

**19 September 2017 Minutes of the Regular and Committee of the Whole Meetings of the Silvis City Council held in Silvis City Hall, Council Chambers, 121 11<sup>th</sup> Street Silvis at 6:30pm.**

**1) Pledge of Allegiance:**

Mayor Matt Carter called the 19 September 2017 Regular meeting of the Silvis City Council to order at 6:30pm and led the Silvis City Council in the Pledge of Allegiance.

**2) Roll Call:**

Mayor Matt Carter asked City Clerk Jim Nelson to call the Roll.

Members present: Tony Trulson, Larry York, Kathy Hall, Caryn Unsicker, Todd Malmstrom, Bob Rockwell, Rick Lohse.

Member absent: Ian Pavelonis

**3) Proclamations: None**

**4 Guest Speaker: None**

**5) Public Comment: None**

**6) Consent Agenda:**

Mayor Matt Carter asked City Clerk Jim Nelson to read the Consent Agenda dated 19 September 2017. Clerk Nelson read the Consent Agenda dated 19 September 2017. Mayor Carter asked if anything needed to be removed from the Consent Agenda dated 19 September 2017. Alderwoman Caryn Unsicker asked that the second motion under item (A) Public Service be removed. Mayor Carter asked for a motion to accept the Consent Agenda dated 19 September 2017 minus the second motion under item (A) Public Service.

***Motion:***

Alderwoman Caryn Unsicker made a motion to approve the Consent Agenda minus the second motion under item (A) Public Service dated 19 September 2017.

Motion was seconded by Alderman Tony Trulson.

***Vote:***

Members voting aye: Tony Trulson, Larry York, Kathy Hall, Caryn Unsicker, Todd Malmstrom, Bob Rockwell, Rick Lohse.

Motion carried 7 ayes 0 nays 1 absent

**7) Items removed from the Consent Agenda:**

**A) Public Service**

***Discussion:***

Alderwoman Caryn Unsicker explained the motion to allow City Clerk Jim Nelson to attend Municipal Clerks of Illinois continuing education in Springfield Illinois from October 11<sup>th</sup> through October 13<sup>th</sup> needed to be removed as Clerk Nelson will not be going to the conference due to commitments in the City Clerk's Office.

***Motion:***

Alderwoman Caryn Unsicker made a motion to remove this item from the agenda.

Motion was seconded by Alderman Tony Trulson

***Vote:***

Members voting aye: Tony Trulson, Larry York, Kathy Hall, Caryn Unsicker, Todd Malmstrom, Bob Rockwell, Rick Lohse.

Motion carried 7 ayes 0 nays 1 absent

**Regular Meeting of the Silvis City Council**

*19 September 2017*

**8) Special Non-Consent: None**

**9) Mayor's Report:**

Mayor Matt Carter said he did go to the SBA meeting today. We did view the three commercials today. The Municipal League Conference is on September 21<sup>st</sup> and 22<sup>nd</sup>. Alderman Rick Lohse, Alderman Todd Malmstrom, Alderman Tony Trulson and I will be attending this Conference in Chicago. We will all be out of town on Thursday, Friday and most of Saturday as well. The City Clerk will represent me at a meeting in Neil Anderson's Office to discuss the Hero Street Stamp project. October 10<sup>th</sup> Parade Volunteers will be thanked at the Silvis Police Station located at 600 Illini Drive there will be a dinner catered in for that event. Silvis Library will hold a Trunk or Treat on October 29<sup>th</sup> in the Library Parking lot between 4:00pm and 6:00pm. October 31 is Trick or Treat night in the City of Silvis and the hours are from 5:00pm until 8:00pm. Silvis Main Street Christmas in Silvis has been set for December 2<sup>nd</sup> from 4:30pm until 7:00pm. Mayor Carter announced that he is looking for a steering committee to choose the next Fire Chief for the City of Silvis. Chief Leibovitz will be retiring June 1 2018. I have an urgent change request from the advertising for the Quad Cities Convention and Visitors Bureau for the Visitors guide and if there are any changes to be done please have the changes submitted by September 29<sup>th</sup>.

