

MINUTES
WOODSTOCK CITY COUNCIL

December 16, 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, December 16, 2014 in Council Chambers at City Hall.

A roll call was taken.

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

COUNCIL MEMBERS ABSENT: None.

STAFF PRESENT: City Manager Roscoe Stelford; City Attorney Ruth Schlossberg; Finance Director Paul Christensen; Director of Public Works Paul Ruscko; Economic Development Coordinator, Joe Napolitano; Chief of Police Robert Lowen; Opera House Building Manager Mark Greenleaf.

Mayor Sager welcomed Mr. Headley, faculty member at Woodstock High School, and members of his political science class to the City Council Meeting. He then introduced Amanda Jandanaw, who will be assisting as mayor in tonight's meeting. Amanda welcomed everyone, pointed out the availability of agendas by the door and explained how the consent calendar works.

OTHERS PRESENT: City Clerk Arleen Quinn.

A. FLOOR DISCUSSION:

Public Comments:

Amanda asked for public comments. No comments were forthcoming from the public.

Council Comments:

M. Saladin commented that Mayor Sager received notification from First Lady Michelle Obama that Woodstock is now a Preserve America Community, having received this national recognition for accomplishments in preserving our special places and telling the nation's story. Among the benefits of this designation is the potential for grants. Mayor Sager expressed appreciation to members of staff who made this possible.

RB Thompson expressed his appreciation for J. Starzynski's efforts with the Christmas Clearing House. J. Starzynski said the efforts of Woodstock Rotary Club are exceptional. Volunteers can come to the old Farm and Fleet store at 6pm tomorrow night. Drivers are needed Saturday morning at 7:30 am.

CONSENT AGENDA:

Motion by M. Turner, seconded by J. Dillon to concur with Consent Agenda Items A – E 9.

- Mayor Sager removed Item E 1
- Councilman Saladin removed Items E-10 and E-11
- Councilman Turner removed Item E-12.

- In regard to Item E-9, Legal Counsel has asked that two different actions be taken in regards to this item. City Attorney Ruth Schlossberg clarified by saying that Opera House staff has asked to waive competitive bidding before awarding the bid to one of the two bidders. In this case, in addition to waiving the bids, there must include a formal rejection of the existing bids. City Attorney Schlossberg assured Mayor Sager that this could be done in a single motion as long as it was clear when making the motion. Mayor Sager asked for comments then on rejecting the bids, approving waiving competitive bids and awarding the contract as identified in the staff report. There was no additional discussion, Mayor Sager then said that Item E 9 would be removed from the consent calendar and Council would consider this when Item E -9 came up for action

A. MINUTES OF PREVIOUS MEETINGS:

December 2, 2014 Regular City Council Meeting

It is noted that page 10, paragraph 3, line 1 should read “Paul Christensen told Council that a bid was out for bulbs for the lighting for the city.”

B. WARRANTS: 3643 3644 MFT# 541

D. MINUTES AND REPORTS:

Police Department Report – November 2014

Transportation Commission Minutes – October 15, 2014

E. MANAGER'S REPORT NO. 37

2. Garbage and Lawn Waste, Recyclables and Refuse Amendment - Adoption of Ordinance 14-O-67 Amending Portions of Title 3, Chapter 8, Garbage, Lawn Waste, Recyclables and Refuse of the Woodstock City Code.
3. **Vehicular Control Contract** – Adoption of Ordinance 14-O-68 approving a Vehicular Control Contract between Cobblestone Townhomes Association and the City of Woodstock.
4. **Purchase – Police Vehicles** – Approval of the purchase of one (1) Ford Interceptor Police Sedan through the Northwest Municipal Conference Suburban Purchasing Cooperative at a cost of \$26,675 from Currie Motors, Frankfort , IL; and two (2) Ford Taurus Police Package Sedans at a cost of \$18,135 each through State of IL Vehicle Purchase Contract through Landmark Ford, Springfield, IL.
5. **Purchase – Police Radios** - Approval of the purchase of ten (10) Motorola Radios through Chicago Communications at a total cost not to exceed \$18,000 for the radios and related accessories.

6. **Change Order – Old Courthouse Stairs** – Adoption of Resolution 14-R-30 authorizing Change Order 002 for the Old Courthouse Stairs.
7. **Change Order – Old Courthouse Roof** - Adoption of Resolution 14-R-31 authorizing Change Order 013 for the Old Courthouse Roof.
8. **Change Order – Old Courthouse Roof** – Adoption of Resolution 14-R-32 authorizing Change Order 014 for the Old Courthouse Roof.

