONNECT A SEWER LINE TO A RECENTLY ANNEXED BUSINESS AND ALLOW THE CITY ENGINEERS TO PROVIDE THE PLANS TO CONSTRUCT.THE MAYOR STATED THIS IS FOR BLAZING TRAILS NORTH OF TOWN ACROSS FROM CROWNLINE. I'VE BEEN IN TOUCH WITH MATT TOSH OUR ENGINEER. THERE IS A SEWER LINE THAT TERMINATES IN FRONT OF CROWNLINE ITS ABOUT 400 FEET FROM THE END OF THE SEWER LINE TO THE PROPERTY. WE ALSO HAVE ROUTE 37 TO GO UNDER. OUR ORDINANCE SAYS THAT IF YOUR IN THE CITY LIMITS YOU ARE SUPPOSED TO BE ON CITY SEWER. HE IS A BUSINESS WE NEED TO HELP THEM OUT. IM ASKING THE COUNCILS APPROVAL TO HAVE OUR ENGINEERS DESIGN A SEWER LINE FOR THAT BUSINESS. FROM WHAT MR. TOSH TOLD ME IT CAN COST SOME WHERE BETWEEN $30,000-$50,000.00. WE WILL HAVE TO EXTEND THAT LINE 400 FEET, BORE ROUTE 37, HE IS THINKING WE CAN DO THAT WITH A SERVICE LINE AND NOT A REGULAR SEWER LINE. THE SEWER LINE WOULD COST A LOT MORE TO GET DONE. RIGHT NOW IM ASKING FOR APPROVAL TO BEGIN THIS PROJECT, FIND OUT WHAT IT IS GOING TO COST, HAVE IT DESIGNED. I THINK WE ARE OBLIGATED TO BLAZING TRAILS HE HAS A GREAT FOLLOWING AND I WOULD LIKE TO SEE HIM BE SUCCESSFUL WITH A RESTAURANT ONE DAY. COMMISSIONER WARREN MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER STANLEY. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

7. THE NEXT ITEM WAS DISCUSSION, WITH POSSIBLE ACTION, REGARDING A TIF FUNDS PROJECT PROPOSAL REGARDING RENOVATION OF OLD CITY HALL THROUGH TIF FUNDS. THIS IS BEING DISCUSSED IN EXECUTIVE SESSION AND A DECISION WILL BE MADE AFTER THEY COME OUT. WE ARE GOING TO SELL THAT TO THE MORELAND GROUP. HIS CORPORATE OFFICE WILL BE THERE AND WE ARE GOING TO HELP HIM BY USING TIF FUNDS TO RENOVATE THAT BUILDING. THERE ARE SEVERAL OPTIONS WE HAVE AND I DON'T FEEL LIKE WE SHOULD DISCUSS THAT IN PUBLIC. COMMISSIONER STANLEY MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER HARKINS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED

8. THE NEXT ITEM WAS DISCUSSION, WITH POSSIBLE ACTION, REGARDING TIF FUNDS PROJECT PROPOSAL REGARDING MB HOMETOWN PROPERTIES. THIS ONE WILL ALSO BE DISCUSSED IN EXECUTIVE SESSION AND THE DECISION WILL BE MADE AFTER WE COME OUT. THIS IS AT THE MALL WHERE OLLIE'S IS AT. THEY HAVE A RETAIL STORE THAT WANTS TO COME IN NEXT TO OLLIE'S AND THEY HAVE ASKED US FOR TIF MONEY TO HELP WITH THAT. AGAIN, WE HAVE SEVERAL OPTIONS THAT WE CAN DO. SO OUT OF RESPECT FOR THEM WE NEED TO DISCUSS THAT IN EXECUTIVE SESSION FIRST. THEN COME OUT AND TAKE ACTION ON IT.

