

Shabbona Village Board Meeting Minutes

JANUARY 22, 2024 VILLAGE BOARD Meeting

The Regular Meeting of the Shabbona Village Board was called to order by Village President Donald J. Goncher on Monday, **January 22, 2024**, at 7:00 P.M. in the meeting room at Village Hall, 206 S. Blackhawk Street, Shabbona IL. The following were present:

Title	Name	Present	Not Present		Title	Name	Present	Not Present
President	Donald J. Goncher	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Trustee	Marc Cinnamon	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Treasurer	Cindy Barnes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Trustee	Denny Sands	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clerk	Jen Morrison	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Trustee	Allison Kidd Probst	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attorney	Keith Foster	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Trustee	David Simpson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Engineer	Chastain & Associates	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Trustee	Joy Fay	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Works	Bud Forrer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Trustee	Geoff Cooker	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OPENING OF MEETING/PLEDGE OF ALLEGIANCE/ ROLL CALL

Roll Call Vote: Marc Cinnamon-aye, Allison Kidd-Probst-aye, Denny Sands-aye, Joy Fay-aye, David Simpson-aye, Geoff Cooker-aye. 6 present.

ADDITIONS TO THE AGENDA - none

APPROVAL OF AGENDA – Allison Kidd Probst motioned to approve the agenda, Geoff Cooker seconded. All in favor vote aye, motion carried.

CITIZENS ADDRESSING THE BOARD:

- Kellan Welsh: vacant building ordinance – he agrees that vacant buildings need to be resolved to make the village thrive. He is a member of Building Shabbona Together and is happy to be part of that. He thinks the fines with the Vacant Building Ordinance are not appropriate as it is driving a wedge between the property owners and the Village. He sees people digging in their heels and the heavy hand of government enforcing is counterproductive and causing more issues. He asked the board to reexamine the vacant building ordinance and take some of the heavy handedness out. He said he does support the ordinance overall.
- Adam Honiotes: 201 E Comanche is now single occupancy and Adam is asking for it to be retroactive as they had not used it as two units since June 2023 and it will continue to be single occupancy going forward. It is a \$200 savings for them this month. He asked about rendering of downtown streetscape in front of car wash in newsletter, Don confirmed that it has changed since that rendering was done and what Don gave him is more accurate.
- Barry Greenwell: asked what the village wants with his property? What does the village use for vacant building assumptions? He has completed 90% of repairs that need to be done, plans on being in the building quite a bit this summer. He does not understand why his building has been declared vacant and that in order to enforce ordinance he will take the village to court. He said he has been trying to do everything within his power to resolve the maintenance issues.
- Jacob Hardy: he thinks there are a lot of concern about this vacant building issue – whether they are open to public or not, there part time or full time. He requested the board take a look at what is a vacant building as he does not feel that his building is vacant. He thinks the board would be better

served by working with the building owners and trying to bring business to town. He asked what the board is doing to support businesses.

REPORTS and ACTION

A. VILLAGE ENGINEER: Curtis Cook, Chastain & Associates

1. PROJECT UPDATES:

- a. Good meeting with Shabbona Fire Department and Curtis thinks we are very close to moving forward and coming to an intergovernmental agreement.

2. CONSIDERATION/APPROVAL OF ENGINEERING AGREEMENT FOR APACHE STREET PROJECT:

Marc Cinnamon motioned to approve construction engineering agreement for \$75,283 for the Apache Street Project, David Simpson seconded. Roll Call Vote: Joy Fay-aye, Geoff Cooker-aye, Allison Kidd-Probst-aye, Denny Sands-aye, David Simpson-aye, Marc Cinnamon-aye. 6-0 Motion carried.

