REGULAR MEETING  
February 19, 2018

Mayor Wayne Jett called the regularly scheduled February 19, 2018 meeting of the McHenry City Council to order at 7:00 pm in the McHenry City Council Chambers, 333 S. Green Street, McHenry, IL. In attendance were the following Councilmembers: Mihevc, Glab, Schaefer, Condon, Devine, Curry, and Santi. Also in attendance: Director of Parks and Recreation Hobson, Director of Economic Development Martin, Chief of Police Birk, Director of Public Works Schmitt, Director of Community Development Polerecky, Director of Finance Lynch, City Attorney Mc Ardle, and Deputy Clerk Geraghty.

PUBLIC COMMENT

None.

CONSENT AGENDA

A. Ordinance adopting amendments to Municipal Code Chapter 24, Article 1. Sec. 24-17, Tree Topping;
C. Award of Bid to Acres Group of Wauconda, IL for 2018 Spring Tree Planting Program for an amount not to exceed $19,448;
D. Award of Bid to Clearview Landscape Construction of Harvard, IL for 2018 Municipal Mowing Program for a three year contract with an option to renew for an additional two years in the amount of $3,545.00 per week;
E. Execution of a Use Agreement with 3510 LLC for the Public Use of the Parking Lot at 3510 Pearl Street;
F. Authorization to publically bid for the 2018 Hot Mix Asphalt Materials Contract;
G. Authorization to publically bid for McHenry Recreation Center Parking Lot Expansion;
H. Purchase of Public Works Facility floor scrubber from Cabay & Company, Inc. not to exceed $16,318.50;
I. Contract with Crescent Electric Supply Company, McHenry, IL for Public Works Facility Lighting Improvements for an amount not to exceed $36,840;
J. Special Event Liquor License for Montini Catholic School Toast to our Future Fundraiser on April 14, 2018;
K. Annual Kiwanis Soap Box Derby, June 9, June 2 Practice Run; city support services, closure of certain portions of Waukegan Road and Green Street, and waiver of associated fees;
L. Temporary Use of Petersen Park on October 12, 13, 19, & 20 for annual Wonder Lake Ski Show Team Haunted Hayride;
M. December 4, 2017 Regular City Council meeting minutes; and
N. December 18, 2017 Regular City Council meeting minutes;
O. Issuance of Checks in the amount of $472,741.36; and
P. Payment of Bills in the amount of $229,394.78.
At Alderman Glab’s request, Mayor Jett announced Consent Items A and E were pulled from the Consent Agenda.


Alderman Schaefer asked if the rate for mowing is locked in for three years. Director Schmitt answered yes and the rate for the additional two years is negotiated.

Alderman Curry commended staff to seek bids for Item F.

Voting Nay: None.
Absent: None.
Motion carried.

**Consent Item A, Ordinance adopting amendments to Municipal Code Chapter 24, Article 1, Sec. 24-17, Tree Topping.**

Motion by Alderman Schaefer, second by Alderwoman Condon to approve an Ordinance adopting amendments to Municipal Code Chapter 24, Article 1. Sec. 24-17, Tree Topping.

Alderman Glab stated he pulled the item because of his opposition to letting an outside source make the decision about trimming city trees and he was concerned that staff would no longer be in charge of it. Director Schmitt stated staff would still be in charge of tree trimming; the IDNR is recommending the city follow the International Society of Arboriculture standards as part of the annual Tree City USA designation the city has achieved for the past 23 years. Director Schmitt added that parkway trees are not included in the ordinance. Alderman Glab asked what would happen once the Ordinance was approved. Director Schmitt said the city would not permit anyone other than the city arborist and tree trimming crew to trim trees. The USDA can request the city trim a tree, but the work would be done by the city. Alderman Glab expressed his reservations and said he does not support the proposed amendment.

Alderwoman Condon asked if the ordinance could be amended to include the new language without deleting any of the current language in the ordinance. Director Schmitt said this was a detailed request. Alderwoman Condon asked if we did not omit the current language, what would happen and Director Schmitt said that the city could lose the designation.

Voting Nay: Glab.
Absent: None.
Motion carried.
Consent Agenda Item E, Execution of a Use Agreement with 3510 LLC for the Public Use of the Parking Lot at 3510 Pearl Street.

Motion by Alderman Schaefer, second by Alderman Santi to approve the execution of a Use Agreement with 3510 LLC for the Public Use of the Parking Lot at 3510 Pearl Street.

Alderman Glab questioned why the property owner was willing to let the city use the lot for public parking and asked how much use the lot will receive, what area will this lot benefit, and what was staff’s reasoning to lease the lot as maintenance will cost the city man-hours.

Mayor Jett stated that when he toured all the various lots throughout the city with the Aldermen, Alderman Schaefer suggested the possible use of this lot. Mayor Jett said in his opinion, this is a great opportunity to add parking and provide an area to dump snow removed from the downtown areas. If approved, signage will be installed.

Alderman Glab clarified that he brought up parking issues because the city does not have a plan for the future. This is a temporary parking area and the city needs control of parking areas for the future; short-term parking areas are not the solution.

Alderwoman Condon expressed her support of the lease as the maintenance is minimal and this would be a great asset for the city especially during Fiesta Days and St. Patrick’s Day celebrations.

