

MINUTES
WOODSTOCK CITY COUNCIL
November 18, 2014
City Council Chambers

The regular meeting of the Woodstock City Council was called to order at 7:00 PM by Mayor Brian Sager on Tuesday, November 18, 2014 in Council Chambers at City Hall.

A roll call was taken.

COUNCIL MEMBERS PRESENT: M. Saladin, M. Larson, RB Thompson, J. Starzynski, Mayor Sager

COUNCIL MEMBERS ABSENT: J. Dillon, M. Turner.

STAFF PRESENT: City Manager Roscoe Stelford, City Attorney Ruth Schlossberg, Finance Director Paul Christensen, Public Works Director Paul Ruscko, Community and Economic Development Director Cort Carlson, Library Director Nick Weber, Economic Development Coordinator Joe Napolitano, and Chief Deputy Clerk/Executive Assistant Cindy Smiley.

OTHERS PRESENT: City Clerk Arleen Quinn

TELEPHONIC ATTENDANCE: Approval of Telephonic Attendance by Councilman Turner.

Motion by J. Starzynski, second by M. Saladin to allow M. Turner to attend the meeting telephonically. A roll call vote was taken.

Ayes: M. Larson, M. Saladin, RB Thompson, J. Starzynski, Mayor Sager. Nays: none. Absentees: M Turner, J. Dillon. Abstentions: None. Motion carried.

A roll call was taken.

COUNCIL MEMBERS PRESENT: M. Saladin, M. Larson, RB Thompson, J. Starzynski, M. Turner, Mayor Sager

COUNCIL MEMBERS ABSENT: J. Dillon

STAFF PRESENT: City Manager Roscoe Stelford, City Attorney Ruth Schlossberg, Finance Director Paul Christensen, Public Works Director Paul Ruscko, Community and Economic Development Director Cort Carlson, Library Director Nick Weber, Economic Development Coordinator Joe Napolitano, and Chief Deputy Clerk/Executive Assistant Cindy Smiley.

OTHERS PRESENT: City Clerk Arleen Quinn

A. FLOOR DISCUSSION:

Woodstock WOW! Video:

Dean Rowe, 4202 N. Queen Ann Rd., Woodstock, Il 60098 addressed the council concerning the Woodstock WOW video. Work is in progress on the DVD which is about 95% completed, but

there is always polishing to do before master copies are made. The video is a historical and current view of Woodstock, narrated by Bill Kurtis. Mr. Rowe said they will reshoot next week after the holiday lighting is completed; he thanked the council for the opportunity to work on the video.

Council Comments:

J Starzynski mentioned to Council that the Rotary Club fundraising tag days, to be conducted outside of businesses, for Christmas Clearing House, are underway. There are still 50% of the slots available if you are interested in signing up.

M. Turner recused himself at 7:30PM

B. PUBLIC HEARING: Enterprise Zone

Mayor Sager explained that the cities of Harvard, Woodstock and McHenry County are proposing to submit a joint application to create an Enterprise Zone for parts of Woodstock, Harvard, and the County at large. Part of the application process concerning the three designated units of government just identified are required to conduct a public hearing to obtain citizen input. Tonight the City of Woodstock will hold this public hearing on this application and identify what specific areas we want to receive information on from the public.

He went on to say that it has been a challenging time as we come out of an economic downturn and we want to try and do as much as we can to attract businesses, industry, and residents into the community. This will create a greater strength in our position as we grow and develop. It will encourage others to see the community as an attractive business investment. It's very important that we look at opportunities and an Enterprise Zone is one such opportunity as it establishes tax incentives for certain businesses. It is an application process conducted by the State of IL. The State only approves a certain number of applications in a given time frame; the more applications the greater the competition and the more challenging it is to be approved. The larger County of McHenry, Harvard and the City of Woodstock are all interested in making application. We decided that because the parameters of the Enterprise Zone legislation allowed for joint application it would be good for the two communities to work together.

The Woodstock portion of the zone includes industrial/manufacturing properties along McConnell, Lake and Route 14, the vacant retail-zoned property on Lake and by Kohl's, Menard's, Farm and Fleet, the industrial areas on Route 47 south of Route 14, the Sunday property at the corner of Route 47 and Route 14, the industrial-zoned properties to the west and north of the city, retail areas along Route 47, the older industrial areas to the east of the Square, and the downtown. It follows Route 14 all the way up to Harvard and does include the Motorola Plant as part of the Harvard portion. The total area encompassing the proposed Woodstock and Harvard Enterprise Zone is 7.72 acres.

