

**City of Nokomis**  
**City of Nokomis Council Regular Meeting Minutes**  
**December 27, 2022**

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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, December 27, 2022. Mayor Holliday called the meeting to order at 7:00 p.m., and the City Clerk called the roll. Those present were Commissioners Stauder, Glenn, Nash; Durbin and Mayor Holliday. Also present were City Clerk Hill, and Attorney Chris Sherer. Visitors present: Ben Schwarm (Journal News), Ellen Christner (Free Press) and Ryan Follis

**Approval of Meeting Minutes**

Minutes of the December 12, 2022 regular meeting were presented. Commissioner Durbin made a motion to approve the minutes as written. Commissioner Nash seconded the motion. Voting yes, Commissioners Stauder, Nash, and Durbin; and Mayor Holliday. Nays, none. The motion carried. Commissioner Glenn was absent.

Minutes of the December 12, 2022 executive meeting were presented. Commissioner Durbin made a motion to approve the minutes as written. Commissioner Nash seconded the motion. Voting yes, Commissioners Stauder, Nash, and Durbin; and Mayor Holliday. Nays, none. The motion carried. Commissioner Glenn was absent.

**Resolutions, Petitions, Ordinances, Remonstrance**

Commissioner Nash made a motion to approve the appointment of Joletta Hill to the Nokomis-Witt Ambulance. Commissioner Durbin seconded the motion. Voting yes, Commissioners Stauder, Nash, Durbin and Mayor Holliday. Commissioner Glenn was absent. Nays none the motion carried.

Commissioner Durbin made a motion to approve Ordinance 2096 an ordinance amending Chapter 17 of the revised code of ordinances of the City of Nokomis, Illinois regarding dumpsters and roll – off containers. Commissioner Stauder seconded the motion. Voting yes Commissioner Stauder, Nash, Durbin and Mayor Holliday. Commissioner Glenn was absent. Nays none, the motion carried.

**Reports of City Officers**

Commissioner Stauder reported monthly revenues of \$ 64,018.93

Commissioner Stauder reported that they have sent out a letter to EJ Water on the difference in the physical meter reading and electronic meter readings.

Commissioner Glenn entered the meeting at 7:05 p.m.

Commissioner Glenn addresses the Council to consider the business district grant application for 117 E State St. Discussion was held on the request for the grant application and the use of the property. Ryan Follis addressed the Council to let them know he plans to use the space as a common use area he stated he has also reached out to a manufacturing business that could be interested in use the space and potentially creating around thirty jobs. Discussion was had about sales tax. Commissioner Stauder suggested we wait to approve the application until after the changes are made to the application process. Ryan Follis stated that as long as his application won't be forgotten he is ok with waiting, he just doesn't want to be forgotten. Discussion was held on the steps of the application process with payment only being awarded after the work was completed. Commissioner Glenn states that he just wants to pass the resolution to help clean up the town. Mr. Follis states he is ok with waiting for the application to be cleaned up before approval. Commissioner Durbin stated he can see it both ways.

Commissioner Glenn also states that he has been working with Attorney Sherer on updating some nuisances, animals and maintenance of buildings.

Commissioner Nash addressed the Council to let them know there was a water break at City Hall during the recent cold, luckily Officer Marron was still in the building at the time and caught it early. He also stated that there was a break at the sewer plant as well and several other locations around town. Commissioner Nash also reported on the monthly water/ waste water reports.

Commissioner Durbin reported that the new backhoe should be delivered soon.

Mayor Holliday reported that the Police Department has been busy and are continuing to do a good job.

### **Approval of Bills**

Commissioner Glenn made a motion to approve the bills in the amount of \$27,283.27. Commissioner Durbin seconded the motion. Voting yes, Commissioners Stauder, Glenn, Nash, and Durbin; and Mayor Holliday. Nays, none. The motion carried.

