

DEHAVAN CITY COUNCIL MEETING MINUTES  
JUNE 21, 2022

The Delavan City Council met in regular session on June 21, 2022, at 6:30 pm. Mayor Elizabeth Skinner presided. The following aldermen were present: Douglas Bury, Ben Ross, Jeff Johnson, Brent Nafziger and Wade Fornoff. Others in attendance were City Clerk Laurie Magan, City Administrator Matt Fick, Deputy Clerk Tammy Hintz, Joey Campbell, Scott Mutchler, and Linda Slabaugh. City Attorney William Connor was available via zoom. Alderman Hall was absent.

The meeting notice and agenda were posted at least forty-eight hours in advance of the meeting on the door of the City Council Room and on the window in City Hall. A copy of the meeting notice and agenda is attached to and made a part of the minutes.

The Pledge of Allegiance was recited by those present.  
The invocation was given by Mayor Skinner.

#### **PUBLIC COMMENTS**

Linda Slabaugh, a Delavan resident, addressed the council asking if any action had been taken in regard to the Part Time Event Coordinator position. The Mayor said it is a matter of funding at this time. Linda felt this was an important fiscal benefit to the community and hoped there would be more discussion in the future.

#### **CONSENT AGENDA**

The following items were presented to vote under the Consent Agenda

- A. Approval of minutes of June 7, 2022, Regular Meeting
- B. Resolution to approve payment of bills (Res. #2022-13)

A motion was made by Alderman Johnson to approve Consent Item A. Approval of minutes of June 7th, 2022, regular meeting and Consent Item B. Resolution to approve payment of bills (Res. #2022-12). The motion was seconded by Alderman Bury. The vote on this motion was as follows: Ayes: Johnson, Ross, Bury, Fornoff and Nafziger; Nays: None; Abstain: None; Absent: Hall. Motion carried.

#### **MAYOR'S REPORT**

Mayor Skinner passed out a copy of an email response to a citizen regarding poultry in the City of Delavan. Mayor Skinner stated that at the Band Concert in Veteran's Park on Tuesday, June 28<sup>th</sup>, the City elected officials would be serving hot dogs, lemonade and popcorn provided by the bank. There will be no charge for this event. Everyone should be there at 5:30 pm to help with this event.

### **CITY ADMINISTRATOR'S REPORT**

City Administrator Matt Fick made the following report:

- Matt reported that a TIF Joint Review Board meeting will be held on June 28<sup>th</sup> at 10:00 am at City Hall. Matt met with the owner of Beauty of a Site to discuss TIF program and a proposed project.
- Officer Evans visited St. Charles Police Youth Academy and gained a lot of knowledge collaborating with several of their staff who have run similar programs for 7+ years. There are currently 6 kids signed up for the Delavan Police Youth Academy.
- Morgan Elser is repainting the mural on the restroom at Veteran's Park and will do the same at Lake Park.

### **NEW BUSINESS**

- A. Public Hearing, Discussion and Action on an Ordinance Approving an Intergovernmental Agreement for Building Inspection Services by and Between the City of Delavan and County of Tazewell, Illinois (Ord #2022-14) Matt asked Attorney Connor if the City needed a Public Hearing since the City has an existing agreement with Tazewell County. Attorney Connor indicated the City did not. Matt indicated the City has a property that needs to be looked at to evaluate its condition. Alderman Bury asked if we used Tazewell County Building inspector for new construction. Matt indicated only electric is inspected at the present time. Alderman Bury indicates this should be removed from the code. There was no further discussion. A motion was made by Alderman Ross to approve and was seconded by Alderman Fornoff. The vote on this motion was as follows: Ayes: Johnson, Ross, Bury, Fornoff and Nafziger; Nays: None; Abstain: None; Absent: Hall. Motion carried.
- B. Discussion and Action regarding a Special Use Permit from The Optimist Club for a Car Show on Saturday, July 16, 2022. The Mayor indicated Greg Dirks was heading up the Car Show for The Optimist Club. Greg was not able to attend the council meeting. The Mayor indicated an application had been filed and the event will be held the same as in the past. There were no questions or discussion. A motion was made by Alderman Ross to approve and was seconded by Alderman Nafziger. The vote on this motion was as follows: Ayes: Johnson, Ross, Bury, Fornoff and Nafziger; Nays: None; Abstain: None; Absent: Hall. Motion carried.
- C. Presentation from Steve Kline, with The Economic Development Group, concerning Tax Increment Financing. Steve Kline introduced himself and before he started his presentation asked Joey Campbell, owner of Beauty of a Site to address the council regarding the expansion of her current business.

