

## MINUTES OF REGULAR SESSION OF THE CHENOA CITY COUNCIL

MEETING HELD MARCH 26, 2024

The Chenoa City Council met in regular session on March 26, 2024 at 6:30 p.m. at City Hall. Mayor Shane, Commissioners Pickett, Myers, Lopeman, Hernandez, Treasurer Rowold and City Clerk Rhoades were in attendance.

#5650 Commissioners Myers and Pickett moved and seconded the Motion that the Minutes of the Regular Meeting of March 12, 2024 and the Executive Session of March 12, 2024 be approved. That the bills and payrolls be allowed, and orders on the Treasurer be drawn in payment of same. The roll call vote was affirmative.

#5651 Commissioners Myers and Pickett moved and seconded the Motion to Approve the Purchase of a Gravely Mower from Sam Walter & Son in the amount of \$16,244.98. The roll call vote was affirmative.

#5652 Commissioners Pickett and Myers moved and seconded the Motion to Approve an Ordinance Approving and Authorizing the Execution of a Redevelopment Agreement by and between the City of Chenoa and Anderson Properties Luxe, and Zachary Anderson. Ordinance #868. The roll call vote was affirmative with Commissioner Lopeman abstaining.

#5653 Commissioners Lopeman and Hernandez moved and seconded the Motion that the council do now adjourn. The roll call vote was affirmative.

### IN OTHER BUSINESS BEFORE THE COUNCIL:

#### **Marion Shier Presenting Information Regarding School District**

Marion Shier said there is a committee of 21 people that were chosen to try to deal with and address this whole issue of what the school board should be doing for the facilities for PC over the coming years. Last July a facility study was done and it outlined the issues in the six different buildings in four towns. There are two buildings in Forrest, two in Fairbury, one in Chatsworth and one in Chenoa. It will cost roughly \$57 million just to get them to decent standards. There are issues from electrical, heating, cooling, roof issues, flooring issues, and other issues. They toured all six of the buildings along with the tours being opened to the public. He said not many attend the school tours. There are several different scenarios of what the solution could be. At the conclusion of the last meeting each table reported what their suggestion would be regarding first and second placing. Option 3E was first by one vote and 2B was second. 3E would close Chenoa, Chatsworth and the UE which is 97 million dollars. 2B would close the building by the racetrack in Fairbury and the UE in Forrest. This would cause additions to the Jr. High building which would cost about 69 million. It has been said that they are pushing this way too fast. He said the reason for it to be moving so fast is because they need it on the ballot in November in order to keep their current bond rates by just adding to it. That bond is to be paid off in December, therefore it needs to be done before the end of the calendar year. He emphasized how important it is for everyone in the community to attend the PACT meetings. These meetings are to help

the PACT Committee makes their decision on what they will present as a recommendation to the school board. The school board will then make their decision of what will be on the ballot. He suggested getting to the meetings early so you can be the first one at your table and be able to volunteer as the note taker or the presenter in order to be sure your thoughts and opinions are shared at the end of the meeting.

### **Chenoa Dog Park Update**

Camern Hernandez said they have the fence. They will be putting the fence up on April 6. They do have some volunteers that will be there. They have sold several bricks so far. One from Arkansas, one from New Zealand, several from Illinois and one from South Carolina. They have sold about 12 so far.

### **Purchase of New Mower**

Manny Hernandez said they have two mowers and one is pretty much day to day. It is constantly getting fixed and it is time to replace it. Aaron and himself went to Sam Walters to look at one. It's a Gravely 60 inch deck 38 horsepower and comes with tires that won't go flat. It cost \$16,244.98 which is state bid. Mayor Shane said he would like it to be a wider mower but with budget thought to just replace it with the smaller one. Commissioner Lopeman asked how soon they are looking to replace the other one. Mayor Shane said it has about half the hours on it but would love to do it next year if they can work it into the budget or maybe in two years. Commissioner Lopeman asked how much the 72 inch cost. Commissioner Hernandez said it was going to be about another \$5,000. Mayor Shane said they could look into it more. The sooner the better as they will need to start mowing soon. The council agreed to take it to a vote.

### **Ordinance Approving and Authorizing the Execution of a Redevelopment Agreement by and between the City of Chenoa and Anderson Properties Luxe, and Zachary Anderson**

Mayor Shane said this would be 50% of the increase of the real estate tax. There is no sales tax that will come from this. He said Gwen said most towns do 50% unless they can come up with a good reason as to why it should be more. Chenoa has done these for 60% and 65% before. Commissioner Lopeman asked about the interest buyout. Mayor Shane said that is the interest on his loan. So if he pays it off early they City will not pay that much out to him. Commissioner Lopeman confirmed that is 30% of his total interest on his loan. Commissioner Lopeman questioned if the EDC has reviewed this. Mayor Shane said he sent this straight to Gwen and the EDC has seen it. Mayor Shane said they are still working on the process for this. Commissioner Lopeman said he would like to send it back to the EDC for review. Commissioner Myers and Mayor Shane said it was presented at the last EDC meeting. The council then took this to a vote.

### **Comments from the Floor**

Carrie Houlzher asked permission to use city barricades to shut down downtown and possibly down to in front of the Finish Line on June 2 for a car show. She would like to do it a little later in the day than normal since it is a Sunday. She was thinking of starting registration at 10:00 or 11:00 and

going to 3:00 or 4:00. This is for 3 different charities, Special Olympics, Halo Program at Heartland and an animal charity. The council did not have any issues or concerns.

Mayor Shane drew a name for the winner of this issue of the Chenoa Junction contest. This has increased since the last time which is what it is meant for. Danika Burger was the winner.

**Attorney's Comments**

None

**Treasurer's Comments**

None

**Commissioner's Comments**

Commissioner Myers

None

Commissioner Pickett

None

Commissioner Hernandez said June 9 is Chenoa Night at the Cornbelters game. If you would like to promote your business there are special prices. Contact City Hall for contact information for this.

Commissioner Lopeman said the guys have been working on the salt shed. Through his job there was a business down in Bloomington getting rid of a bunch of stadium lights which the guys worked on hauling of those back after he was able to get them donated to the City. They have been working on brush and are about to get ready to replace some culverts. The beaver issue has not been solved yet but he has talked with the railroad and they seem to be working on a plan for a long term solution.

Mayor Shane said Jack Miller who owns the building to the North is willing to give it away. They have some people that will be coming to look at it at the end of the week. Suzane Hanks had an idea of several people in the community coming together to fix the building up and turning it into a Community Arts. Mayor Shane shared that whoever Jack gives this building to he will want to be sure they are going to start working on it right away due to the condition of the building. Cerda has found someone to take down the old cannery, so that will be coming down in the coming weeks. He has been working on the budget as he wants to get it done on time this year.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Alicia Rhoades City Clerk