Mayor Sager said the consent calendar now contains all items A- E 8, with the exception of Items E1, E9, E10, E11, and E 12 which have been removed. Mayor Sager asked for a role call vote on all remaining consent calendar items.

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

Item E 1: Park Renaming – Adoption of a Resolution to rename the Albert/Gerry Street Nature Center.

Roman Rodriquez, 877 Oak St. Woodstock, Il, a student in Mr. John Headley’s WHS Political Science Class, spoke of their study of government and their wish to rename The Albert/Gerry Street Nature Area, a 25-acre passive park site, located south of South St. to honor Mr. William Donato. He went on to say that Mr. Donato has been instrumental in creating, as well as maintaining the property; was instrumental in overseeing the construction of an observation deck by one of his students as well as the construction of the signage at the Gerry Street entrance. He went on to say that the most important contribution Mr. Donato has made to this park, and to the city of Woodstock and its residents, however, is the enthusiasm and value he has instilled in his students for conservation and environmental issues. This enthusiasm and these values will benefit the community. He said the students would like to rename this park The William C. Donato Conservation Area. Mayor Sager thanked Mr. Headley and the students saying that Council felt it was appropriate to work with the class and appreciated Mr. Donato’s efforts.

Motion was made by M. Turner and seconded by M. Saladin to adopt and approve Resolution 14-R-29, to rename the Albert/Gerry Street Nature Center to the William C. Donato Conservation Area. A roll call vote was taken: Ayes: M. Saladin, J. Starzynski, M. Larson, M. Turner, J. Dillon, RB Thompson. Nays: None. Absentees: None. Abstentions: None. Motion carried.

Item E 9: Award of Bid – Opera House Seat Renovations – Approval to waive competitive bids and award of contract for the restoration of Opera House seats to Monarch Restoration, Inc.

Mark Greenleaf explained that the scope of work was also to include, in each seat cushion, the replacement of nylon bushings which are now breaking apart and causing squeaky operation and unnecessary mechanical wear. This work was identified as a separate break-out item on the project bid form. Because of the considerable proposed cost of replacing bushings and the discrepancy between the two bids, one at \$15,600 and the other at \$6,750 it is recommended that

this work be removed from the project and addressed at a later time.

Motion by J. Dillon and seconded by J. Starzynski to reject all bids as recommended by the City Attorney. A roll call was taken: Ayes: M. Saladin, J. Starzynski, M. Larson, M. Turner, J. Dillon, RB Thompson. Nays: None. Absentees: None. Abstentions: None. Motion carried.

Motion by M. Larson and seconded by M. Turner, to approve the waiver of competitive bids and award contract for the restoration of the Opera House seats to Monarch Restoration, Inc. for the price not to exceed \$69,384.00. A roll call was taken: Ayes: M. Saladin, J. Starzynski, M. Larson, M. Turner, J. Dillon, RB Thompson. Nays: None. Absentees: None. Abstentions: None. Motion carried.

Item E 10: Enterprise Zone: Approval of the following:

- a.) An Ordinance designating an area as the Harvard/Woodstock Enterprise Zone.
- b.) An Ordinance authorizing the City of Woodstock to enter into an Intergovernmental Agreement with the City of Harvard and McHenry County.

M. Saladin thanked staff for revisiting incentives and stated that he was happy with the current proposal. He was curious about what other zones offered in the way of incentives. J. Napolitano replied that the two most common were property tax abatement waivers or reductions in building permit fees. A few offered low interest loan programs. Council felt it was important to hone marketing and have it on the City website; also that it should be promoted to the top 500 companies. The application is due December 31, 2014.

Motion by M Turner and seconded by M Saladin, to approve Ordinance 14-O-69 designating an area as the Harvard/Woodstock Enterprise Zone subject to final review and approval by the City Attorney A roll call was taken: Ayes: M. Saladin, J. Starzynski, M. Larson, M. Turner, J. Dillon, RB Thompson. Nays: None. Absentees: None. Abstentions: None. Motion carried.

Motion by M. Saladin and seconded by J. Dillon, to approve Ordinance 14-O-70 authorizing the City of Woodstock to enter into an Intergovernmental Agreement with the City of Harvard and McHenry County to establish an interjurisdictional Enterprise Zone subject to final review and approval by the City Attorney.. A roll call was taken: Ayes: M. Saladin; J. Starzynski, M. Larson, M. Turner, J. Dillon, RB Thompson. Nays: None. Absentees: None. Abstentions: None. Motion carried.

