

**City of Mt. Sterling  
General Council Meeting  
Police Training Center - #5 Jefferson Road  
February 21, 2017 at 6:30 p.m.**

Mayor Flesner calls the general City of Mt. Sterling Council Meeting to order at 6:34 p.m. with roll call. **ROLL CALL – Jim Jennings here, Schenk here, Myers here, Scranton here, Buss here, Lauren Jennings here.**

**Fire Chief Brian Gallaher, Public Works Director Dusty Buss, Police Chief Brandon Norris, City Attorney Lonnie Dunn, and City Administrator Vada Yingling are present.**

**Mayor Dane Flesner- I would like to entertain a motion to approve January minutes as presented by the City Clerk.**

**Alderman Jim Jennings makes a motion to approve the January minutes as presented, seconded by Scranton. Schenk yes, Myers yes, Scranton yes, Buss yes, Lauren Jennings yes, Jim Jennings yes.**

**Mayor Flesner- motion to pass the January minutes passes unanimously.**

**Mayor Flesner- I would to entertain a motion to approve the January expenses, with the addition of \$1868.75 to Dunn Law Office.**

**Alderman Schenk, I noticed we had a lot of petty cash? Stacy, yes I do that every once in a while for the guys that want to wash the squad cars, or if Brian or Dusty need to mail something that has to go to the post office I don't have to write a check every time. Alderman Jim Jennings, we do have receipts on all of that right? Stacy, yes absolutely. Alderman Schenk, then we have a Farm and Home receipt for boot allowance? So we put on there who it is for? Stacy, hold on a second I think that is one I have in here. Dusty, that one was for me, that is mine boot and clothing allowance. Stacy, yes here it is. Alderman Schenk, it was basically just clothes then wasn't it? Because you had boots last month didn't you? Dusty, yes it was clothes from Farm and Home, my boots came from Boyer's. Alderman Schenk, yeah ok. Alderman Myers, I saw on there that one bill has been that has been paid has been listed twice. I meant to mark it and I didn't. Alderman Schenk, the Press Yours on U for uniforms, is that a tag we had put on or something? Dusty, no that is hats. Schenk, ok. Schenk, then the Aramark uniforms is that two months' worth right? Stacy, yes. Mayor Flesner, is the Pekin life and dental Mick that you are talking about? Alderman Myers, how much was it? Mayor Flesner, \$122.72. Myers, I don't know if that was it I should have marked it. Stacy, I am sure it was 2 bills. Myers, none of them have been paid right, other than the usually? Stacy, correct nothing except for utilities and contractual.**

**Alderman Jim Jennings makes a motion to approve the January expenses with the only addition of \$1868.75 to Dunn Law Office, seconded by Schenk. Myers yes, Scranton yes, Buss yes, Lauren Jennings yes, Jim Jennings yes, Schenk yes.**

**Mayor Flesner- For the first time in almost a year motion to approve the January expenses with the addition of \$1868.75 to Dunn Law Office passes unanimously.**

**Mayor Flesner- Guest/Citizens opportunity to address the council- Action Brown County update. Not here tonight.**

### **Old Business-**

**New Business-Prairieland FS replacing anhydrous tanks. Vada, Eric Scranton had contacted myself at the office and they are wanting to replace their two anhydrous tanks for a larger one. What they have now is, what it that John? John Rohrer, right now we have 2 12,000 gallon tanks, 2 anhydrous tanks tied together for storage. What we are looking to doing is replacing with 1 tank and replaces new what they call ESV's, which is our emergency shutoff valves, it is a safely feature that we can build in and it will be a failsafe shutoff on these valves. We will do away with some extra piping and put all new piping in. And basically upgrade the safety of the facility. Vada, and so what they are asking for is, they just need a letter from the City Council signed by the Mayor that we are aware of the upgrades they are going to do and that we are ok with it. Dusty, and this is for the Department of Agriculture. John, we get an inspection once or twice a year for the Department of Ag and their recommendation is for safety purposes is to do away with both tanks and go with the just the one tank system for our storage, which eliminates extra valves, extra pipes, which are places were you could have some trouble, and also look at putting some retaining barriers around the tank also just to keep like runaway trucks or whatever from hitting it. Myers, do you have a wind sock out there? John, actually we have a weather station with the thing on top of our building that shows the direction of wind. Not a wind sock but it does the same thing. Myers, and what is the storage capacity now? John, right now it is 24,000 liquid gallons, we have found a tank that is 53,000 gallons which is quite a bit bigger but it will be a single tank. Also, if anyone is interested I have the tech sheet on the tank, basically what this is, the walls are an inch and 3/8<sup>th</sup> nominal thickness and I think most of the tanks now are 7/8ths so it will be a bigger heavier tank. Myers, well essentially it would be safer because you wouldn't be filling it as often correct? John, yes and plus if we go from 2 tanks to 1 there is less valves, that could give problems, and less plumbing also. The current plumbing on both of these tanks are over 26 years old because they have never been changed since I have been there. And we did redo our loading facilities a few years ago with all new piping but the other half of the piping is still old. Jim Jennings, how much will that weigh? It won't be a problem going down our Streets will it? John, as far as getting the tank in? Jim, yes. John, it will be heavy and that might be a consideration on how to get it there. Jim, just make sure you talk to Dusty, in case something goes wrong. Vada, so I have the specs sheets here if anyone is interested in passing them around. John, we did one of these insulations in Rushville for the**