3. CONSIDERATION/APPROVAL OF BID AWARD FOR SHABBONA ROAD PROJECT: Bids were opened on January 16 and there is correction on bid tab, Martin & Company bid is \$747,829.15 instead of \$748,229.15. Chastain talked to IEPA as this is a low interest loan (1.36%) with IEPA and they should have funds available from projects that were not moving forward at this time and get removed from intended project list so Chastain will be able to request additional funding from IEPA. Lead line replacement is included to seven houses at village expense of \$9,600. Denny Sands motioned to award Shabbona Road Project to Martin & Company for \$747,229.15, David Simpson seconded. Marc said they the board understands that the IEPA loan would be 50% forgiven and per Curtis that still stands. Roll Call Vote: Joy Fay-aye, Geoff Cooker-aye, Allison Kidd-Probst-aye, Denny Sands-aye, David Simpson-aye, Marc Cinnamon-aye. 6-0 Motion carried.

B. MAINTENANCE REPORT-BUD FORRER: Little bit of snow in last couple weeks, garbage day on Friday 1/12 being cancelled didn't help as a lot of people left their totes out for a week. Hauled a lot of snow up town, looking better. Took Christmas down at Parks after beginning of the year. F550 truck got 4 new tires last week.

C. COMMITTEE REPORTS:

1. **INFRASTRUCTURE COMMITTEE-MARC CINNAMON:** next major project will be Illini Street
2. **FINANCE COMMITTEE-ALLISON KIDD PROBST:** will be scheduling a meeting for March
3. **DEVELOPMENT COMMITTEE-ALLISON KIDD PROBST:** Building Shabbona Together (BST) has changed their full committee meetings to odd months (6 meetings a year) and sub-committees will be meeting in the even months. BST is now officially a charitable organization.
4. **PUBLIC AFFAIRS COMMITTEE-DAVID SIMPSON:** first meeting of 2024 is March 13 @ 6pm.

D. DEKALB COUNTY SHERIFF – reviewed Sheriff's reports

E. VILLAGE CLERK

1. **APPROVAL OF REGULAR BOARD MEETING MINUTES FROM DECEMBER 18, 2023-**David Simpson motioned to approve the minutes of the Board Meeting from December 18, 2023, Marc Cinnamon seconded. All in favor vote aye, motion carried.
2. **ZONING:** Permits issued to date – 402 W Comanche shed building will be demolished. By board consensus, going forward all requests for building demolition need to be reviewed for approval by the Village Board of Trustees, upon approval the Clerk will submit to B&F Construction for permit review and issuance.

FINANCIALS

A. APPROVAL OF BILLS AND PAYROLL – David Simpson motioned to approve bills and payroll for January 2024, Joy Fay seconded. Roll Call Vote: Allison Kidd-Probst-aye, David Simpson-aye, Denny Sands-aye, Marc Cinnamon-aye, Joy Fay-aye, Geoff Cooker-aye. 6-0 Motion carried.

B. TREASURER'S REPORT – Joy Fay motioned to accept the Treasurer's report, David Simpson seconded. Roll Call Vote: Joy Fay-aye, Allison Kidd-Probst-aye, Denny Sands-aye, Geoff Cooker-aye, David Simpson-aye, Marc Cinnamon-aye. 6-0 Motion carried.

C. UTILITY BILLING:

1. **201 E COMANCHE:** Owner is requesting waiver of utility bill for upstairs unit for October-December as the house became one unit in June 2023 and board approved going to one utility bill at December meeting. Joy Fay motioned to waive the upstairs utility bill, Allison Kidd Probst seconded. Roll Call Vote: Geoff Cooker-aye Marc Cinnamon-aye, Allison Kidd-Probst-aye, Denny Sands-aye, David Simpson-aye, Joy Fay-aye. 6-0 Motion carried. Cindy will issue a new bill.

OLD BUSINESS

- A. INTERGOVERNMENTAL AGREEMENT WITH SHABBONA FIRE PROTECTION DISTRICT:** Keith Foster said that Curtis Cook had explained that the retaining wall is not critical and mostly would not do anything. The agreement had the retaining wall in it. The Fire Department is fine with not building retaining wall as long as Curtis is sure it is not necessary. The one and done clause in the IGA has the Fire Department nervous and seemed reasonable to Keith and Marc Cinnamon. There were some minor changes agreed to be made to the IGA. The agreement is to move forward and Chastain will begin design engineering, Curtis said a short piece of retaining wall may be necessary at the North end. Marc Cinnamon motioned once IGA is amended/reviewed to move forward with engineering design work, Denny Sands seconded. All in favor – aye, none opposed, motion carried.