Motion by M. Larson, second by M. Saladin to open the Public Hearing specifically for consideration of the Enterprise Zone for the cities of Woodstock and Harvard and the County of McHenry

A roll call vote was taken. Ayes: M. Larson, M. Saladin, RB Thompson, J. Starzynski, Mayor Sager. Nays: none. Absentees: J. Dillon, M. Turner. Abstentions: None. Motion carried 5 – 0.

Specifically the purpose of the public hearing tonight is to obtain comments from the public on three different areas. The first is whether or not to create an Enterprise Zone, is it a good idea, and is there benefit to the project. The second question concerns the boundaries of the Enterprise Zone and what those boundaries should be. Is it appropriate for us to have an aggregate application to include the boundaries of a portion of the City of Woodstock, portions of Harvard and portions of the County? The third question is what local plans, tax incentives or other programs should be established in connection with the Enterprise Zone. There are options within the Zone that can be utilized as instruments for economic growth and development and incentive to business and industry to move into the Enterprise Zone. These are the primary questions to be discussed in the public hearing.

No comments were forthcoming.

Motion by M. Saladin, second by M. Larson, to close the Public Hearing. A roll call vote was taken. Ayes: M. Larson, M. Saladin, RB Thompson, J. Starzynski, and Mayor Sager. Nays: none. Absentees: J. Dillon and M. Turner. Abstentions: none. Motion carried 5-0.

M. Turner returned to the meeting at 7:33PM.

CONSENT AGENDA:

Motion by RB Thompson, seconded by M. Saladin to concur with the Consent Agenda, which includes all items C – F3.

- In regard to Item F-1: Mayor Sager said the City looks forward to this joint effort between the City and Woodstock Celebrates, Inc. He feels it will be very productive for the City and community at large. Part of the agreement is for the establishment of a joint entity and the joint entity as it was agreed between the City and Woodstock Celebrates, Inc. allows for five board representatives, two from the City of Woodstock and two from Woodstock Celebrates, Inc. and the fifth member jointly agreed upon. Mayor Sager thanked Councilman Turner and Councilwoman Larson for their efforts and willingness to serve in this capacity.
- In regard to Item F-3: M. Larson questioned whether Seal Tight's bid was vetted since it is much lower than the other bids. Nick Weber stated that Dave Watkins, with the County, has extensive experience with roofers throughout McHenry County and verified that all four of the roofing contractors were good. The architectural firm also checked references and verified that there were no complaints. Seal Tight passed with no problem. Nick Weber gave an update of the Library Roof project. Holes will be drilled at this time to ascertain what materials are needed for the spring roof replacement project.

C. MINUTES OF PREVIOUS MEETINGS:

November 4, 2014 Regular City Council Meeting

D. WARRANTS: 3639 3640 MFT#539

E. MINUTES AND REPORTS:

April 21, 2014 Cultural and Social Awareness Commission Minutes
September 17, 2014 Transportation Commission Minutes

F. MANAGER'S REPORT NO. 35

- 1. Appointment of Woodstock Representatives** - Approval of the appointments of Councilman Mike Turner and Councilwoman Maureen Larson to the board jointly established between the City of Woodstock and Woodstock Celebrates, Inc.
- 2. Award of Bid – Water Treatment Plant Softener Salt** – Approval of an award of bid in the amount of \$100.26 per ton for water softener salt to the low bidder, Compass Mineral, Inc.
- 3. Library Roof Bid Update** – Transmittal of an update concerning the Library Roof bid results.

A roll call vote was taken. Ayes: M. Larson, M. Saladin, RB Thompson, M. Turner, J. Starzynski, and Mayor Sager. Nays: none. Absentees: J. Dillon. Abstentions: none. Motion carried.

DISCUSSION ITEMS:

- 4. Transmittal of Audit** – Transmittal of the audited financial statements for Fiscal Year 2013/2014 for the City of Woodstock.