ESV, because their facility is right adjacent to the school. So that was a priority on getting those safety features there. Brian, I have a few concerns too, when Vada brought it up to me, is the fact that it was going to be put in a heavily populated area. But after looking at the plans and the fact that it is a much safer system than you have now so that put my mind at ease.

Alderman Jim Jennings makes a motion to have a letter drafted documenting the approval of the City Council for the project at Prairieland FS that was presented this evening, seconded by Schenk. Scranton yes, Buss yes, Lauren Jennings yes, Jim Jennings yes, Schenk yes, Myers yes.

Mayor Flesner- motion to approve a letter to be drafted for Prairieland FS in support of the new anhydrous tank passes unanimously.

John, if anyone would like to take a look at what we have now or when we get the project done just let me know and I will be happy to walk you through it.

Mayor Flesner- Employee wellness program, Quincy Medical Group. Vada, I was approached by Nicky from Quincy Medical Group and she just wanted to present a employee wellness program that they do just make it a contact to the City. It helps reduce cost of healthcare and overall quality of life and increase employee satisfaction. It is just a service they have, you can do biometrics, wellness consulting, health and wellness coaching, and there is a fee for all of that. I didn't copy one off for everyone I thought maybe you would like to send it to a committee to review. And I can scan it and send it out for everybody to look at. So I just wanted to throw it out there broadly right now, she says basically what she likes out of the program, which I know it is her program, it lets the employees know that the company they work for cares about their employees and it helps reduce time losses because of illnesses and keeps people in their seats. And, we might not have a lot of issues of people calling in sick but I told her I would make this presentation. Mayor Flesner, I think it is worth having a committee look it over, the whole program in general I think it is a good thing. Vada, ok I will send that out for everyone to take a look at then. Mayor Flesner, what committee to do want to send that to? Jim Jennings, personnel.

Treasurer's Report- Mayor, Cheryl is not here tonight the monthly fund report everybody got one of those. I probably can't answer any questions but if you got them let me know and we can get the answers for you. Jim Jennings, real quick, Vada I can't remember the content of the e-mail but I see the water fund is over a million. One now. I guess I will just cut to the chase, how much does the State owe us? Dusty, I have that on there next. Schenk, so TIF and TIF 2 we have almost 300,000. Stacy, we just got another tax check.

Public Works Report- Dusty, the only thing I have on there is the WICC update. We have received 2 payments since the last meeting. January 24<sup>th</sup> we received \$64,769.35 and

February 1<sup>st</sup> we received \$78,727.57, the balance as of today is a negative balance of \$294,549.99. Vada, and I think that paid them through like August didn't it? Dusty, yes of last year. Mayor Flesner, and I have been in talks with Dusty and I have exhausted the other side with the phone calls to the comptroller's office to which at least we are starting to get some money. But Dusty and I want to keep an open dialogue in case we need the money, there are options to get the money and we all know that, so if it ever comes to that point in time where we want to get the money we have options to get it. Jim Jennings, where are we at on the engineering down on the new water building? Dusty, it is still being worked on. Jim, so that is what we are still waiting on there? Dusty, yes. Jim, so are we waiting to the appropriations to see where we are at to see what we are going to be appropriating for the sidewalks? Dusty, we were going to talk about it the other day at the meeting but what I have did so far, until we get to the next meeting appropriations meeting I think we can hammer it out. I put right now tentatively \$50,000.00 in each ward, \$150,000.00 total for the project. Jim, for sidewalks and streets? Dusty, no just the sidewalks. Then the Motor Fuel Tax is separate we are still working on that. Jim, and how would you look at funding that, part out of Motor Fuel Tax? Dusty, no none of that will come out of Motor Fuel Tax, well it would be \$10,000.00 out of MFT for sidewalks. But it would be unrelated to that work, because that is going to be a bid job. And the other would be sidewalk that we would put in. I don't have nothing else Dane. Mayor, the sign? Dusty, I was going to that in Street but I can do it know. These are the signs you can pass it around we got them in last week. This is another thing that will be paid for out of MFT. You will actually see it in your packet to be paid tomorrow so I think they turned out really good. Scranton, how long before we start seeing them go up? Dusty, I would say in the next couple of weeks are so, we will have to do them a block at a time because we are replacing all the poles too so we will have to have a JULIE on all of them. It will be a timely process.