9. THE NEXT ITEM WAS DISCUSSION, WITH POSSIBLE ACTION, REGARDING ENTERING INTO A MONTHLY MAINTENANCE AGREEMENT WITH SINC. THE MAYOR STATED SINC IS AN IT SERVICE WE HAD THEM BEFORE AND WE CHANGED TO OUR CURRENT PROVIDER. LAST YEAR WE SPENT $28,161.61 WITH OUR CURRENT PROVIDER. ITS CURRENTLY COME TO LIGHT THAT WITH OUR NEW SOFTWARE WE HAVE SOME NEEDS THAT ARE NOT BEING MET BY THE CURRENT IT PROGRAMS WE HAVE. THRU A DISCUSSION WITH SINC WE FEEL THAT THEY ARE IN A BETTER POSITION TO MEET OUR NEEDS. THEY ARE CHEAPER, $19,212.00 FOR A YEAR FOR TIER 1. IT'S THE MAYOR'S RECOMMENDATION TO SWITCH TO SINC AND ALLOW CHRIS VETETO AND THE OFFICE STAFF TO DECIDE WHICH TIER WE NEED. COMMISSIONER SIMPSON MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER STANLEY. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE.

MOTION CARRIED.

10. BUILDING AND SIGN PERMITS ~

WE ONLY HAVE ONE AND IT IS FOR MAC'S CONVENIENCE STORE FOR A SIGN PERMIT WITH A FEE OF $100.00 FOR THE PERMIT. COMMISSIONER HARKINS MADE A MOTION FOR APPROVAL, SECONDED BY COMMISSIONER SIMPSON. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

11. THE NEXT ITEM WAS AN EMERGENCY DISCUSSION, WITH POSSIBLE ACTION, REGARDING THE REPLACEMENT OF THE ROOF AT THE VETERAN'S MILITARY MUSEUM. THE MAYOR STATED MR. LOEH CALLED HIM AND INFORMED HIM THAT THE ROOF WAS IN MAJOR NEED OF A REPLACEMENT. I BELIEVE ITS OUR RESPONSIBILITY TO FIX THAT BUILDING. MR. LOEH STATED HE HAS JUST RECEIVED A BID FROM B&J CONSTRUCTION FOR $11,160.00 AND HE ALSO HAS ONE FROM B2N IN THE AMOUNT OF $11,400.00. THEN HE HAD ANOTHER ONE FOR $21,000.00 FROM ANOTHER COMPANY FOR A METAL ROOF. HE STATED THE DIFFERENCE IS THE B2N ROOF IS A 50 YEAR WARRANTY AND THE B&J CONSTRUCTION IS ONLY A 30 YEAR WARRANTY. IT WAS DISCUSSED THAT MR. LOEH WOULD DECIDE WHO HE WOULD LIKE TO USE TO PUT THE ROOF ON SINCE THERE WAS ONLY A $300.00 DIFFERENCE. BOTH BUSINESSES ARE HERE IN CITY LIMITS SO EITHER ONE IS FINE TO USE. WE WILL APPROVE UP TO $11,500.00 TO PUT A NEW ROOF ON THE BUILDING. B&J CONSTRUCTION DID BRING TO OUR ATTENTION THAT HE THOUGHT THERE WAS WIND DAMAGE TO THAT ROOF, SO WE ARE CONTACTING OUR INSURANCE COMPANY TO COME BY AND TAKE A LOOK AT IT. HOPEFULLY WE CAN GET AN ADJUSTMENT ON IT AND IT WILL BE LESS. MR. LOEH STATED HE WOULD LIKE TO REMIND EVERYONE AUGUST 28TH IS GOLD STAR DAY AT THE DUQUOIN STATE FAIR. COMMISSIONER WARREN MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER STANLEY. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

12. MAYOR'S REPORT ~

THE MAYOR STATED THAT HE APPRECIATES EVERYONE THAT WORKS FOR THE CITY. THEY ALL DO A GREAT JOB. WE HAVE GREAT

GROUP OF PEOPLE WHO ALL WORK TOGETHER AS A TEAM AND I THINK ITS GREAT. WE ARE TRYING TO GET THE LIGHTS WORKING AT THE LAKE THEY HAVE ALL BEEN TAGGED AND THE LIGHT COMPANIES HAVE BEEN NOTIFIED WE ARE JUST WAITING ON THEM TO GET A FEW OF THEM FIXED.

COMMISSIONER REPORTS:

COMMISSIONER HARKINS STATED THE FIRE DEPARTMENT IS BUSY RIGHT NOW ON A CALL, BUT THERE IS NO INJURIES. ALL THE BOYS STAY BUSY UP THERE, THEY ARE DOING A GOOD JOB AND I JUST TRY TO STAY OUT OF THEIR WAY.

