WEST FRANKFORT REGULAR COUNCIL MEETING
TUESDAY, NOVEMBER 28, 2023

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

2. MAYOR ARVIEW ASKED FOR APPROVAL OF THE MINUTES FROM THE NOVEMBER 14, 2023 REGULAR COUNCIL MEETING. COMMISSIONER HARKINS MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER WARREN. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR ARVIEW VOTED TO APPROVE. MOTION CARRIED.

3. THE NEXT ITEM WAS APPROVAL OF THE MINUTES FROM THE SPECIAL MEETING HELD NOVEMBER 22, 2023 AT CITY HALL. COMMISSIONER HOWARD MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER WARREN. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR ARVIEW VOTED TO APPROVE. MOTION CARRIED.

4. THE NEXT ITEM WAS APPROVAL TO PUBLISH 2024 MEETING DATES FOR CITY COUNCIL, PLANNING COMMISSION, LAKE COMMITTEE, POLICE AND FIRE PENSION BOARDS AND POLICE & FIRE MERIT BOARD. COMMISSIONER HARKINS MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER HOWARD. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR ARVIEW 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. 306 E 4TH ST. A BID OF $1,100.00,507 W 7TH ST. A BID OF $1,100.00, PALMER ST. A BID OF $1,100, 1907 E GARLAND ST. A BID OF $1,100.00, AND 715-717 N HORN ST. A BID OF $1,500.00. ALL BIDS WERE FROM ATKINSON & LAWSON LAND, LLC

THE MAYOR STATED THESE WERE FOR SALE AT THE AUCTION BUT DID NOT SELL AT THE AUCTION, LATER AFTER THE AUCTION THIS

GENTLEMAN ASKED G. DAVID TO SHOW HIM THE PROPERTIES AND THEN PLACED BIDS ON THEM. FOR THE PUBLIC'S KNOWLEDGE OUR ORDINANCE DOES ALLOW US TO DETERMINE IF WE WANT TO ACCEPT A BID OR NOT. IF WE FEEL LIKE THE USE OF THE PROPERTY WOULD OR NOT FIT FOR WHAT WE FEEL LIKE IT NEEDS TO BE USED FOR. THE GENTLEMAN WHO IS BIDDING ON THESE PROPERTIES IS JUST WANTING TO BUY AND RESALE THEM, OR IF THEY DO NOT SELL, BUILD LOW INCOME HOUSING. IT IS MY RECOMMENDATION THAT WE DO NOT ACCEPT THESE BIDS, I WOULD ACTUALLY LIKE TO SEE SOMEONE DEVELOP THESE PROPERTIES INTO SOMETHING THAT WOULD BE BENEFICIAL FOR, WE HAVE PLENTY OF LOW-INCOME HOUSING. I AM NOT AGAINIST LOW INCOME HOUSING, BUT IT WOULD BE NICE IF SOMEONE WAS MOVING INTO TOWN AND WAS GOING TO USE THE PROPERTY FOR A HOUSE. COMMISSIONER HOWARD ASKED DID HE MEET THE MINIMUM BID? THE MAYOR STATED ONE OF THEM DIDN'T MEET THE MINIMUM BID. COMMISSIONER HOWARD ASKED WAS IT THE SAME PERSON ON ALL OF THESE LOTS? THE MAYOR STATED YES. COMMISSIONER WARREN STATED I FEEL LIKE THERE IS NO TIME LINE FOR WHEN HE WOULD DO SOMETHING, ALSO SINCE HE IS FROM OUT OF TOWN, HOW WILL HE KEEP UP WITH THE LAWN? COMMISSIONER STANLEY MADE A MOTION TO DECLINE THESE BIDS, SECONDED BY COMMISSIONER WARREN. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR ARVIEW VOTED TO DENY. ITEM WAS DENIED.

6. THE NEXT ITEM WAS APPROVAL OF A RESOLUTION REGARDING A TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT WITH ELEVATED ESTHETICS LOCATED IN THE CITY OF WEST FRANKFORT, ILLINOIS. THE MAYOR STATED WE HAD A PLANNING COMMISSION MEETING LASTNIGHT, THEY CAME AND PRESENTED THEIR BUSINESS PLAN. I THINK THEY HAVE A REALLY GOOD BUSINESS PLAN; THIS WILL BE AT THE BUILDING ACROSS FROM HUCK'S THAT USED TO BE SHELTER INSURANCE. ELEVATED ESTHETICS WILL BE A SPA FOR FACIALS, AND THE OWNERS WILL RENT OUT SPACE FOR DIFFERENT INDIVIDUALS THAT WOULD COME AND WORK THEIR. THEY ARE ESTIMATING $65,000.00 FOR RENOVATION COSTS, AND WE WOULD GIVE THEM $6,500.00 OUT OF TIF FUNDS. COMMISSIONER STANLEY MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER HOWARD. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR ARVIEW VOTED TO APPROVE. MOTION CARRIED.