B. PROPERTY NOTICES-VIOLATIONS AND MAINTENANCE:

- a. West Comanche Ave: still in court
- b. 304 W Navaho: garage was demolished in December, appears materials were cleaned up timely. Keith Foster will send a letter to the property owner for resolution of violations with garage.
- c. 202 S Shabbona Road – truck on Cherokee Street has not moved since snow last week along with a car on North Illini Street. Letters are being sent with fines included. Between October and December newsletters as well as reminders on Village Website and Facebook page, there was ample information about snowfall parking provided.

C. VACANT BUILDINGS

- a. **CONSIDERATION/APPROVAL OF NEXT STEPS FOR VACANT BUILDINGS:** Letters and Fine Invoices have been sent to property owners, no one has registered or paid fines to date. The Village attorney was directed to put liens on properties. Storage is not a C1 or C2 approved use, properties need to be complying with C1 and C2 approved uses. Marc Cinnamon has researched communities including smaller municipalities and since 1990 most communities populations have increased. Shabbona's population is smaller and part of it is that when people are looking to bring businesses, they are not even stopping in Shabbona due to all the vacant buildings and lack of owner interest in selling. ~~For 16 consecutive years, property taxes have gone down.~~ *Most commercially zoned properties in the village peaked in assessed value in 2006. The assessed value of commercially zoned properties in the village did not reach their 2006 assessed value again until 2023/2024. Some today continue to remain significantly below their 2006 assessed value (Amended 2/26/2024, Jen Morrison, Village Clerk).* Properties not being used for C1 & C2 approved uses are a drain on the local economy. Many communities that have grown have had new development. BST 501c3 has goals to assist building owners with improving buildings and bringing businesses and economic development to town. Denny Sands asked if there is anything else the village can do to improve it. Marc said that Allison Kidd Probst and other board members were involved with developing vacant building ordinance. Some of the property maintenance has started improving the appearance in the commercial districts. Denny asked if it would be okay if he talked with a couple of the property owners—board consensus is for Denny to go ahead. Marc said that a big part of all of this, that revenue needs to be increased and sales tax is a huge part of that. Dollar General was interested and would have generated \$40,000-\$50,000 minimal first year. State Park reportedly had 800,000 visitors last year and the village is missing out on revenue without having businesses, especially groceries that would draw those visitors to downtown. Don Goncher said that we are not the only town facing this challenge, a lot of towns are dealing with

similar issues. Marc said we will continue to look at the communities that have been successful at improving the quality of downtown.

- D. CONSIDERATION/APPROVAL TO AMEND ORDINANCE 4-2-1 ANIMALS AND ANIMAL CONTROL:** Marc said that need to consider limiting number of dogs/cats. Draft for board consideration will be provided at February meeting.

NEW BUSINESS

- A. CONSIDERATION/APPROVAL TO REPEAL ORDINANCE 4-2-11/4-2-12 KEEPING OF CHICKENS:** Marc Cinnamon motioned to repeal ordinance 4-2-11/4-2-12 Keeping of Chickens, Allison Kidd Probst seconded. All in favor-aye, opposed none, motion carried. Keith will prepare update to ordinance for February meeting.
- B. ENHANCING COUNTYWIDE INFRASTRUCTURE PLANNING EVENT:** Jen received information about event is being hosted by DeKalb County Community Development – if anyone is interested in attending, use the highlighted link in the handout to RSVP.

ADJOURNMENT: Allison Kidd Probst motioned for adjournment at 8:00PM, Joy Fay seconded. All in favor vote aye, motion carried.

Meeting Minutes of the Village of Shabbona, Illinois submitted by Village Clerk, Jennifer Morrison.

/s/ _____

Approved: _____