COMMISSIONER SIMPSON STATED SHE WANTS TO THANK MR. VETETO FOR ALL THE HARD WORK HE PUT INTO THE BUDGET. THAT HAS TO BE TEDIOUS AND TIME CONSUMING.

COMMISSIONER STANLEY STATED THAT THE STREET GUYS ARE PICKING UP TREE LIMBS, MAKING SIDEWALKS, AND CLEANING UP AFTER ALL THAT RAIN THE OTHER NIGHT. WE ALSO GOT A NEW SIDEWALK POURED OVER BY THE FOOTBALL FIELD FROM LOCUST ALL THE WAY TO LINCOLN STREET.

COMMISSIONER WARREN STATED MY GUYS ARE ALL WORKING WELL IN BOTH DEPARTMENTS. THE FIREWORKS ARE THIS WEEKEND SATURDAY, JULY 2, 2022 AT THE PARK AT DUSK, WEATHER PERMITTING.

13. AUDIENCE QUESTIONS OR COMMENTS: KATHY AARON WHO LIVES ON JACKSON AND MANILLA WAS IN THE AUDIENCE STATED THAT THE STREET DEPARTMENT GENTLEMAN WHO CUT SOME LIMBS BACK AND DID SOME MOWING IN THE DITCH BY HER HOUSE WAS VERY PLEASANT AND ALWAYS HAS A SMILE ON HIS FACE, SHE JUST WANTED TO SAY THANK YOU.

14. MAYOR JORDAN ASKED FOR APPROVAL TO GO INTO EXECUTIVE SESSION TO DISCUSS CONTRACT NEGOTIATIONS, UNION GRIEVANCES, PERSONNEL, AND/OR PENDING LITIGATION, AS WELL AS DISCUSS LITIGATION OF BIO MEDICAL APPLICATIONS OF ILLINOIS AGAINST THE CITY OF WEST FRANKFORT AND OTHERS, WITH POSSIBLE ACTION. COMMISSIONER HARKINS MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER SIMPSON. ROLL CALL VOTE: ALL COMMISSIONERS ALONG WITH THE MAYOR VOTED YES. MOTION CARRIED. THE COUNCIL

WENT INTO EXECUTIVE SESSION AT 6:37 P.M.

15. THEY RETURNED FROM EXECUTIVE SESSION WHERE THEY TOOK NO ACTION. THE MAYOR NEEDS A MOTION TO GO BACK INTO REGULAR SESSION. COMMISSIONER HARKINS MADE A MOTION FOR APPROVAL, SECONDED BY COMMISSIONER STANLEY. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

16. THE NEXT ITEM WAS DISCUSSION, WITH POSSIBLE ACTION, REGARDING A TIF FUNDS PROJECT PROPOSAL REGARDING RENOVATION OF OLD CITY HALL THROUGH TIF FUNDS. IT'S THE MAYOR'S RECOMMENDATION WE TAKE THE PROPOSAL FROM MORAN ECONOMIC DEVELOPMENT AND GIVE HIM AUTHORITY TO WRITE A TIF AGREEMENT WITH MORELAND BISHOP ENTERPRISES AS STATED IN HIS PROPOSAL. COMMISSIONER STANLEY MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER HARKINS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

17. THE NEXT ITEM WAS DISCUSSION, WITH POSSIBLE ACTION, REGARDING TIF FUNDS PROJECT PROPOSAL REGARDING MB HOMETOWN PROPERTIES. THE MAYOR STATED THIS IS A TIF AGREEMENT FOR THE MALL NEXT TO OLLIE'S FOR BURKE'S. THAT WE ACCEPT THE PROPOSAL FROM MORAN ECONOMIC DEVELOPMENT. THE CITY ATTORNEY STATED THIS IS CONTENGENT ON THEM ACTUALLY HAVING A LEASE WITH THIS COMPANY, CORRECT? THE MAYOR SAID ABSOLUTELY. COMMISSIONER STANLEY MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER WARREN. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

18. WITH NO FURTHER BUSINESS TO BE DISCUSSED, THE MEETING WAS ADJOURNED ON A MOTION BY COMMISSIONER HARKINS AT 7:13 P.M.

Tom Jordan
MAYOR TOM JORDAN

Angela Baker Deaton
ANGELA BAKER DEATON, CITY CLERK