Alderman Schaefer said he did bring this to the Mayor’s attention, as this area is one of the most visible areas the city has for parking. All Thursday night summer events in the park will benefit from this parking. It is within several blocks of the Riverside Drive and Pearl Street location that was identified as a location with parking concerns.

Alderman Curry stated that as this agreement precludes normal wear and tear, the only cost to the city would be the installation of signs.

Voting Aye: Schaefer, Santi, Mihevc, Glab, Devine, Curry, Condon
Voting Nay: None
Absent: None
Motion carried.

INDIVIDUAL ACTION ITEM AGENDA

A. Motion to authorize the Mayor to sign a Real Estate Purchase Agreement and all necessary closing documents relating to the City’s purchase of two (2) vacant parcels of land generally at the southeast Corner of Route 120 and Curran Road with Pin Numbers: 09-28-400-010 (20.10 acres) and 09-28-300-011 (4.66 acres) for an amount
not to exceed $170,000.

Alderman Curry said, as the motion does not indicate closing costs and other fees that may be incurred, he asked if the motion satisfies the request. Attorney Mc Ardle reported that he now knows the actual purchase price for the property is $168,100. We had an appraisal of $212,000 with an agreement that the owner agrees to pay 80% or $169,600, and from that the owner would contribute $1,500 towards those costs bringing the cost to purchase the land at $168,100 plus closing costs, which the motion should now reflect.

Alderman Glab said he is grateful for the cooperation shown by the property owner.

Motion by Alderman Curry, second by Alderman Santi to authorize the Mayor’s execution of a Real Estate Purchase Agreement and all necessary closing documents relating to the City’s purchase of two (2) vacant parcels of land generally at the southeast Corner of Route 120 and Curran Road with Pin Numbers: 09-28-400-010 (20.10 acres) and 09-28-300-011 (4.66 acres) for $168,100 plus closing costs.

Voting Aye: Curry, Santi, Schaefer, Condon, Devine, Glab, Mihevc
Voting Nay: None.
Absent: None.
Motion carried.

DISCUSSION ONLY ITEMS

A. FY 18/19 – FY 22/23 Capital Improvement Program.

Mayor Jett invited the Council to ask questions or make comments of staff in attendance, which also included Public Works Project Engineer Strange, Water Superintendent Palmer, Utility Superintendent Wirch, Streets Superintendent Schweda, and Wastewater Superintendent Ruzicka.

Each fund was presented for discussion and the following questions/comments were posed:

General Fund
Referring to the Timothy and Clover Watermain replacement, Alderman Curry said he thought that in prior discussions, this was agreed to be charged to the water fund and the street repair would be included in the street program. Director Schmitt said there is a portion of this project that is charged to the Utility Fund.

Referring to downtown access and improvements, Alderman Curry stated the elimination of parking lot expansions was previously discussed and asked should the city place a hold on the engineering as well. Director Schmitt agreed the city should move
forward with the design so that these are shovel ready. The designs would not change. Alderman Curry said that he is not clear that the city will move forward with these expansions at this point.

Alderman Santi asked for clarification that the engineering would not change. Director Schmitt concurred stating the lighting upgrades are still planned to continue; the two expansions that include Court Street parking lot where the Water Division garage was previously located, and the Riverside Drive municipal lot would be designed this year and would be shovel ready projects.

Alderman Santi asked that as we move forward, would these projects be looked at on an individual basis. Director Schmitt answered these would be constructed as standalone projects.

Mayor Jett suggested that removal of the buildings in Neumann Park originally part of the lot enhancement projects removed from the CIP, remain as a project in FY 18/19.

Alderman Curry suggested that the money to design the parking lots should be used to remove the buildings in Neumann Park.

Mayor Jett reported city staff is currently working with someone interested in the development of Miller Point and one of the lots included in the design project being discussed is adjacent to Miller Point and therefore, would be beneficial to have the design engineering completed.

Alderman Schaefer agreed that having these projects shovel ready would be beneficial.

Alderman Schaefer asked if staff ever researched any historical significance or grant funding that would pay for the Green Street bridge rehabilitation project. Director Schmitt answered he was not aware of any historical significance of the bridge and as far as federal funding, the bridge would qualify for federal funding as there are no load or weight restrictions.

Director Schmitt was directed to determine the cost to remove the two buildings in Neumann Park for inclusion in the CIP.

**Developer Donations Fund**

Alderman Curry asked about the City Gateway Signage included in the Developer Donations Fund for this year and noted the same amount is included in subsequent years for the same project in the Tourism Fund. Director Martin noted part of the cost would be paid through the Ricky Rockets development agreement.

Alderman Glab said in his opinion, gateway signage should only be improved in areas that will not be expanded by annexations.
Water/Sewer Fund
Alderman Curry asked if the vendor paid for any of the cost to re-laminate Water Tower #4. Director Schmitt said the city had only a two-year guarantee from the vendor.

STAFF REPORTS

None.

MAYOR AND CITY COUNCIL COMMENTS

Mayor Jett announced DC Cobbs Restaurant was open for business and added that he looks forward to other new businesses opening in the city.

Alderman Schaefer said he received several favorable comments regarding the city’s snowplowing efforts this season.

Alderman Glab said the city should pressure the State of Illinois to improve snowplowing of state routes through the city.

ADJOURNMENT

Motion by Alderman Santi, second by Alderman Schaefer to adjourn the meeting.

Voting Nay: None
Absent: None.
Motion Carried.

The meeting adjourned at 7:40 PM.

[Signatures]