**10) Attorney's Report:**

Attorney Graham Lee gave a property abandonment update. Attorney Lee noted that all searches have come back to his office and have all been examined. His office is currently working on putting all the paperwork together so we can take the properties before a judge. His office should have the paperwork ready no later than the end of September. The tax sale time expires 18 December 2017, so Silvis should know well before the deadline. All properties have applied for a tax deed already, but the abandonment should circumvent that process and allow the City of Silvis to take possession instead. The following properties are the addresses we are considering application for abandonment—116 9<sup>th</sup> Street, 311 8<sup>th</sup> Street, 818 1<sup>st</sup> Avenue, 820 1<sup>st</sup> Avenue, 528 8<sup>th</sup> Street, 120 10<sup>th</sup> Street and the Clark Gas Station-703 1<sup>st</sup> Street. Clerk Jim Nelson asked if we will be able to get the deeds clean. Attorney Lee answered the abandonment is supposed to clean everything off.

**11) City Administrator's Report:**

City Administrator Jim Grafton distributed a POS (preliminary official statement) fact sheet for the City of Silvis (attachment 1). Mr. Grafton explained the POS fact sheet comes from the refinancing of 2008 Bond. The fact sheet provides some cool statistics about our City that I thought you would like to hear. The POS will show our population trend for the City, County and the State. This report also includes the Median Home Values, Median Family Income, Home Values, the City of Silvis top employer's, our sales tax values, Silvis' legal bonding debt limit, the City of Silvis EAV and the largest property tax payers. To give you a quick follow up on this story, I was driving behind the Library and saw a house with a hole in the roof. I called the Chief and asked him the phone number for the owner of that property, they came to City Hall and filled out an application the home improvement grant and Saturday morning I was asked to pull the names out of the hat for the Silvis applicants. We were able to draw 5 names and 6 people applied and showed up. The guy with the hole in the roof was the first one pulled out. This is a perfect example of how this grant is supposed to work. We should have at least a minimum of 2 and maybe 3 were awarded this grant and qualify. This grant is up to \$40,000 no strings attached.

## **Regular Meeting of the Silvis City Council**

**19 September 2017**

### **12) City Engineer's Report: None**

### **13) City Treasurer's Report:**

City Treasurer Diana Armstrong explained that the August 2017 Treasurer's report is included with the minutes for 2017-09-05 and asked if anyone had any questions about it. Treasurer Armstrong also informed Council that in this week's agenda packet she has included a budgeted Revenue/Expense report.

### **14) City Clerk's Report:**

Clerk Jim Nelson asked the Chairs of Finance and Public Works call a combined meeting to discuss relief of a water bill, damage to personal property due to flooding, CDAP Application, purchase post driver for street department. The Public Works meeting will be at 16:30 26 September 2017. Clerk Nelson reminded everyone of the citywide cleanup with Monday trash pickups October 9<sup>th</sup> and Tuesday pickups will be October 16<sup>th</sup> your bulk pickups need to be out by 6:00am and should be completed by Wednesday of each week.

### **15) Call for adjournment from the Regular Meeting of the Silvis City Council.**

Mayor Matt Carter said if there was no more business to be brought before the 19 September 2017 Regular Meeting of the Silvis City Council he would entertain a motion to adjourn.

#### **Motion:**

Alderman Kathy Hall made a motion to adjourn from the 19 September 2017 Regular Meeting of the Silvis City Council. Motion was seconded by Alderman Todd Malmstrom.

#### **Vote:**

Motion carried via voice vote.

The Regular Meeting of the Silvis City Council adjourned at 6:50pm.

## **Committee of the Whole**

**19 September 2017**

### **16) Call Committee of the Whole to Order & Roll Call**

Mayor Matt Carter called the 19 September 2017 Silvis City Council Committee of the Whole Meeting to order at 6:51pm and asked City Clerk Jim Nelson to call the Roll.

#### **Roll Call**

Members present: Tony Trulson, Larry York, Kathy Hall, Caryn Unsicker, Todd Malmstrom, Bob Rockwell, Rick Lohse.

Members Ian Pavelonis

### **17) Public Comment: None**

### **18) Agenda items for discussion:**

#### **A) Economic Development**

##### **Item 1) Redevelopment agreement between the City of Silvis and J&K Housing**

#### **Discussion:**

Alderman Kathy Hall discussed Redevelopment agreement between the City of Silvis and J & K Housing in the Avenue TIF. This is the Massa project that has been in the works for a while. The homes will be duplexes and J & K Homes will be reimbursed 100% of the increment for the infrastructure relating to a installation of a lift station. After that the developer will be reimbursed 80% of the increment to cover TIF eligible project costs up to \$1,000,000. Alderman Caryn Unsicker asked where this is located. Alderman Hall answered on Avenue of the Cities. Alderman Rick Lohse asked who will pay for the infrastructure. Jim Grafton noted that we are

**18) Agenda items for discussion:**

**A) Economic Development**

**Item 1) Redevelopment agreement between the City of Silvis and J&K Housing**

**Discussion: (Continued)**

not at risk because we will not generate any increment until the developer has improved the ground.