7. THE NEXT ITEM WAS APPROVAL OF AN ORDINANCE TO ESTABLISH RULES, REGULATIONS, AND PROCEDURES GOVERNING SOLAR ENERGY SYSTEMS IN THE CITY OF WEST FRANKFORT. THE MAYOR STATED WE HAVE SOMEONE WHO IS WANTING TO PUT IN SOME SOLAR DEVICES, CODES OFFICER SNELL TOLD THEM TO HOLD OFF UNTIL WE GET THIS ORDINANCE TO GOVERN THAT. OUR CITY ATTORNEY PUT THIS TOGETHER FOR US. I HAD A CHANCE TO REVIEW IT, I THINK IT LOOKS GOOD. ITS PRETTY SIMILAR TO WHAT OTHER CITIES DO FOR THAT TYPE OF USE. CODES OFFICER SNELL STATED THIS DOES SEPARATE THE DIFFERENT TYPES OF SYSTEMS, SUCH AS ROOF MOUNT, AND GROUND MOUNT. THIS WILL HELP DIFFERENTIATE IT BEING AN ACCESSORY STRUCTURE TO A HOME OR IF WE HAVE SOMEONE THAT WANTS TO PUT IN ON A PRIMARY LOT. THIS WILL GIVE THE CITY COUNCIL THE ABILITY TO DETERMINE IF IT'S IN THE BEST INTEREST FOR THE CERTAIN SURROUNDING PROPERTIES. THE MAYOR STATED THEY HAVE TO APPLY FOR A PERMIT AND WE CONSIDER IT. COMMISSIONER WARREN ASKED IS THERE A FENCING REQUIREMENT? CODES OFFICER SNELL STATED YES, A SIX-FOOT FENCE MINIMUM AROUND ALL OF THE GROUND MOUNT SYSTEMS. WE ARE GOING TO REQUIRE KNOX BOXES FOR THE FIRE DEPARTMENT, JUST INCASE SOMETHING GOES WRONG, AND THEY NEED TO ACCESS IT WITHOUT CUTTING THE FENCE. COMMISSIONER WARREN ASKED HOW CLOSE CAN IT BE TO THE HOUSE NEXT DOOR? MR. SNELL STATED TEN FEET OFF OF THE PROPERTY LINE, AND CAN NOT BE IN THE FRONT YARD. COMMISSIONER HARKINS ASKED HOW MUCH ROOM DOES THIS TAKE UP? MR. SNELL STATED THERE IS A MAXIMUM SPACE OF EIGHT HUNDRED SQUARE FEET ON A BIG SIZE LOT, SAME RULES FOR OUR OTHER ACCESSORY STRUCTURES. COMMISSIONER WARREN ASKED IF THIS GET PUT IN A RESIDENTAL NEIGHBORHOOD WILL IT BE ALL LIT UP? MR. SNELL STATED IF THERE ARE LIGHTING REQUIREMENTS, WE DID PUT IN THAT LIGHTING HAS TO BE FACING DOWN AND NOT AT THE NEIGHBORS. COMMISSIONER STANLEY ASKED WILL THIS NOT AFFECT TRAFFIC ON HIGHWAY 37 WHEN J&S PHARMACY PUTS SOLAR IN? MR. SNELL STATED WE PUT IN A PROVISION IN, BECAUSE OBVIOUSLY THAT IS ON A LOT ACROSS THE ALLEY IN ORDER TO GET THAT POWER FROM THE SOLAR ARAY TO HER BUILDING, SHE HAS TO CROSS THE ALLEY SOMEHOW, SO THERE IS STILL ROOM FOR THE FIRE DEPARTMENT TO GET DOWN THE ALLEY. THEY HAVE THE

OPTION TO GO UNDER GROUND IF THERE ARE NO UTILITES. COMMISSIONER HOWARD ASKED CAN WE ADD TO THIS DOWN THE ROAD IF WE FORGOT SOMETHING? MR. SNELL STATED YES, AND THERE POSSIBLY WILL BE THINGS WE WILL HAVE TO ADD LATER ON. THE MAYOR STATED HE RECOMMENDS APPROVING THIS. COMMISSIONER HOWARD MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER HARKINS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR ARVIEW VOTED TO APPROVE. MOTION CARRIED.

