

VILLAGE OF HANNA CITY
"Virtual" Council Meeting Minutes
April 21, 2020

The Regular Council Meeting was called to order by Mayor Winterroth at 7:07 p.m. with pledge to the flag and a moment of silence to honor those serving our country. Present: Trustees: Hoopingarner, Johnson, Stear, Fryxell, Gates, Weaver, Attorney Egan, Engineer Lott, Admin Smith, Treasurer Braden and Clerk Klatt.

Guests: Ron Gulley and Justin Ball to discuss Coffee Can TIF Proposal. Cindy Holmes to observe.

Minutes: Stear made motion to approve minutes of the regular meeting on April 7 as printed...seconded by Johnson...all ayes...motion carried.

Treasurer's Report: One item not on Warrant List is item for grass carp for lagoon at cost of \$660.00. Discussed at previous meeting but unable to order them at that time due to State regulations so application was returned but learned today that they can be ordered. Hoopingarner made motion to approve warrant list and pay all outstanding bills including the one for grass carp ... Fryxell seconded ... ROLL CALL VOTE: Hoopingarner: yes, Johnson: yes, Stear: yes, Fryxell: yes, Gates: yes, Weaver: yes ... motion carried.

Engineer's Report: (Lott): After discussion, Council chose to not do an MFT program this year; wait for road assessment and plan bigger program next year.

Attorney's Report (Egan): In regard to Covid-19, discussion of a resolution to restore temporary executive powers since Ordinance passed on March 17 expired on April 7. Fryxell made motion to approve Resolution 2020-04-01 A Resolution Restoring Temporary Executive Powers Pursuant to 65 ICLS 5/11-1-6 ... Weaver seconded ...ROLL CALL VOTE: Johnson: yes, Stear: yes, Fryxell: yes, Gates: yes, Weaver: yes, Hoopingarner: yes ... motion carried. Village has sent letters to some residents who are in violation of Village ordinances ... one is still in violation even after several Sheriff's investigations ... Mayor will discuss with Attorney's office tomorrow.

Administrator (Smith): Discussion on Coffee Can proposal. Worked with Jacob & Klein and developers to put together the predevelopment agreement that is attached. Working on boundary maps for TIF and BBD. Next step is Jacob & Klein getting help from engineering firm for preliminary property checks ... either Farnsworth or other firm that does this type of work more frequently. Engineer Lott mentioned that Farnsworth is qualified to do this type work and will put together some prices for next meeting.

Finance (Hoopingarner): With no changes requested, Hoopingarner made motion to approve attendance report and authorize pay for elected officials ... Fryxell seconded ... ROLL CALL VOTE: Stear: yes, Fryxell: yes, Gates: yes, Weaver: yes, Hoopingarner: yes, Johnson: yes ... motion carried. General Fund has CD at Hanna City Community Bank in amount of \$25,679.59 which is up for renewal. Consensus was to cash CD and deposit funds in money market or checking account. After discussion on budget, Hoopingarner made motion to approve 2020-2021 budget proposal for next fiscal year ... Johnson seconded ... ROLL CALL VOTE: Fryxell: yes, Gates: yes, Weaver: yes, Hoopingarner: yes, Johnson: yes, Stear: yes ... motion carried.

Storm & Sanitary Sewer (Gates): After discussion, Gates made motion to purchase two trash pumps from Northern Tool + Equipment at price not to exceed \$2,000.00 ... Stear seconded ... ROLL CALL VOTE: Gates: yes, Weaver: Yes, Hoopingarner: yes, Johnson: yes, Stear: yes, Fryxell: yes ... motion carried. Discussion on refurbishing Jo Dan Court Lift Station at approximate cost of \$31,000 ... amount has been added to budget.

Streets & Alleys (Weaver): Nothing to report.

Police & Planning (Johnson): Discussion on Coffee Can predevelopment agreement. Johnson made motion to accept the proposal for the predevelopment agreement that is attached ... Gates seconded ... ROLL CALL VOTE: Gates: yes, Weaver: yes, Hoopingarner: yes, Johnson: yes, Stear: yes, Fryxell: yes ... motion carried.

Water (Fryxell): No checks approved from water escrow account. Fryxell made motion to amend motion last meeting on donation to Tee It Up for the Troops event sponsorship to be effective during next fiscal year since donation has already been made to them in this fiscal year (last July) ... Hoopingarner seconded ... ROLL CALL VOTE: Weaver: yes, Hoopingarner: yes, Johnson: yes, Stear: yes, Fryxell: abstain, Gates: yes ... motion amended.

Building & Grounds (Stear): Water Clerk declined cleaning office building. Will check with some people who may be interested. Money has been budgeted for office cleaning.

Other Business: Still communicating with local businesses regarding Covid-19 to see how Village can help them.