**Motion:**

Alderdwoman Kathy Hall made a motion to place Ordinance 2017-32 a Redevelopment agreement between the City of Silvis and J & K Housing on the 3 October 2017 agenda for approval. Motion was seconded by Alderman Larry York.

**Vote:**

Members voting aye: Tony Trulson, Larry York, Kathy Hall, Caryn Unsicker, Todd Malmstrom, Bob Rockwell, Rick Lohse.

Motion carried 7 ayes 0 nays 1 absent

**Item 2) Redevelopment agreement between the City of Silvis and Weber Auto Group**

**Discussion:**

Alderdwoman Kathy Hall discussed the Redevelopment agreement between the City of Silvis and Weber Auto Group in the Downtown TIF. Alderdwoman Kathy Hall mentioned that Weber Auto Group is purchasing 205 1<sup>st</sup> Avenue, 209 1<sup>st</sup> Avenue, 233 1<sup>st</sup> Avenue and 301 1<sup>st</sup> Avenue. At this point the City is going to pay for the demolition at 209, 233, and 301 1<sup>st</sup> Avenue. We have agreed to pay Weber \$44,000 within 45 days of the demolition of said properties. Weber Auto sales are expanding the detail shop and service area. The City of Silvis will pay Weber Auto Group \$50,000 on or before May 31, 2018 and \$30,000 per year for 15 years after with the first payment due on or before May 31, 2019 and continuing on or before May 31<sup>st</sup> of each year through and including 2033. This expansion will add to our sales tax and our EAV. This will also work with our cleanup of 1<sup>st</sup> Avenue. This will be complete within 5 years of the execution of the Redevelopment agreement. If Weber Auto Sales is sold the agreement is void. Alderman Rick Lohse asked if Weber Auto Group is just one company. City Administrator Jim Grafton answered this is one company with several parcels.

**Motion:**

Alderdwoman Kathy Hall made a motion to place Ordinance 2017-33 a Redevelopment agreement between the City of Silvis and Weber Auto Group in the Downtown TIF on the 3 October 2017 agenda for approval. Motion was seconded by Alderdwoman Caryn Unsicker.

**Vote:**

Members voting aye: Tony Trulson, Larry York, Kathy Hall, Caryn Unsicker, Todd Malmstrom, Bob Rockwell, Rick Lohse.

Motion carried 7 ayes 0 nays 1 absent

**Item 3) Redevelopment agreement between the City of Silvis and Weber Auto Group**

**Discussion:**

Alderdwoman Kathy Hall discussed the 2<sup>nd</sup> Redevelopment agreement between the City of Silvis and Weber Auto Group in the Downtown TIF this is for the property located at 1540 1<sup>st</sup> Avenue and 1502 1<sup>st</sup> Avenue. The agreement calls for the demolition of the structures and the City will reimburse the cost of a phase 1 environmental study not to exceed \$2,000 upon the issuance of an occupancy permit. When the occupancy permit is issued the City of Silvis will reimburse for the demolition costs at \$25,000 and the term of the agreement is 5 years. Alderdwoman Hall noted

**18) Agenda items for discussion:**

**A) Economic Development**

**Item 3) Redevelopment agreement between the City of Silvis and Weber Auto Group**

**Discussion: (continued)**

that this looks like blighted property on 1<sup>st</sup> Avenue. Alderwoman Hall said she thought he was going to eventually put up a Mini Mall. Alderwoman Hall noted that this Redevelopment agreement is only for the demolition at a cost of \$25,000

**Motion:**

Alderwoman Kathy Hall made a motion to place the Ordinance 2017-34 a Redevelopment agreement between the City of Silvis and Weber Auto Group in the Downtown TIF on the 3 October 2017 agenda for approval. Motion was seconded by Alderman Bob Rockwell.