Item E11. TIF Agreement – Approval of a Tax Increment Assistance Agreement between the City of Woodstock and Judd Street Properties L.L.C.

M. Saladin asked for clarification of the City helping to renovate a piece of property for Centerville Winery. Mayor Sager said Council is excited about the opportunity of Centerville Winery to locate in the City of Woodstock. We are grateful for their interest and their investment. This is a unique location and will be good to see that area become an active productive business venture. We are aware that the property will need improvement and feel that this is a nice opportunity for us to partner in that and take advantage of the tax increment allocation in a development opportunity. They plan to close Feb 2, 2015 and open in Spring.

Motion made by M. Saladin and seconded by J. Starzynski for approval of a Tax Increment Assistance Agreement between the City of Woodstock and Judd Street Properties L.L.C. A roll call was taken: Ayes: M. Saladin, J. Starzynski, M. Larson, M. Turner, J. Dillon, RB Thompson. Nays: None. Absentees: None. Abstentions: None. Motion carried.

Item E12: Lease Agreement for the Train Depot – Adoption of an Ordinance authorizing the Mayor and City Clerk to execute a Lease Agreement between the City of Woodstock and Centerville Station LLC for the lease of the Woodstock Train Station.

M. Turner asked for clarification by Chris Gienko 221 ½ N. Benton St, Woodstock, and Dan Hart, 25 Douglas St. Woodstock. The Centerville Station business proposal includes several components including a coffee shop/café to serve the needs of the commuting public, selection of sundry items, beer and wine sales with small bar seating, video gambling and the possible future installation of a 1950s-style barbershop. The applicant has expressed that without beer/wine sales and video gaming the proposed business venture will not work. They have agreed to requests by the City to have no exterior advertising of video gaming and to keep the gaming out of view of the general public and users of the rail service.

Lisa Hanson, a partner at Backdrop expressed her opinion that a gaming component is not suitable at the train station as it is a gateway to the City. Mayor Sager said he understood her position and thanked her for her comments. The consensus from Council is that it will better serve the community to have a viable business at the train station.

Mayor Sager said the proposal is built upon four parameters, the first being a coffee café serving morning commuters, the second is a small item convenience store, the third aspect is a liquor license for consumption of beer and wine only, accommodating the sale of package wine and beer and additionally stated that the proposal excludes individual unit sales. The fourth is the gaming license.

He went on to say that the new liquor license classification would be E4, which would be an ordinance classification initiated at the January meeting of the City Council. E4 would permit the sale and service of beer and wine only for consumption or use on the licensed premises incidental to the sale of food on the premises. The business will maintain a small bar with 8 or fewer seats and the retail sale of beer and wine by package but not by individual units. The fee for that classification is set at \$1,200.00 per year. It will permit the sale of beer and wine but will not permit the sale of any other alcohol in any manner. This classification will be created at the January meeting. The action would be retroactive with Council accommodating a license for them to open as soon as possible with their liquor license in place and approved retroactively in January.

In response to statements by Mayor Sager, Mr. Hart acknowledged and agreed to the following:

- 1) There will be no exterior advertising of video gaming which can be seen from outside the building.
- 2) Video gaming will be kept out of view of the general public and users of the rail service.
- 3) Only beer and wine will be sold, both for on-site and off-site consumption.
- 4) No individual units of beer and wine will be sold.
- 5) Mr. Hart and Mr. Geinko must obtain Staff approval before making any interior

changes.

Motion was made by M. Turner and seconded J. Dillon, to adopt Ordinance 14-O-71, authorizing the Mayor and City Clerk to execute a Lease Agreement between the City of Woodstock and Centerville Station LLC for the lease of the Woodstock Train Station. A roll call was taken: Ayes: M. Saladin, J. Starzynski, M. Larson, M. Turner, J. Dillon, RB Thompson. Nays: None. Absentees: None. Abstentions: None. Motion carried.

FUTURE AGENDA ITEMS

There were no suggestions for future agenda items from Council.

ADJOURNMENT:

Motion by M. Saladin, second by RB Thompson, to adjourn the regular meeting of the City Council to the January 20, 2015 City Council meeting. Ayes: J. Dillon, RB Thompson, M. Larson, M. Turner, M. Saladin, J. Starzynski, Mayor Sager. Nays: None. Absentees: None. Abstentions: None. Motion carried.

Meeting adjourned at 8:45 PM.

Respectfully submitted,

Arleen Quinn - City Clerk