8. THE NEXT ITEM WAS APPROVAL OF AN ORDINANCE REGARDING THE ILLINOIS PAID LEAVE FOR ALL WORKERS ACT FOR THE CITY OF WEST FRANKFORT, ILLINOIS A HOME RULE MUNICIPALITY. THE MAYOR STATED WE ALREADY HAVE LANGUAGE THAT COVERS PAID LEAVE, WE OFFER PAID LEAVE. WE HAD TALKED ABOUT THIS BEFORE WITH OUR CITY ATTORNEY, SHE DRAFTED THIS UP WITH GUIDANCE FROM THE ILLINOIS MUNICIPAL LEAGUE. COMMISSIONER HOWARD MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER WARREN. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR ARVIEW VOTED TO APPROVE. MOTION CARRIED.

9. THE NEXT ITEM WAS DISCUSSION, WITH POSSIBLE ACTION, REGARDING THE MENTAL HEALTH PARITY AND ADDICTION EQUITY ACT FOR THE CITY OF WEST FRANKFORT EMPLOYEES. THE MAYOR STATED WITH KBA OUR BENEFITS ADMINISTRATOR WE HAVE THREE OPTIONS THAT WE CAN DO, EITHER ASK KBA TO OBTAIN THE NQTL REPORT ANALYSIS, ASK KBA TO RECOMMEND A VENDOR TO DO THAT, OR WE CAN TRY TO DO THAT ON OUR OWN. I RECOMMEND THAT KBA TO DO THE ANALYSIS FOR US. THE COST WILL BE $4,999.00. COMMISSIONER HOWARD STATED THE TREASURER AND I LOOKED INTO THIS AND WE THINK WE CAN PAY FOR THIS OUT OF THE OPIOIDS FUND BECAUSE THAT IS FOR MENTAL HEALTH. COMMISSIONER HOWARD MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER HARKINS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR ARVIEW VOTED TO APPROVE. MOTION CARRIED.

10. THE NEXT ITEM WAS APPROVAL OF A RESOLUTION OF THE REVISED FIRE PROTECTION AGREEMENT WITH FRANKFORT TOWNSHIP. CHIEF SAILLIEZ STATED WE GOT APPROACHED A COUPLE MONTHS AGO BY

THE FRANKFORT TOWNSHIP THEY WANTED SOME LANGUAGE CLEANED UP IN THE AGREEMENT THAT WE HAVE WITH THEM TO PROVIDE FIRE PROTECTION AND AMBULANCE SERVICES FOR THE UNINCORPORATED PORTION OF FRANKFORT TOWNSHIP. THEY SPECIFICALLY WANTED SOME CHANGES OF EMERGENCY SERVICES WORDING IN THE OLD CONTRACT TO SAY AMBULANCE SERVICE, JUST TO DEFINE IT BETTER. THIS IS GOOD FOR A COUPLE OF YEARS PERIOD AND AUTOMATICALLY IF NEITHER PARTY CONTESTS IT UNTIL THE END OF 2027. BEFORE THIS THE OTHER CONTRACT WAS DATED 2001, WE ARE JUST CLEANING UP SOME STUFF TO KEEP TRACK OF IT BETTER. I HAVE REVIEWED THIS AND I THINK ITS GOOD TO APPROVE. COMMISSIONER HARKINS MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER HOWARD. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR ARVIEW VOTED TO APPROVE. MOTION CARRIED.

11. THE NEXT ITEM WAS APPROVAL OF A RESOLUTION OF THE REVISED FIRE PROTECTION AGREEMENT WITH DENNING TOWNSHIP. THE MAYOR STATED THIS IS THE SAME THING AS THE LAST ITEM JUST UPDATING WITH THIS TOWNSHIP AS WELL. COMMISSIONER HARKINS MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER WARREN. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR ARVIEW VOTED TO APPROVE. MOTION CARRIED.

12. THE NEXT ITEM WAS DISCUSSION, WITH POSSIBLE ACTION, REGARDING AN ORDINANCE AGREEMENT WITH FRONTIER FOR RESIDENTIAL INSTALLATION OF FIBER OPTIC CABLE FOR THE CITY OF WEST FRANKFORT. THE MAYOR STATED I WOULD RECOMMEND TO APPROVE THIS, TO ALLOW THEM TO BE ABLE TO PUT FIBER IN OUR CITY. COMMISSIONER STANLEY MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER WARREN. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR ARVIEW VOTED TO APPROVE. MOTION CARRIED.

