

**City of Nokomis**  
**City of Nokomis Council Regular Meeting Minutes**  
**August 26, 2024**

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The City Council of the City of Nokomis, County of Montgomery, Illinois held its regular meeting at the Nokomis City Hall on Monday, August 26, 2024. Mayor Goldsmith called the meeting to order at 7:00 p.m., and City Clerk Cassidy called the roll. Those present were Commissioners Morris, Glenn, Arkebauer, Stauder and Mayor Goldsmith. Also, present was Attorney Chris Sherer, Ellen Christner (Pana News) Ben Schwarm (Journal News) Allen Hard, Sarah Collins, Brian Hayes and Stevie Guinn.

**VISITORS**

Sarah Collins was present to discuss the ditch on Hamilton Street that runs beside her property at the corner of Vine and Hamilton. Ms. Collins stated that her family has lived there for over fifty years and the city has always maintained the ditch. Ms. Collins stated that when she was younger, she could ride her bike in through the ditch and over the years it has gotten deeper and now it is too deep for her family to maintain. Ms. Collins stated that in the past the city would mow and spray the ditch for weeds and now this year the city has decided to stop. Ms. Collins stated that she received an ordinance violation warning for the weeds in the ditch. Ms. Collins stated that she was able to get the weeds cut down to avoid getting a ticket but that she would like to get an answer going forward. Mayor Goldsmith let her know that they plan to discuss the ditches later in the meeting because she is not the only one to have trouble getting the ditches mowed. Mayor Goldsmith thanked Ms. Collins for coming to the meeting.

**Approval of Meeting Minutes**

Minutes of the August 12, 2024, regular meeting was presented. Commissioner Arkebauer made a motion to approve the minutes as written. Commissioner Glenn seconded the motion. Voting yes, Commissioners Glenn, Arkebauer and Mayor Goldsmith. Commissioners Morris and Stauder abstained. Nays, None. The motion carried.

**Resolutions, Petitions, Ordinances, Remonstrance**

Discussion on ordinance 2125 an ordinance amending the façade, site improvement, and sign grant, assistance program in the amended business district was held. Mayor Goldsmith let the council know that there must be a way to limit the grant to the commercial space of the building. Discussion was held on the building that house tenants. Discussion was held on buildings downtown that have rental space or potential Air B & B space. Discussion was held on how to decide on grants if the building has a personal living space in part of the building and eligible properties. Commissioner Glenn stated that he thinks everyone needs to really study the ordinance to be sure. Mayor Goldsmith stated that he would like a decision made. It just keeps growing, ready to decide or pitch it. Discussion was held on items 1-5 of the program. Commissioner Glenn stated that he wants to make sure the description on item 5 is clear. Mayor Goldsmith stated that typically Moran's will say it is the city's decision. Commissioner Glenn suggested the council waits until the next meeting to decide so everyone can go through the language. Attorney Sherer stated that he would not be worried about air b&b's right now,

changes can always be made later. Commissioner Morris made a motion to approve ordinance 2125 in its current form. Commissioner Arkebauer seconded the motion. Voting yes, Commissioners Morris, Arkebauer and Mayor Goldsmith. Commissioner Glenn abstained. Commissioner Stauder voted no. The motion carried.

### **Reports of City Officers**

Commissioner Morris made a motion to approve a fence permit at 318 N Pine. Commissioner Stauder questioned the permit application stating that he believes the fence is on the existing right of way. Discussion was held on the property and passing the motion with a variance. Commissioner Morris made a motion to approve the fence permit at 318 N Pine with a right of way variance. Commissioner Glenn seconded the motion. Voting yes, Commissioners Morris, Glenn, Arkebauer, Stauder and Mayor Goldsmith. Nays none, the motion carried.

Commissioner Morris made a motion to approve a fence permit for 121 Sheridan. Commissioner Glenn seconded the motion. Voting yes, Commissioners Morris, Glenn, Arkebauer, Stauder and Mayor Goldsmith. Nays none, the motion carried.

Commissioner Morris stated that she received a business district grant application for 102 S. Pine St. Commissioner Morris stated that they applied for the grant after the work was done. Commissioner Morris stated that she would not make a motion to approve the grant because they did not follow the steps correctly. Discussion was held on all the work they have done on the building stating that they have done a lot to the building, and it does look good. Commissioner Glenn stated that you have to apply for the grant before the work is done.

Commissioner Glenn asked Attorney Sherer to prepare an ordinance for the garbage. Discussion was held on hours of collection, rules for garbage pick-up, garbage trucks in the alley, broken culverts and questioned if the city should raise the fee. Commissioner Glenn stated that he would like everyone to review and approve at the next meeting.

Commissioner Glenn stated that the street department has been busy, but they are planning to cut a tree down near Shane Cole Park. Commissioner Glenn stated that they have also been busy with water and sewer projects. They set the flagpole at the park and replaced a section of sidewalk that had to be replaced due to a water service leak. Commissioner Glenn stated that the guys are already strapped for time on mowing. Generally, the homeowner is responsible. Stevie Guinn stated that the street department doesn't have the equipment to mow the ditches like the ones on Hamilton St. Mayor Goldsmith stated that he has had other complaints about ditches that are too hard for the homeowner to maintain. Mayor Goldsmith stated that some of the ditches are more than what we can expect a normal homeowner to take care of. Discussion was held about other options for the larger ditches. Stevie Guinn stated that he knows Witt township recently bought a mower that would do the ditches like the ones on Hamilton. Mayor Goldsmith stated that he would reach out to Witt township.