Mayor Sager said that Sikich LLP is the City's auditing firm and that we have worked with them for a number of years. They have always done an exceptional job. Mayor Sager introduced Allan Lyon, from Sikich, LLP. Mr. Lyon said it was again a great audit and thanked Roscoe, Paul, and rest of the staff for being so well prepared. He said there were a few things he wanted to highlight and go over with the council tonight. He mentioned that the Independent Auditor's report points out Sikich gives the highest level of assurance that can be provided.

Mr. Lyon recommended that everyone read the management discussion and analysis written by Paul Christensen which provides a great overview of the financial position of the City. It also presents comparative information that can't be found elsewhere in the report. The next item he spoke of was the balance sheet of governmental funds. The City's policy is to maintain about a four month worth of expenditures of operating expenditures in unrestricted, unassigned fund balance. Annual operating expenditures of the general and police protection funds, which are the two main funds that are funded by general revenue sources, come to \$11 million dollars this past year. The associated reserves represent about five months of expenditures, which is in line with the City's fund balance policies.

He spoke of custodial credit risk explaining that this is the risk that in the event a bank goes under the City would not be able to fully collect on its deposits; deposits are covered by FDIC Insurance up to \$250,000. The policy of the City is to maintain additional collateral at 105% of any bank balances and all of the City's deposits are fully insured by FDIC or fully collateralized

by additional collateral.

The funding ratio of the IMRF fund at 74.65% is based on a five-year smoothing market value so that still takes into account the market gains and losses over the past five years. As a result, gains and losses are still impacting the funded ratio as of December 31, 2013. At market value on December 31, 2013, the IMRF fund for the City of Woodstock was funded at 89.55%. The next item he spoke of was the police pension fund and their funded levels. The police pension fund at April 30, 2014 is 62% funded based on the market rate and is in line with other benchmarks. He responded to Mayor Sager's question that nothing in the report gave him pause for concern. Mayor Sager said that the City is always dedicated to being well positioned financially both today and in the future regarding pensions. Mayor Sager thanked Mr. Lyon for the report and expressed his gratitude in working together.

M. Saladin thanked Paul Christensen, Roscoe Stelford and the staff involved, for the underlying base financials that the City has and has ongoing that makes it easier for Sikich to do their job. He stated that we always have to be ever vigilant even with an auditor checking to make sure we are doing everything we can internally to have that oversight. Mayor Sager agreed and said that we all have to be aware of the nature of the finances of the public body. It is the trust of the public that we rely upon so we need to make sure we're all upholding that trust to the greatest of our ability.

FUTURE AGENDA ITEMS

Mayor Sager asked the Council for any questions that they might have for future agenda items. RB Thompson asked about the Train Depot lease. Stella's at the train depot sent in their notice to cancel the lease. They are not going to continue the business. R. Stelford said that they have a few applications. The businesses will come in to them with proposals of what they will be doing at the Train Depot and then he will come to Council with all the different options and a recommendation of what might be the best choice for the facility and what the community might like to see there. Councilman Thompson also asked about the Renaming of the Park. Mayor Sager said that is yet to be on the agenda, the Park and Recreation Commission that the group was going to present to cancelled their meeting. So they will present to Parks and Recreation and then there will be a forthcoming recommendation from Parks and Recreation to the City Council.

On December 2 an item will be on the agenda that is an approval for a liquor license associated with the Public House that is moving into the Old Courthouse. It is a different legal entity so will have to be approved a second time because it already has a license. However, the Public House would like to operate and have a license for operation that would be effective tomorrow Nov 19, 2014 so they can begin to move forward in December. They were unable to submit the required information to get it on the agenda tonight so this item has been scheduled for the Dec. 2nd meeting. Therefore, the approval requested at the Dec. 2nd meeting will actually be retroactive to Nov 19, 2014. If Council is willing by consensus to do that it becomes a legal action. Mayor Sager received unanimous consent by those present for approval.

ADJOURNMENT:

Motion by RB Thompson, second by M. Larson, to adjourn the regular meeting of the City Council to the December 2, 2014 City Council meeting. Ayes: M. Saladin, M. Larson, RB Thompson, M. Turner, J. Starzynski, Mayor Sager. Nays: None. Absentees: J. Dillon. Abstentions: None. Motion carried. Meeting adjourned at 7:58 PM.

Respectfully submitted,

Arleen Quinn - City Clerk