13. THE NEXT ITEM WAS THE CONSENT AGENDA:
    a. APPROVAL TO PAY BILLS IN THE AMOUNT OF $54,007.63.

b. APPROVAL TO PAY AN INVOICE FROM XYLEM IN THE AMOUNT OF $20,016.00 FOR PUMP RENTAL FOR THE STREET DEPARTMENT.
c. APPROVAL TO PAY AN INVOICE FROM THE DURKIN EQUIPMENT COMPANY IN THE AMOUNT OF $2,271.00 YEARLY MAINTENANCE CHARTS FOR THE SEWER DEPT.

COMMISSIONER HOWARD MADE A MOTION FOR APPROVAL, SECONDED BY COMMISSIONER STANLEY. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR ARVIEW VOTED TO APPROVE. MOTION CARRIED.

BUILDING AND SIGN PERMITS ~ CODES OFFICER SNELL STATED THE FIRST ONE IS A DEMOLITION PERMIT FOR JOHN KOPEC, AN OLD WHITE 10x15 SHED TO BE REMOVED AT 801 W MAIN STREET. COMMISSIONER STANLEY MADE A MOTION FOR APPROVAL, SECONDED BY COMMISSIONER WARREN. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR ARVIEW VOTED TO APPROVE. MOTION CARRIED.

THE NEXT PERMIT IS ALSO A DEMOLITION PERMIT FOR ROGER HOWELL AT 102 E. CHARLES ST. AN ABANDONED DANGEROUS HOUSE. HE HAS A BID IN WITH JACK JOPLIN THEY ARE JUST WAITING ON THE PERMIT TO BE APPROVED. COMMISSIONER STANLEY MADE A MOTION FOR APPROVAL, SECONDED BY COMMISSIONER HOWARD. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR ARVIEW VOTED TO APPROVE. MOTION CARRIED.

THE NEXT PERMIT IS ALSO A DEMOLITION PERMIT FOR CHRIS MENCKOWSKI, HE IS THE ONE ACTUALLY DOING THE DEMOLITION OF A HOUSE AT 409 N. ADAMS ST. COMMISSIONER STANLEY MADE A MOTION FOR APPROVAL, SECONDED BY COMMISSIONER HOWARD. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR ARVIEW VOTED TO APPROVE. MOTION CARRIED.

THE NEXT PERMIT IS FOR MICHAEL BOWLING AT 609 N. MADISON ST., HE HAS AN RV SIZED CARPORT THAT HE WANTS TO PUT ON HIS PROPERTY. HE HAS TWO LOTS THERE, IT IS A BIG STRUCTURE, BUT MEETS ALL THE SET BACKS AND IT WILL FIT ON THERE NICELY. THE COMMISSIONER STANLEY MADE A MOTION FOR APPROVAL, SECONDED BY COMMISSIONER HARKINS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR ARVIEW VOTED TO APPROVE. MOTION CARRIED.

THE NEXT PERMIT IS ALSO FOR A CARPORT FOR KAREN MCDONALD AT 512 S. MULBERRY ST. AS I WAS GOING THROUGH THIS PERMIT,

SHE IS WANTING TO ADD THIS CARPORT TO HER PROPERTY AS AN ACCESSORY STRUCTURE BUT AS I WAS LOOKING THERE IS A HOUSE ON IT. I DO RECOMMEND WE APPROVE THIS, BUT I WILL HAVE TO REPORT TO THE COUNTY THAT THERE IS A STRUCTURE THERE AND NEVER BEEN ASSESSED, SHE HAD NO CLUE WHEN SHE BOUGHT THE PROPERTY COMMISSIONER HARKINS MADE A MOTION FOR APPROVAL, SECONDED BY COMMISSIONER HOWARD. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR ARVIEW VOTED TO APPROVE. MOTION CARRIED.