## **Committee Reports**

### **Ad Hoc**

Airport- Myers, I don't recall the date we met do you? Vada, it was December 31<sup>st</sup> wasn't it? Myers, we had a pretty good meeting out there and we made some recommendations. And I see our tenant sitting here tonight, and if I neglect to say anything Louis be sure to fill in.

Alderman Myers makes a motion to approve airport grid testing of the soil every 3 years in the spring, starting in the spring of 2017. The testing to be done by the local FS at full price with rebate given to the Airport if the Airport uses FS for fertilizer. Then the rebate to be placed into the Airport bank account, seconded by Jim Jennings. Buss yes, Lauren Jennings yes, Jim Jennings yes, Schenk yes, Myers yes, Scranton yes.

Mayor Flesner, the motion to approve Airport grid test the soil every 3 years in the spring starting in year 2017. Testing to be done by FS at full price with a rebate given if the

**airport uses FS to fertilize and the rebate be put back in the airport bank account passes unanimously.**

**Alderman Myers makes a motion to approve the recommendations that the airport farm tenant need to fertilize for 180 bushel of corn and 50 bushel of beans and the airport is to pay for additional fertilizer as needed to bring the soil up to the University of Illinois guidelines, not to exceed \$100 per acre annually, seconded by Schenk. Lauren Jennings yes, Jim Jennings yes, Schenk yes, Myers yes, Scranton yes, Buss yes.**

**Mayor Flesner, motion to approve the recommendations for the airport tenant to fertilize for 180 bushel of corn and 50 bushel of beans and the airport to pay any additional fertilizer as needed to bring the soil up to the U of I guidelines not to exceed \$100 per acre annually passes unanimously.**

**Alderman Myers makes a motion that we approve hiring of Behymer Crop Consulting as the crop consultant to monitor the airport farm and report to the airport committee no less than 8 times a year for the next 3 years at a price of \$8.95 per acre, seconded by Schenk. Lauren Jennings yes, Jim Jennings yes, Schenk yes, Myers yes, Scranton yes, Buss yes.**

**Mayor Flesner, the motion to hire Behymer Consulting to monitor the airport farm and report the airport committee no less than 8 times a year for the next 3 years at a price of \$8.98 per acre passes unanimously.**

**Myers we only received one bid for the fence around the equipment so that is the one we will have to take to keep the animals from chewing on all that sensitive equipment.**

**Alderman Myers makes a motion to accept the bid from Consolidated Contractors to install a fence around the weather station for \$5,122.85, seconded by Jim Jennings. Myers yes, Scranton yes, Buss yes, Lauren Jennings yes, Jim Jennings yes, Schenk yes.**

**Mayor Flesner, the motion to accept the bid from Consolidated Contractors to install a fence around the weather station for \$5,122.85 passes unanimously.**

**Mayor, Mick you skipped the one right above it.**

**Alderman Myers makes a motion that the airport tenant provides a written report annually by December 20<sup>th</sup>. The report should include but is not limited to the following information, types and amounts of fertilizer applied, date of planting of corn and beans. Date of harvest of corn and beans and amount of the harvest. And the tenant Louis Hammer agreed to this with no reservation, seconded by Schenk. Scranton yes, Buss yes, Lauren Jennings yes, Jim Jennings yes, Schenk yes, Myers yes.**

Mayor Flesner, the motion to have the airport tenant provide a written report by December 20<sup>th</sup> annually. The report should include but is not limited to the following information, types and amounts of fertilizer applied, date of planting of corn and beans. Date of harvest of corn and beans and the amount that is harvested passes unanimously.

Mayor Flesner, I would just like to state that I think this is awesome that the airport committee did this and with the help of Mr. Hammer in getting all this stuff caught up and a policy and procedure put into place. It is something that was needed and I commend everybody for all their work on it. So, thanks to everybody that had a hand in that. Alderman Jim Jennings, Dusty is there no chance, obviously the farm land had been mined, is there any recourse we can take have we talked about that at all? Dusty, I just think without the right records there just isn't much, you won't have much of a leg to stand on and I don't think we have those records.

