

Village of Pecatonica Regular Board Meeting
Thursday, April 6, 2023 at 6:30 p.m.
Village Hall 405 Main Street. Pecatonica, Illinois

1. **Call to Order** - President Tom Heister called the meeting to order at 6:30 p.m. on Thursday, April 6, 2023, at Village Hall.
2. **Silent moment observed.**
3. **The Pledge of Allegiance to the American Flag was recited**
4. **Roll call** – Trustees Bill Determan, Marilyn Wilke, Kathy Doty, Tom Gipe, and Gerald Howard were present.

Also, present: Clerk Gwenn Shirley, Public Works Director Nick Berry, Interim Police Chief Al Nylund, Treasurer Bernie Mrugala, and Attorney Darrin Burke.

5. **A quorum was established.**
6. **Additions/Corrections to the Agenda** – none.
7. **Approval of Agenda** –

A motion was made by Trustee Howard and seconded by Trustee Determan to approve the agenda as presented. Discussion. A roll call vote was taken. All Trustees voted yes. Motion approved 6-0-0.

8. **Call to the Public-**

1. Paul Munson spoke as a representative for Northern IL Service Company. Demolition contractor from Rockford IL. We have been hired to demolish the granary structure at 312 Main Street. We applied for a permit in February and are working through the process. Paul is here because he was told the permit would be put on the agenda for tonight's meeting and discussed. Paul is open to any questions regarding the permit process.
2. Piper Turner voiced her concerns regarding the demolition of the granary. Expressed concerns regarding government getting involved with private property owners. Rules and regulations need to be followed. Piper hoped that the board would vote in favor of what needed to happen in order for the Pec Playhouse to move forward.
3. Angela Larson spoke as a member of the Pec Playhouse board. The Pec Playhouse board has worked very hard in finding a new location for the theater. They have managed the demolition of the condemned portion of the theater. Most of the hard work is done by volunteers to get everything inventoried and moved to a safe location. The Pec Playhouse has been around producing quality entertainment for 35 years. The PPT has investigated 8 different locations for the new theater. The PPT board is committed to rebuilding the theater.
4. Laura Wiegert spoke. Business owner in Pecatonica for 42 years. She voiced her support of bringing the Pec Playhouse Theater back to life. Expressed her concern over the involvement of the Village Board in the PPT business. Any other business would have left due to loss of revenue due to a 2-year pause in their revenue income. She hopes with the new village administration, situations like this will not happen in the future.

5. Marg Herbig spoke. Request for tree removal from creek across from Mobil. Holiday coming up and it is not pleasant to look at. The building up by the new water tower on Grove Street. It was built a couple years ago but there was never an open house to the public to view.

Agenda Items

A. Village President

1. **Contractors Currently Performing Work for the Village of Pecatonica** – Only well house contractors are currently performing work for the village.
2. **P.I.A. Update on the Granary-** Joan Cunningham. PIA president and member of Historical Museum. Joan gave the history of the PPT, Historical Museum, and Granary. When the Historical Museum gave the granary to the PPT, it was the understanding that they would maintain and take care of it. The history of the granary is so important to our community! Mark Keim was on the board of the PPT in the past and helped establish them. He's believed in the past and now along with the Historical Museum that the granary is an artifact to keep. Architecturally and agriculturally, it has great significance and should be saved. Both parties understood that the Historical Museum placed priority on the granary and its historical significance over anything else. The Historical Museum's goal was always to preserve the granary. Laurie McNamer spoke, she owns Forget Me Not floral. Parking has been a problem for her business since PPT has been around. Her concern is that if the granary is torn down and a new theater is put there, the influx of cars that need to park will affect the local businesses. Laurie went over her handout regarding potential revenue if the granary is converted to a business. Gary Anderson founder of GWA architects in Rockford, has been involved in historical renovations and preservations over the years. He is also a member of "Landmarks Illinois". Historic preservation can mean dollars for communities. The State has historic tax credits that can be used to restore buildings like the town of Quincy did. There are historic tax credits available to use but most are not aware of them. The funds come through the federal and state government. There are great ways to reimagine and repurpose buildings.
3. **Discuss Demolition Permit Application for 312 Main Street, Pecatonica IL-** President Heister discussed the application for the demolition permit that was submitted to the village. There is still additional information needed from the contractor. The village Building Inspector was sent out to inspect the building, and with that came more questions. The inspector reported that part of the building is on village property and he requested that a survey of the location be completed. There is a national geodetic survey marker on the building. PPT engineer stated that marker could be removed, however the village engineer does not agree with that information. He is checking into this with the proper organization. The village cannot make a decision until they have all the correct information regarding the situation. The village has legal counsel to make sure they are protected in this process. Trustee Determan pointed out that ComEd has property in that area as well and should be contacted to sign off prior to any permit being issued. Trustee Howard stated his concern is that the village has no information on what will be in that space. Trustee Wilke and Determan would also like to see proposals of what the granary could be that would fit in that space and be realistic for Pecatonica. President Heister reiterated that the purpose of the meeting was to bring all the information to the board, so all board members were on the same page. Trustee Wilke asked what the ordinance is regarding a business having rights to tear down their own property. The village attorney stated he was investigating the wording of the village ordinance and will get that information to the board.

B. Unfinished Business – none

C. New Business

1. 2023-03 An Ordinance Authorizing the Sale and/or Disposal of Personal Property Deemed Surplus by the Village of Pecatonica IL. – 1st Reading.

A motion was made by Trustee Determan and seconded by Trustee Howard to suspend the rules. Discussion. Motion approved. 6-0-0.