Joey started her business in her present location 7 years ago. In 2005, she started operating as an Internet only business. She recently purchased the Morton building just east of her current location. The building was being used as a machine shop. She is looking to rehab this building inside and out and install heating and air. Her current plan is to use this as a warehouse. There is a basement in her current building and she plans to turn this into more retail space. This area needs a facelift. She would be able to add 800 square foot by making these renovations. She has presented a proposal to Matt to review adding the heating and air with an approximate cost of \$12,000. On the Morton Building, she plans to replace the maroon metal with black, replace trim, replace doors, and install new windows. She was attending tonight's meeting along with her husband, Scott, to understand TIF and see how or if it could be used to benefit her plans.

Steve indicated TIF is a tool – the city has laid out a boundary area to try to improve city infrastructure. The city currently has two TIF districts. Both TIF districts function the same way, but were created at separate times. TIF #1 was established in 2011. The property within the TIF has an assessed value determined by the county – this becomes the TIF base value. This TIF money has to be used in 23 years. TIF money is used to encourage development and to increase tax revenue. The city shares 25% of the gross TIF increment with the School District. The city can request a 12-year extension on a TIF district. Projects that fall within the TIF district can be reimbursed in phases or when the project is completed. The city can also extend a TIF loan to a business. This would require a Promissory Note.

### **EXECUTIVE SESSION**

Alderman Johnson made a motion to move to Executive Session at 7:53 p.m. for the purpose of the following discussion:

- A. 5 ILCS 120/2(c) 2 and 5 ILCS 120/2(c) 5

This was seconded by Alderman Bury. The vote on this motion was as follows: Ayes: Johnson, Ross, Bury, Fornoff and Nafziger; Nays: None; Abstain: None; Absent: Hall. Motion carried.

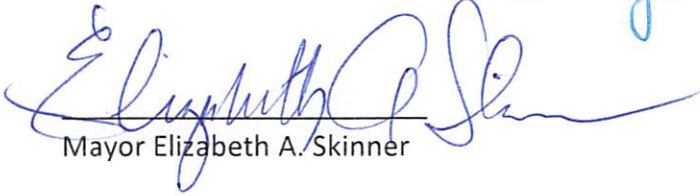
The Executive Session ended at 8:15 p.m. and the regular meeting resumed. Mayor Elizabeth Skinner presided. The following aldermen were present: Douglas Bury, Ben Ross, Jeff Johnson, Brent Nafziger and Wade Fornoff. Others in attendance were City Clerk Laurie Magan, City Administrator Matt Fick, and Deputy Clerk Tammy Hintz. City Attorney William Connor was available via zoom. Alderman Robert Hall was absent.

### **OTHER ITEMS FOR CONSIDERATION**

None

The meeting was adjourned at 8:17 p.m. by Mayor Skinner.

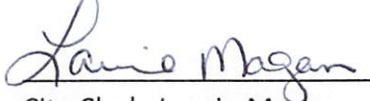
Approved the 5 day of July, 2022.



Handwritten signature of Elizabeth A. Skinner in blue ink.

Mayor Elizabeth A. Skinner

Attest:



Handwritten signature of Laurie Magan in black ink.

City Clerk, Laurie Magan



MEETING NOTICE & AGENDA
DELAVAN CITY COUNCIL
TUESDAY, JUNE 21st 2022 - 6:30 P.M.
CITY COUNCIL ROOM, 219 LOCUST STREET, DELAVAN, ILLINOIS

Agenda for the meeting, including those matters which will be discussed, and on which final action may be taken is as follows

CALL TO ORDER/ROLL CALL

- I. PLEDGE
II. INVOCATION
III. PUBLIC COMMENTS
IV. CONSENT AGENDA
A. Approval of Minutes June 7, 2022, Regular Meeting
B. Resolution to approve payment of bills (Res. # 2022-13)
V. REPORTS OF OFFICERS
A. Mayor's Report
B. City Administrator's Report.
C. City Attorney's Report
VI. EXECUTIVE SESSION 5ILCS 120/2(c)2
VII. UNFINISHED BUSINESS
VIII. NEW BUSINESS
A. Public Hearing, Discussion and Action on an Ordinance Approving and Intergovernmental Agreement for Building Inspection Services by and Between the City of Delavan and County of Tazewell, Illinois (Ord #2022-14).
B. Discussion and Action regarding a Special Use Permit from The Optimist Club for a Car Show on Saturday, July 16, 2022.
C. Presentation from Steve Kline, with The Economic Development Group, concerning Tax Increment Financing.
IX. OTHER ITEMS FOR CONSIDERATION
X. ADJOURNMENT

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This is to certify that this notice and agenda was posted at least 48 hours in advance of the meeting on the door of the City Council Room and on the bulletin board in City Hall, 219 Locust Street, Delavan, Illinois.

Handwritten signature of Tammy Harty, Deputy City Clerk

6/17/2022
Date

ANY QUESTIONS REGARDING AGENDA ITEMS SHOULD BE DIRECTED TO THE CITY ADMINISTRATOR AT (309)244-7146 OR mfick@delavanil.org