14. **MAYORS REPORT~**

MAYOR ARVIEW STATED I KNOW A LOT OF PEOPLE ARE HAVING QUESTIONS, ON SOME OF THE THINGS THAT THE CITY HAS BEEN INVOLVED WITH LATELY. A LOT OF PEOPLE ON FACEBOOK ARE WONDERING WHY I HAVE BEEN SILENT ABOUT IT; PART OF IT IS FOR LEGAL REASONS. THERE IS A LOT STILL GOING ON. WE JUST WANT TO MAKE SURE WE ARE DOING THE RIGHT THING FOR EVERYBODY INVOLVED. WE ARE WORKING WITH THE PROPERTY OWNER, TRYING TO GET THINGS RESOLVED AS FAIRLY AS POSSIBLE ESPECIALLY THIS TIME OF YEAR WITH THE WEATHER. WE DON'T WANT ANYBODY PUT IN A DANGEROUS SITUATION, BUT THAT IS WHY WE ARE IN THIS SITUATION, BECAUSE THEY SEEM TO BE PUT IN A DANGEROUS SITUATION ALREADY. I WANT TO MAKE SURE EVERYONE UNDERSTANDS THAT THE COUNCIL, ARE NOT OPPOSED TO ANY OF THE SERVICES THAT PEOPLE ARE TRYING TO OFFER AND HELP, CHURCHES INPARTICULAR WE ARE DEFINITELY NOT AGAINST. WE HAVE TO FOLLOW THE LAWS, SO THAT IS WHAT WE ARE GOING TO DO.

COMMISSIONER REPORTS~

COMMISSIONER HARKINS STATED POLICE AND FIRE DEPARTMENTS ARE DOING ALRIGHT, THE EQUIPMENT IS ALL RUNNING AND EVERYONE IS ALL WORKING.

COMMISSIONER HOWARD STATED I JUST WANT TO LET EVERYONE KNOW THAT MY WIFE CONNIE HAS NOTHING TO DO WITH WHAT IS GOING ON AT THAT CHURCH, HER MISSION SHE IS APART OF IS COMPLETELY DIFFERENT. BACK TO CITY BUSINESS, I MET WITH A POTENTIAL GRANT WRITER, EVERYTHING WENT GOOD. WE WILL DISCUSS THIS IN EXECUTIVE SESSION ABOUT POSSIBLY HIRING HER,

OF COURSE IF WE DO, WE WILL AT NEXT MEETING. SHE IS GOING TO LOOK FOR SOME GRANTS FOR THE POLICE CAMERAS, NEW FIRE TRUCK, AND ANYTHING ELSE WE NEED GRANTS FOR. I JUST WANT ALL OF THE DEPARTMENTS TO KNOW THAT THEY CAN LET ME KNOW IF THEY WANT ME TO PASS ANYTHING ALONG FOR HER TO LOOK INTO.

COMMISSIONER STANLEY STATED I APPRECIATE ALL MY GUYS GETTING READY FOR THE LIGHTS PARADE, PUTTING UP BARICADES, AND SWEEPING UP THE STREETS AND SIDEWALKS AFTER. THEY BEEN SWEEPING LEAVES ON THE STREETS FOR THE RAIN COMING IN, HAULING SALT FOR THE WINTER, AND GETTING MAINTAINCE DONE ON THE SNOW PLOWS. THEY ARE STAYING BUSY.

COMMISSIONER WARREN STATED WATER AND SEWER ARE DOING GOOD, AND ALWAYS WORKING HARD. THE LIGHTS PARADE WAS GREAT, AND LOOKED BEAUTIFUL MADE OUR TOWN LOOK GOOD.

15. **AUDIENCE COMMENTS**:

NO AUDIENCE COMMENTS WERE MADE.

16. THE NEXT ITEM WAS APPROVAL TO GO INTO EXECUTIVE SESSION TO DISCUSS CONTRACT NEGOTIATION, PERSONNEL, AND/ OR PENDING LITIGATION. AT 6:38 P.M. THE MAYOR STATED WE ARE NOT GOING TO MAKE ANY DECISIONS IN THERE OR WHEN WE COME OUT. COMMISSIONER HARKINS MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER WARREN. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR ARVIEW VOTED TO APPROVE. MOTION CARRIED.

17. THE NEXT ITEM WAS APPROVAL OF A MOTION TO RETURN TO OPEN SESSION AT 7:26 P.M. WHERE NO ACTION WAS TAKEN. COMMISSIONER HARKINS MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER WARREN. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR ARVIEW VOTED TO APPROVE. MOTION CARRIED.

18. WITH NO FURTHER BUSINESS TO BE DISCUSSED, THE MEETING WAS ADJOURNED ON A MOTION BY COMMISSIONER HARKINS AT 7:27P.M.

MAYOR, TIM ARVIEW

ANDREA BOLEN, CITY CLERK