### **OLD BUSINESS**

Commissioner Glenn went over discussed his memo to the Council on the items he would like to see changed in the business district. Starting with page. 3 mention commercial properties. This the wording shows clear intent on the commercial properties. Included in page 2 paragraph 2. Wants specific verbiage for tax return with the language changes about small business income. Commissioner Glenn would like to see the down town fixed up and would like to encourage people to fix the buildings downtown. States that two quotes are hard to find. Discussion was held on who would be eligible and for the grant application. And what



information would be needed from an applicant who runs a business from their home. Commissioner Glenn said the home owner would need to share tax information and show what percentage of their income is made by their in home business. Commissioner Nash stated he does not believe that everyone should be eligible. Commissioner Glenn states he believes it should be at the Councils discretion. Commissioner Stauder stated that he likes the idea of having different categories. Discussion was held on how much of the home owner's income would need to be made off of the in home business to be eligible for the grant. The Council also discussed the need to change the requirements in regards to the historical preservation of the downtown buildings. The Council agreed that it would be the best to avoid the closing up of windows due to a potential emergency access issue. Stating that instead of "may be permanently filled" but may be "decreased in size". They may also change the wording from "building inspector" to "appointed commissioner". A number of things from "may not" to be "preferably" and from "two quotes" to "preferably two independent quotes". Commissioner Glenn went on to discuss potential incentives for properties that are already paying into sales tax. Discussion was also held on what amount the incentive should be and how to word it. Stating that business that are trying to start up and open could be eligible for a \$6,000.00 dollar grant and a year after the work is done and they business has paid into the sales tax for a year they are eligible for another \$3,000.00. Businesses that are already paying into sales tax would be eligible for \$9,000.00 grant with no different rules for commercial or residential business as long as the residential home owner can show that at least half of their household income is from their business. Attorney Sherer agrees to work on the wording and try to have something ready by the next meeting. Discussion was also held on the façade grant requirements. Commissioner Stauder states we will need to make changes to the budget, grants will only be available up to X amount of dollars every year.

The Council then held discussion on the sidewalks at the Catholic Church. Commissioner Durbin stated that a letter was sent out to JohnCo. For an updated plan for the sidewalks and how they plan to get the stairs and handicaps up to code. Commissioner Stauder stated it is no the Cities job to fix it but to let them know it's wrong.

Commissioner Durbin stated that the new backhoe should be delivered Thursday or Friday of this week. He also stated that the dump truck is back but is still smoking and most likely needs injector worked. New injectors could cost around six thousand dollars. However a new truck is at least two years out. They discussed the need to have them fixed. Mayor Holliday asked where they should take it to be fixed. Commissioner Durbin stated they would have to take it to an actually diesel mechanic. Mayor Holliday asked how much that would cost. Commissioner Durbin stated it could cost around two grand depending on what all needs to be done.

#### **NEW BUSINESS**

#### **EXECUTIVE SESSION**

Commissioner Durbin made a motion to enter executive session at 8:23 P.M. for Discussion of minutes of meeting lawfully closed under the Open Meetings Act, for purposes of approval by

the body or semi- annual review of the minutes as mandated by section 2.03 of the Open Meeting Act (5 ILCS120/2(c ) (21), and Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of the employees (5ILCS 120/2 (c) (2). Commissioner Nash seconded the motion. Voting yes, Commissioners Stauder, Glenn, Nash, and Durbin; and Mayor Holliday. Nays, none. The motion carried.

Commissioner Stauder made a motion to enter back into regular session at 8:05 P.M. Commissioner Durbin seconded the motion. Voting yes, Commissioners Stauder, Glenn, Nash, and Durbin; and Mayor Holliday. Nays, none. The motion carried.

### **Other Business**

Commissioner Durbin stated that we would be releasing Executive meeting minutes with the dates of April 19, May 23, June 27, September 12 & 26. After the resolution is corrected.

### **Adjournment**

Commissioner Nash made a motion to adjourn at 8:52 P.M. Commissioner Durbin seconded the motion. Voting yes, Commissioners Stauder, Glenn, Nash, and Durbin; and Mayor Holliday. Nays, none. The motion carried.

Respectfully Submitted,

Rachel Hill  
City Clerk