Commissioner Glenn stated that he is reaching out to someone about 511 ½ S. Spruce to get the trailer hauled off.

Commissioner Arkebauer stated that the meter at the High School was replaced by Korte Luitjohn. Rural Water was able to locate a small leak.

Commissioner Stauder addressed the council to ask what they would like to do about the tower located at the street shed. Discussion was held on whether 911 still had stuff on the tower. Mayor Goldsmith stated that he would find out and get back to everyone.

Commissioner Stauder stated that CTI will be in town this week lowering the line on Spruce Street. Commissioner Stauder stated that he would like to send a letter to CTI to make sure they will also be fixing the storm sewer where they boarded through the line before.

Commissioner Stauder made a motion to approve bills in the amount of \$87,871.22. Commissioner Arkebauer seconded the motion. Voting yes, Commissioners Morris, Glenn, Arkebauer, Stauder and Mayor Goldsmith. Nays none. The motion carried.

Mayor Goldsmith stated that the Union Pacific Big Boy train will be stopping in town on September 10<sup>th</sup> from 12:15- 12:45. Mayor Goldsmith stated that he has a meeting planned with the county ema, IDOT, M&M service and the police department for preparations. They will be planning for an influx of an estimated five thousand people. Mayor Goldsmith stated that they are tentatively planning to close Front St. from Spruce to Maple and maybe farther and closing Maple from Rt. 16 to the train tracks. No parking will be allowed at the elevator. Mayor Goldsmith stated that he believes Union Pacific will have the tracks blocked off up to 25ft. from the train but not sure if the city will need to provide any barricades. Mayor Goldsmith stated that he has been in contact with some local businesses, so they have time to prepare.

### **OLD BUSINESS**

Discussion was held on the creation of the TIF district. Mayor Goldsmith stated that the TIF district didn't pass at the last meeting for lack of votes. Commissioner Stauder made a motion to approve the creation of a TIF district with Moran economic development. Commissioner Morris seconded the motion. Voting yes, Commissioners Morris, Glenn, Stauder and Mayor Goldsmith. Voting no, Commissioner Arkebauer. The motion passed. Commissioner Morris asked Commissioner Arkebauer what his issue was with creating a TIF district. Commissioner Arkebauer stated that he didn't like the idea of freezing the school district, it's expensive and will take a long time to get that money.

Discussion was held on the fire hydrants and valves that need to be replaced or fixed. Commissioner Arkebauer stated that he would look into getting a price on having the fire hydrant at Walnut and South St. rebuilt.

Commissioner Glenn stated that the city only had one bid on the roof coating. Commissioner Glenn made a motion to approve Youngs Roofing for \$59,000.00 with a 50% deposit. Commissioner Arkebauer seconded the motion. Voting yes, Commissioners Morris, Glenn, Arkebauer and Mayor Goldsmith. Voting no, Commissioner Stauder. The motion carried.

Discussion was held on the grocery tax and 1% sales tax. Commissioner Stauder stated that he would like to have the sales tax in its own account to be used for streets and sewers. Commissioner Glenn stated that he would like to have a draft ordinance ready for the next meeting, one for each.

### **NEW BUSINESS**

Commissioner Glenn stated that he spoke with Seth Johnson, and they believe there will be additional cost for painting the front of the City Hall Complex. Commissioner Glenn stated that Mr. Johnson has been having trouble getting a date set to power wash the water tower, he is waiting for the crane operator. So, he will be starting city hall first. Mayor Goldsmith asked if anyone had discussed a color for the front of the building. Discussion was held on the building color with no decision being made. Commissioner Glenn asked the council if it would be agreeable to spend an extra \$1,000.00.

Mayor Goldsmith addressed the council to state that he would like to attend the IML Annual Conference, and asked the council if they would like to go. No one else was interested in attending. Commissioner Stauder made a motion to approve Mayor Goldsmith to attend the Annual IML Conference. Commissioner Morris seconded the motion. Voting yes, Commissioners Morris, Glenn, Arkebauer, Stauder and Mayor Goldsmith. Nays none, the motion carried.

Mayor Goldsmith stated that the interview they had this week turned down the job, so we are still looking to hire someone.

Mayor Goldsmith stated that he has spoken with Jason Hawksworth about the solar project. Mayor Goldsmith stated that he will be sending out some letters of endorsement. The project is projected to provide up to 100 residents on the plan plus the city, but he will have more information in the coming days.

Commissioner Glenn stated that the city is trying to clean up and enforce different things and encourage people to clean up their property but would like to encourage people to ask if they need help, but the city can't do it all.

### **EXECUTIVE SESSION**

No executive session was needed.

### **Other Business**

### **Adjournment**

Commissioner Glenn made a motion to adjourn at 8:23 P.M. Commissioner Morris seconded the motion. Voting yes, Commissioners Morris, Glenn, Arkebauer, Stauder and Mayor Goldsmith. Nays, none. The motion carried.

Respectfully Submitted,

Rachel Cassidy  
City Clerk