

City of Nokomis
City of Nokomis Council Regular Meeting Minutes
March 11, 2024

The City Council of the City of Nokomis, County of Montgomery, Illinois held its regular meeting at the Nokomis City Hall on Monday, March 11, 2024. Mayor Goldsmith called the meeting to order at 7:00 p.m., and City Clerk Hill called the roll. Those present were Commissioners Morris, Glenn, Stauder, and Mayor Goldsmith. Commissioner Arkebauer was absent. Also present, Ellen Christener (Pana News) Ben Schwarm (Journal news) Alan Hard, Mike Stombaugh, Andy Hanfland (Farnsworth Group) and City Administrator Keith Hancock.

VISITORS

Mike Stombaugh was present to address the council about a property he owns at 604 Gibson Lane. Mr. Stombaugh provided copies of a document to the Council and Mayor Goldsmith. Mr. Stombaugh stated that back in 1995 the council addressed his mother when she owned the property about digging a test hole for a well. Mr. Stombaugh stated that shortly after he was made aware that it was going to be a well. Mr. Stombaugh stated that he believed that everything with the property lines had been taken care of, however shortly after the City had the property surveyed for the Fire Department training grounds, he found out that the property was not marked correctly, and he now believes that the City has been using the well to help furnish the City water for years and didn't own the property. Mr. Stombaugh stated that he does not want to cause any trouble but that he would like to remedy the situation. Mr. Stombaugh stated that he has three options for the city. Option 1.) pay him \$15,000.00. Option 2.) pay him \$10,000.00 and not make him pay utilities at his home in town. Or Option 3.) take out well off of his property. Commissioner Stauder asked Mr. Stombaugh when he was on the city council. Mr. Stombaugh stated that he believes he was on the city council back in 2015. Discussion was held on the feet and length of the property lines. Mr. Stombaugh stated that if you look on the beacon website, he does not believe that it is correctly marked. Mayor Goldsmith stated that we will look at the property and review the documentation. Mr. Stombaugh thanked the council for looking into the matter and requested it be remedied within 30 days.

Approval of Meeting Minutes

Minutes of the February 26, 2024, regular meeting was presented. Commissioner Glenn made a motion to approve the minutes as written. Commissioner Stauder seconded the motion. Voting yes, Commissioners Glenn, Stauder and Mayor Goldsmith. Commissioner Morris abstained; Commissioner Arkebauer was absent. Nays, none. The motion carried.

Minutes of the February 26, 2024, executive meeting was presented. Commissioner Glenn made a motion to approve the minutes as written. Commissioner Stauder seconded the motion. Voting yes, Commissioners Glenn, Stauder and Mayor Goldsmith. Commissioner Morris abstained. Commissioner Arkebauer was absent. Nays none. The motion carried.

Resolutions, Petitions, Ordinances, Remonstrance

Commissioner Stauder made a motion to approve resolution 2024-01 a resolution adopting the 2024 Montgomery County Multi- Jurisdictional Natural Hazards Mitigation Plan. Commissioner Morris seconded the motion. Voting yes, Commissioners Morris, Glenn, Stauder and Mayor Goldsmith. Commissioner Arkebauer was absent. Nays none. The motion carried.

Commissioner Glenn made a motion to approve the 2024 MFT resolution for Municipal Maintenance. Commissioner Morris seconded the motion. Voting yes, Commissioners Morris, Glenn, Stauder and Mayor Goldsmith. Commissioner Arkebauer was absent. Nays none. the motion carried.

Reports of City Officers

Commissioner Morris made a motion to approve a building permit for a fence at 522 Young St. Commissioner Glenn seconded the motion. Voting yes, Commissioner Morris, Glenn, Stauder and Mayor Goldsmith. Commissioner Arkebauer was absent. Nays none. the motion carried.

Discussion was held on the building permit for a garage located at 334 Henry. Commissioner Morris stated that she went over and looked at the property and spoke to the homeowner. Commissioner Morris stated that the garage would be located across the street from their house on a property that they owned. Commissioner Morris stated that she did not see an issue with the application. Discussion was held on the size of the lot. Commissioner Stauder stated that he thinks we could pass the application with a variance and Commissioner Glenn requested the homeowner get letters from the neighbors because the garage is so large. Commissioner Glenn also stated that he is concerned about allowing these types of large garages in the city and agreed that having the neighbors write letters would be a good idea. Commissioner Morris made a motion to approve the building permit at 334 Henry with a variance from the neighbors. Commissioner Stauder seconded the motion. Voting yes, Commissioners Morris, Glenn, Stauder and Mayor Goldsmith. Commissioner Arkebauer was absent. Nays none. the motion carried.

Commissioner Glenn reported to the council that the street department has been busy doing work at the wastewater department and trying to get pot holing done whenever they can. Commissioner Glenn stated that they may have a lead on a truck, and that he has been working on the budget.

In Commissioner Arkebauer's absence Mayor Goldsmith let the Council know that the wastewater plant has been struggling but he has been in contact with Benton and Associates,

and they are getting a quote for a portable pump. Mayor Goldsmith stated that with all the working going on at the wastewater plant it would probably be a good idea to have one on hand. Commissioner Stauder requested that we get that quote so that we can get it added to the budget. Mayor Goldsmith let the council know that the detention tank work at the water department is ongoing. Mayor Goldsmith asked Andy Hanfland of Farnsworth if he has any additional information on that project. Mr. Hanfland stated that the project is going really well, and they are moving right along. Mr. Hanfland stated that the paint and patch of the tank will take place at a later date when the weather is better.