A motion was made by Trustee Wilke and seconded by Trustee Howard to approve 2023-03 Ordinance. Discussion. Motion approved 6-0-0

2. 2023-04 An Ordinance Approving Zoning Map Amendment for Property Commonly known as “630 Main Street, Pecatonica, IL”, P.I.N 09-28-301-002, Village of Pecatonica, Winnebago County, IL – 1st reading.

A motion was made by Trustee Determan and seconded by Trustee Doty to suspend the rules. Discussion. Motion approved. 6-0-0.

A motion was made by Trustee Determan and seconded by Trustee Howard to accept ordinance 2023-04. Discussion. Motion failed. 0-6-0

3. Award Class E Liquor License to 3rd Street Station of Pec-

A motion was made by Trustee Wilke and seconded by Trustee Determan to award the class E liquor license to 3rd street station of Pec. Discussion. Motion approved 6-0-0.

D. Legal (Attorney Darrin Burke) – Nothing to report.

E. Finance (Chairman Determan)

1. Next meeting: Tuesday, April 11, 2023, at 6:30 PM

2. Chairman Report – The main topic at the next finance meeting will be the purchasing policy. Appropriation ordinance is coming at the end of June. Revised budgets will be sent out by Bernie soon to all departments.

F. Planning Commission/Zoning Board

1. Next meeting: Thursday, May 11, 2023 at 6:00 PM

2. Review Zoning Board Recommended Changes to Zoning Chapter 153.066, “Signs” General Provisions- Information packets were handed out. President Heister stated that the reference to signs means to keep the signs grounded and at the same height. Mr. Ritter will be at the next meeting to answer any questions.

3. Review Zoning Board Recommendations to add Chapter 153.015 Solar Panel/Energy Systems- Information packets were handed out. President Heister stated it was an initial draft of the potential future solar area. Mr. Ritter will be at the next meeting to answer any questions.

G. Public Works (Chairman Gipe)

1. Next meeting: Monday, May 1, 2023 at 6:30 PM

2. **Chairman Report** – During the last PW meeting they discussed the sidewalk program. Discussed the visibility problem at 4th and Main Street. Officer Nylund submitted information to public works and public safety departments. Public works needs time to discuss the proposed changes to the businesses it affects. A quote for a machine for public works was handed out to the village board.
3. **Public Works Report** – Nick Berry discussed the spectrophotometer machine which is used to test water and wastewater. The old machine currently used is from 2008 and needs to be replaced. EPA requires it calibrated and updated every year. Two years ago, they found that the machine is out of date and updates are no longer available for that machine. The results from the machine do not match those from a certified lab. Two quotes were given to public works, and they decided to go with the one give to the board tonight for review.
4. **Approve Purchase of a Spectrophotometer from Hach Company not to exceed \$7510.00** –

A Motion made by Trustee Gipe and seconded by Trustee Howard to approve purchase of spectrophotometer from Hach Company not to exceed \$7510.00. Discussion. Motion approved. 6-0-0.
5. **Update on Main Street Parking-** President Heister discussed no parking signs during certain hours for Green Bean Academy and talked with Green Bean representative regarding the situation.
6. **Review Draft of Pecatonica Sidewalk Replacement Program-** Reviewed by board.
7. **Engineer's Report-** Report was given out to the board. Pre-construction meeting coming up.

H. **Public Safety (Chairman Wilke)**

1. Next meeting: Wednesday, May 3, 2023 at 6:00 PM
2. **Chairman Report** – Upfitting of the new Chevy Tahoe. Quotes have been received. Updates need to be done as well on current vehicles.

3. **Police Department Report-**

Interim Police Chief Al Nylund Police Dept. reviewed the monthly report. He has also received 3 estimates on the Upfitting of the new Tahoe, this does include decals for the 2020 Tahoe, the 2023 will not have decals. The Public Safety committee chose Rockford Communications to do the work on the vehicles. This would include the removal of the current police pickup truck's equipment, Upfitting the new vehicle and the decal for older Tahoe. A requirement is made by Rockford Communications to purchase the equipment/parts upfront due to supply chain issues. They will be sending over an invoice for the parts right away to the village.

4. **Approve Equipment Quote for 2023 Tahoe Upfitting-**

A motion was made by Trustee Doty and seconded by Trustee Howard to approve the 2023 Tahoe Upfitting by Rockford Communications not to exceed \$11,800. Discussion. Motion approved. 6-0-0.

I. **Economic Development Committee (Chairman Doty)**

1. **Next Meeting:** Monday, April 17, 2023, at 6:00 PM
2. **Chairman Report** – No report. Easter Festival is this weekend!

J. Treasurer (Bernie Mrugala)

Warrant List #952 April 6, 2023

\$ 65,453.70

A motion was made by Trustee Wilke and seconded by Trustee Howard to approve warrant list #952 in the amount of \$65,453.70. Discussion. A roll call vote was taken. Motion approved 6-0-0.

Payroll for Period Ending March 26, 2023
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\$ 18,638.82

A motion was made by Trustee Gipe and seconded by Trustee Wilke to approve the payroll total of \$18,638.82. Discussion. A roll call vote was taken. All Trustees voted yes. Motion approved 6-0-0.

K. Clerk's Items (Gwenn Shirley) – Five building permits were issued. Two reports for property code violations, and one FOIA request.

L. Executive Session – None

M. Action on Items Arising out of Executive Session- None

Adjournment –

A motion was made by Trustee Doty to adjourn. Trustee Howard seconded the motion. Motion passed. Meeting adjourned at 8:48 pm.