At 8:17 p.m. Hoopingarner made motion to go into Executive Session In compliance with (5 ILCS 120/2, Section 2 - (C)(1) of the Open Meetings Act- Executive Session to discuss employment and compensation of employees ... Johnson seconded ... all ayes ... motion carried.

At 8:31 p.m. Johnson made motion to return to regular session ... Weaver seconded ... all ayes ... motion carried. ROLL CALL OF THOSE PRESENT: Mayor Winterroth, Admin Smith, Trustee Hoopingarner, Trustee Johnson, Trustee Stear, Trustee Fryxell, Trustee Gates, Trustee Gates, Attorney Egan, Clerk Klatt.

Hoopingarner made motion to approve 2.5% salary rate increase (effective first full pay period in new fiscal year) for each employee plus \$1 hour increase for employee Orr since he received his wastewater license (effective March 3, 2020) ... Fryxell seconded ... ROLL CALL VOTE: Hoopingarner: yes, Johnson: yes, Stear: yes, Fryxell: yes, Gates: yes, Weaver: yes ... motion carried.

Boomtastic would like to obtain permit to sell fireworks as done in previous years ... will put on agenda for next meeting.

Correspondence: Received thank you from OSF HealthCare Foundation for donation in memory of Catherine Braden and thank you from Shriners Hospital for Children in Chicago in memory of Harold Stear.

Mayor received resignation from Administrator Smith effective in two weeks. We appreciate all the work he has done for the Village leaving it in a better position because of his knowledge and expertise ... we wish him well in his new endeavor and will miss him.

Meeting adjourned 8:41 p.m.

Submitted by Myrna Klatt, Village Clerk

PRELIMINARY ESTIMATE - FOR REVIEW ONLY

**HANNA CITY PROPOSED TIF DISTRICT & BUSINESS DEVELOPMENT DISTRICT
HANNA CITY COFFEE CAN, LLC**

3/26/20

TIF/BDD FORMED

Calendar Year of Receipts	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Real Estate Tax Increment	Built	Assessed	\$3,566	\$3,637	\$3,710	\$3,784	\$3,860	\$3,937	\$4,016	\$4,096	\$4,178	\$4,261	\$4,347
1% Village Sales Tax		\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250
1% BDD Sales Tax		\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250
Total R.E. & Sales Tax Increment		\$10,500	\$14,066	\$14,137	\$14,210	\$14,284	\$14,360	\$14,437	\$14,516	\$14,596	\$14,678	\$14,761	\$14,847
Developer's Share of Sales Tax	\$85,000											\$6,084	\$6,300
Private Investor/2nd Mortgage Balance	\$55,000	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$44,006)	(\$29,490)	(\$14,894)	(\$216)	\$0	\$0
Net R.E. & Sales Tax (Village)		\$10,500	\$14,066	\$14,137	\$14,210	\$14,284	\$14,360	\$14,437	\$14,516	\$14,596	\$14,678	\$8,677	\$8,547
Cumulative Net R.E. & Sales Tax	(\$140,000)	(\$128,500)	(\$115,434)	(\$101,297)	(\$87,087)	(\$72,803)	(\$58,443)	(\$44,006)	-\$28,490	-\$14,894	-\$216	\$8,461	\$17,008

Calendar Year of Receipts	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	TOTALS
Real Estate Tax Increment	\$4,434	\$4,522	\$4,613	\$4,705	\$4,799	\$4,895	\$4,993	\$5,093	\$5,195	\$5,299	\$5,404	\$5,513	\$102,857
1% Village Sales Tax	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$126,000
1% BDD Sales Tax	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$126,000
Total R.E. & Sales Tax Increment	\$14,934	\$15,022	\$15,113	\$15,205	\$15,299	\$15,395	\$15,493	\$15,593	\$15,695	\$15,798	\$15,904	\$16,013	\$354,857
Developer's Share of Sales Tax	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$87,984
Net R.E. & Sales Tax (Village)	\$8,634	\$8,722	\$8,813	\$8,905	\$8,998	\$9,095	\$9,193	\$9,293	\$9,395	\$9,499	\$9,604	\$9,713	\$266,873
Cumulative Net R.E. & Sales Tax	\$25,642	\$34,364	\$43,177	\$52,082	\$61,081	\$70,176	\$79,369	\$88,662	\$98,057	\$107,556	\$117,160	\$126,873	\$126,873

Sales Tax Ass	
Annual Retail \$	\$525,000

Annual 1% V \$5,250
Annual 1% B \$5,250

Real Estate Assumptions	
Total Projected	\$145,000
Projected EAV	\$48,333
Less Base EAV	\$6,670
Net Increase In Real Estate Tax	\$41,663
	\$3,566

Variables	
Inflation Rate	2.00%
Total	
Tax Rate	8.56%
Developer Share of S.T.	60%

Parcel Nos. 16-10-280-001 & 002

Total TIF Elig

\$229,633