Commissioner Stauder reported the revenues in the amount of \$82,344.81.

Approval of Bills

Discussion was held on the bills, Commissioner Stauder questioned the bill from Thomson Reuters for a subscription in the amount of \$ 533.38. Commissioner Stauder asked if the bill was monthly or annually and what was the bill for. Discussion was held on the bill being for legal books that are kept in each squad car. Commissioner Glenn made a motion to approve the bills in the amount of \$48,019.21 Commissioner Stauder seconded the motion. Voting yes, Commissioners Morris, Glenn, Stauder and Mayor Goldsmith. Commissioner Arkebauer was absent. Nays none. The motion carried.

Mayor Goldsmith addressed the council to let them know that the plan commission is eager to help and participate in any way they can. Mayor Goldsmith stated that the city is tentatively penciled in for the WIU mapping for this fall.

OLD BUSINESS

Discussion was held on having Youngs Roofing do the repairs on the City Hall Complex roof. Commissioner Glenn stated that he has spoken to Youngs, and they can do the patch repairs for \$10,000.00 and would need \$5,000.00 down to get the project started. Discussion was held on replacing the whole roof and potentially adding it to the budget for next year. Commissioner Glenn suggested we add to the contract proof of insurance.

Commissioner Morris made a motion to approve Youngs Roofing to do the roof repairs for \$9,880.00 with \$5,000.00 down. Commissioner Glenn seconded the motion. Voting yes, Commissioners Morris, Glenn, Stauder and Mayor Goldsmith. Commissioner Arkebauer was absent. Nays none. The motion carried.

NEW BUSINESS

Mayor Goldsmith addressed the council to let them know that the Nokomis Chamber of Commerce asked if the City Council would be interested in joining the Chamber. Commissioner Glenn made a motion to join the Chamber of Commerce and pay the \$50.00 membership fee.

Commissioner Morris seconded the motion. Voting yes, Commissioners Morris, Glenn, Stauder and Mayor Goldsmith. Commissioner Arkebauer was absent. Nays none. The motion carried.

Discussion was held on scheduling city wide clean up days. Mayor Goldsmith stated he would like to look at the week of May 13th – 17th. Commissioner Glenn made a motion to approve May 13th – 17th if those days are available. Commissioner Morris seconded the motion. Voting yes, Commissioners Morris, Glenn, Stauder and Mayor Goldsmith. Commissioner Arkebauer was absent. Nays none. The motion carried.

Mayor Goldsmith addressed the council to let them know that the solar facility site agreement is not ready and that some language changes need to be made. Discussion was held about the lime pile at the water plant. Commissioner Stauder stated that he would like to see the property lines defined in the agreement. Mayor Goldsmith also stated that he has been in contact with the fire department, and they are ok allowing access for the solar off of the property the fire department rents from the City.

Commissioner Stauder made a motion to approve the Lead service Line Inventory Management Agreement. Commissioner Glenn seconded the motion. Voting yes, Commissioner Morris, Glenn, Stauder and Mayor Goldsmith. Commissioner Arkebauer was absent. Nays none. The motion carried.

Discussion was held on the water treatment plant watermain relocation & Coalton meter relocation plan. Mr. Hanfland stated that for initial engineering and plans would be \$16,700.00 and if the city chooses to have Farnsworth come back to do the construction inspection it would be an additional \$16,700.00. Discussion was also held on how soon the city would like to have the project started. Commissioner Stauder made a motion to approve the water treatment plant watermain relocation and Coalton meter relocation. Commissioner Morris seconded the motion. Voting yes, Commissioners Morris, Glenn, Stauder and Mayor Goldsmith. Commissioner Arkebauer was absent. Nays none. The motion carried.

Mr. Hanfland gave an update on the water treatment plant controls letting the council know that Durkin has them ordered and they are working with John. Mr. Hanfland continued to let them know that Roger is working to get the filter 3 repairs included in the IEPA loan, however filter 4 repairs will have to be paid for with other funds, but they are looking for additional help. Mr. Hanfland stated that Farnsworth could help with a comprehensive plan if the city would be interested. Discussion was held on the EJ Water contracts. Commissioner Stauder stated that they could start on the sewer contract now, but they are still waiting to finish moving the water line at the water department.

EXECUTIVE SESSION

Commissioner Morris made a motion to go into executive session at 7:59 P.M. for the appointment, employment, compensation, discipline, performance or dismissal of a specific employee of the public body (5ILCS 120/2 (c) (1)) and the purchase or lease of real property for

the use of the public body (5ILCS 120/2 (c) (5). Commissioner Stauder seconded the motion. Voting yes, Commissioners Morris, Glenn, Stauder and Mayor Goldsmith. Commissioner Arkebauer was absent. Nays none, the motion carried.

Commissioner Glenn made a motion to enter regular session at 8:15 P.M. Commissioner Morris seconded the motion. Voting yes, Commissioners Morris, Glenn, Stauder and Mayor Goldsmith. Commissioner Arkebauer was absent. Nays none, the motion carried.

Other Business

Adjournment

Commissioner Glenn made a motion to adjourn at 8:17 P.M. Commissioner Morris seconded the motion. Voting yes, Commissioners Morris, Glenn, Stauder and Mayor Goldsmith. Commissioner Arkebauer was absent. Nays, none. The motion carried.

Respectfully Submitted,

Rachel Cassidy
City Clerk