**Vote:**

Members voting aye: Tony Trulson, Larry York, Kathy Hall, Caryn Unsicker, Todd Malmstrom, Bob Rockwell, Rick Lohse.

Motion carried 7 ayes 0 nays 1 absent

**Item 4) Enter into an agreement for a Feasibility Market Research Study at a cost of \$7,500**

Alderwoman Kathy Hall discussed Hotel Market Research Feasibility Study by Core Distinction Group, Peoria AZ. at a cost of \$7,500. Alderwoman Hall explained that the feasibility study will be done in 2 phases. The first study will determine if it is feasible to look at a hotel or chain restaurant to come to Silvis. If the study comes back then they will stop and the cost for the study will only be \$3,750. If the market study continues on the fee will be \$7,500 and that cost will be added to the cost for the end user. Alderwoman Caryn Unsicker asked where is this going to be located. Alderwoman Hall answered the Avenue of the Cities I-5 Corridor. Alderman Larry York asked if the Council will get to look at the study. Clerk Nelson answered yes. Clerk Nelson also noted that this study is not necessarily for a Hotel it could also be for a restaurant or retail store.

**Motion:**

Alderwoman Kathy Hall made a motion to place Hotel Market Research Feasibility Study by Core Distinction Group, Peoria AZ. at a cost of \$7,500 if needed on the 3 October 2017 agenda for approval. Motion was seconded by Alderman Bob Rockwell.

**Vote:**

Members voting aye: Tony Trulson, Larry York, Kathy Hall, Caryn Unsicker, Todd Malmstrom, Bob Rockwell, Rick Lohse.

Motion carried 7 ayes 0 nays 1 absent

**B) Public Service**

**Item 1) Quad City Convention & Visitors Bureau Activity Guide**

**Motion:**

Alderwoman Caryn Unsicker discussed advertising in the Quad Cities Convention and Visitors Guide at a cost of \$1,103 (discussed at Public Service meeting on 15 August 2017). Alderwoman Unsicker noted that at committee they discussed to place the ad vertically, but in order to do that it would cost an additional \$500. Alderwoman Unsicker said she had discussed with Kay Abbitt about expanding the text in the ad and she was acceptable to expanding the description in the back of the guide.

**18) Agenda items for discussion:**

**B) Public Service**

**Item 1) Quad City Convention & Visitors Bureau Activity Guide**

***Motion:***

Aldерwoman Caryn Unsicker made a motion to place advertising in the Quad Cities Convention and Visitors at a cost of \$1,103 on the 3 October 2017 agenda for approval.

Motion was seconded by Aldерwoman Kathy Hall.

***Vote:***

Members voting aye: Tony Trulson, Larry York, Kathy Hall, Caryn Unsicker, Todd Malmstrom, Bob Rockwell, Rick Lohse.

Motion carried 7 ayes 0 nays 1 absent

**19) City Staff Reports:**

**A) Fire Department:**

Chief David Leibovitz reported on some problems with Engine 4662 that has a fuel tank leak. When we took it out for repair we found out we needed to replace it. We will be without that truck until the end of the week. Today we had the aerial platform in the shop for a test and it passed. Chief Leibovitz explained that we have a 1972 Ford Fire Engine in storage at River Bend Industrial Park for a long time. Over the 45 years Engine 1 has been in storage the title has been lost and we have applied for a new title. Chief Leibovitz explained the truck will either be auctioned off or scrapped. Mayor Matt Carter asked for a voice vote to approve selling the 1972 Ford Engine. Voice vote was unanimous.

**B) Inspections Department: None**

**C) Police Department:**

Police Chief Mark VanKlaveren said the Union will contact the City about collective bargaining to discuss the State Mandate about drug and urine testing after an officer involved shooting. Chief VanKlaveren explained the issue with the contract is has to be opened up to put the new wording in there and then close the contract. Chief VanKlaveren mentioned that Illinois has passed a new immigration law that limits the City of Silvis with any type of immigration enforcement. Chief also shared with Council that the City of Silvis has never been involved in immigration enforcement. Chief VanKlaveren explained that is what the Federal government does. The new law states we cannot ask them their nationality status, if they have pending charges against them and it goes through the process and they are found to be an illegal immigrant the jail will contact ICE or Border Patrol. Chief VanKlaveren said what they used to do was if they had a known illegal immigrant inside the city or if we had arrested them in the past we would contact ICE and they would keep them for 48 hours and the new law basically says you cannot do that anymore, unless there is an actual warrant from ICE or the Federal Government for that individual. This law will not change anything for us because we have not challenged the citizenship of anyone. Police Chief VanKlaveren asked Parks, Building and Grounds to call a meeting to consider 2 special events application. Alderman Tony Trulson called a meeting for Tuesday 26 September 2017 at 4:45pm to discuss Commercial Outdoor Music applications from Chiefs and Doc's. Mayor Carter explained it was extremely hot on Saturday and he drove by Schadt Park and there were police officers handing out frozen treats to the children at the park.

**Committee of the Whole**

**19 September 2017**

**19) City Staff Reports: (continued)**

**D) Public Works Parks:**

Public Works Director Jim Grafton asked to add two agenda items to the Finance/Public Works meeting to be held on Tuesday 26 September 2017. First will be relief on a high water bill at Bowlesburg School due to a broken pipe under the floor near the boy's bathroom. Mr. Grafton said he would also like to talk about a CDAP Grant application for the Fairacres subdivision.

**20) Alderperson's comments:**

Alderman Tony Trulson reminded everyone that he has called a Parks, Building & Grounds meeting for Tuesday 26 September 2017 at 4:45 pm to discuss applications for outdoor music events by Chiefs and Doc's. Alderman Larry York thanked the City of Silvis Public Works department for the good job they performed mowing the weeds at Hynd Farm. I understand City employee Preston is responsible for the mowing. Alderwoman Kathy Hall asked who is responsible for the landscaping around the Police Station. Mr. Grafton said the grass would be mowed tomorrow. Alderwoman Caryn Unsicker announced that she attended a RICMA meeting today and they discussed the SWAG grant and Alderwoman Caryn thought it would be sent out in the middle of October. Alderman Todd Malmstrom Fire Chief Leibovitz if he had anyone in mind to consider. Fire Chief Leibovitz said he would hope that they would stay within the Department. Alderman Malmstrom asked if anyone from within stood out. Chief Leibovitz said he had several. Alderman Rick Lohse congratulated the Parks department on a job well done at Gauley Field track. It is very nice and it is better than he anticipated.

**21) Closed Session-None**

**22) Adjournment**

Mayor Matt Carter asked for a motion to adjourn from the 19 September 2017 Committee of the Whole meeting of the Silvis City Council.

**Motion:**

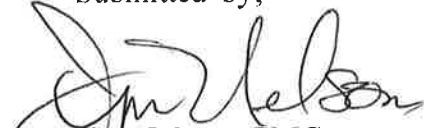
Alderman Tony Trulson made a motion to adjourn from the 19 September 2017 Silvis City Council Committee of the Whole meeting.

Motion was seconded by Alderwoman Kathy Hall.

**Motion carried via voice vote:**

The 19 September 2017 Committee of the Whole meeting of the Silvis City Council adjourned at 7:24pm

Submitted by,



Jim Nelson, CMC  
City Clerk

## POS facts City of Silvis

Population trend;	2000	2010	2016
City of Silvis	7269	7479	7586
RICO	149,374	147,546	144,784
State	12,419,293	12,830,632	12,859,995

Median Home Values			
City of Silvis	\$71,800	\$106,500	\$118,100
RICO	\$78,900	\$111,700	\$113,800
State	\$130,800	\$202,500	\$175,700

Median Family Income			
City of Silvis	\$41,390	\$43,906	\$57,188
RICO	\$47,956	\$58,962	\$61,895
State	\$55,545	\$68,236	\$70,967

Home Values	City	County	State
50-99	31.1%	32.3%	15.9%
100-149	30.3%	26.5%	16.5%
150-199	17.4%	15.8%	16.7%

Top employers in our area: Deere, Arsenal, XPAC, Genesis, Group O

COS sales tax has increased 48% since 2012; 27.3%, 12.77%, 4.34%, 3.58%  
(\$643,969 increase since 2012)

Our available legal bonding debt limit is \$11,758,339

COS EAV has continued to climb up 7.95% in past three years. Of the \$6,032K increase in EAV the residential classification has increased \$8.6 Million. Residential represents 64% of our EAV and our emphasis on residential growth is proven to be effective in the overall growth of our city.

The largest taxpayers in the COS: Walmart, Lighthouse, Illini, Deere and Company, HyVee, Barker apartments, Loma and Illini Towers.