Alderman Myers, Louis have you signed the agreement yet? Louis Hammer, no we haven't made the changes yet. Some of those changes will have to be made in the contract. Myers, well this the right way reflected correct? Louis, yes. There is one other thing on that contract, I didn't know if you would entertain the first right of refusal? That is when it comes due to be redid that if I was to be knocked out I would have the first right to refuse paying the highest bid. Myers, I don't know if we can do that can we? Louis, I don't know if you can or not. Myers, I don't think we probably can. I mean I don't have a problem with it but I just don't think we can. Louis, I mean just like to keep my feet on it as long as I could. Jim Jennings, how long is the contract for? 3 years. Schenk, in the end of the contract isn't there an option there where he can maintain it? Keep the contract going for the next 3 years? Lonnie, I don't remember it has been a long time since I have seen it, but that would not be usual though for you to have a 3 year provision with a renewal for another 3 year or whatever and not be go beyond 10 years or 6 years. Dane, let's have Lonnie put that stuff in the contract and review the contract and look at our options for those provisions and then if we need to call another airport committee meeting to discuss that provision then we will. Myers, I just want to tell Louis that working with Terry and you being close out there it will be nothing but beneficial to all involved.

Mayor Flesner, I would like to entertain a motion to move the next item on the agenda down to executive session. Myers, I am going to defer that that is put off until next month when the States Attorney and Paul Walker can be here. Dane, ok then I guess we don't need to move it. And if you do put that back on there, per Lonnie, it needs to go under executive session. Myers, well I oppose it being in executive session because I think the public should know what all went on. Dane, well I will take the advice of our legal counsel.

Mayor Flesner, boat stickers for the new fiscal year. Schenk, sorry that should have been under the lake. Dane, yes we understand but we can talk about it here. Schenk, ok I would like to order boat stickers for the lake. I think last year we had 50 enough for 25 boats. We used 28 enough for 14 boats. We can probably drop that down to maybe 40, which gives

us 20 boats. Dane, Dusty said 30 should be good. Dusty, then if we run low we can have some extras made up. That way if we didn't need to pay it we wouldn't have to. Schenk, ok that is fine. Do we need a motion on that Lonnie? Lonnie, no.

Mayor Flesner, discussion on what to do with the electric shed at the airport. Schenk, I think I put that on there. I think Dusty may be able to use it, Brandon could use it out here to store stuff out of the room. What do we want to do with that shed? Or was it the contractor's job to get rid of it when he replaced it? Jim Jennings, if I could ask Lonnie, since this is property that is considered to be under the item we just moved should we even be discussing that right now? Lonnie, not if it pertains to the other situation. Jim Jennings, that is what I thought. That being said since it won't be discussed this evening I would like to pass these around, and I know it is hard to believe, I have requested Dusty to get a bid on what it would take to replace one of those buildings because I knew what it was worth. And that is the cost of one of those new, I just want everyone to have this when we talk about this whenever it is we talk about it. Dane, does everybody have a copy?

**Cemetery**

**City Planning**

Finance/Budget-Dane, we have met one time for the budget and we will be meeting again on Thursday. We got a good start so anybody feel free to come.

Fire-Brian, I don't have anything.

**Lake/Lake Development**

Personnel-Mayor Flesner, I will call a meeting about the wellness.

**Plan Commission**

Police- Brandon, we had 279 contacts this month, 40 traffic stops, 12 citations issued, 34 warnings, 7 arrests, handled 3 accidents, and had 5 ordinance contacts including a citation issued. Did that one get paid already Stacy, the one over on Coline Street? Stacy, yes.

Chief Norris, 2017 golf cart stickers, just like the boat stickers. Stacy, I had 12 left out of 30. Brandon, ok we will probably get 25 this year. So I will get that taken care of with Sweet Tees.

Chief Norris, I put full time police hire on there, as you guys remember back in October Jordon left and went to Morgan County. We had a committee meeting, the committee does not recommend to hire a full time officer. So I put that on here so we could have some discussion with the entire council. What I had brought to the committee's action back in October and November I believe, when we discussed Jordon leaving for Morgan County is what I would like to do is find a part time officer that has already been through the academy where someone else has already paid for the part time academy and have them start working and fill those hours and that would give us an opportunity to kind of get to know that person and see how they work out and see how they fit our program. And then wait until after the beginning of the year to get through the holidays and everything else and see about hiring the full time position back after the 1<sup>st</sup> of the year. Nathan Rauch is a gentleman that has been working for Astoria P.D., they paid for this part time academy and he completed it. He would have to have the two week transition course. But he started working for us early in November and has worked through November, December, and January and he has done an excellent job. Between him and another gentleman they are covering each half of that full time position. I would like to go ahead and see what the council's thoughts are hiring that position, and putting Nathan in there since he is already a part time officer. He is interested in that full time spot I think he would be a great asset to the department. He is already doing a great job and getting along well with the community. Alderman Jim Jennings, I am going to go ahead and throw this out there, I disagree with the recommendation from the committee, so out of respect from them can you guys tell me. Alderwoman Buss, it is dollars plan and simple if you do the math right now we are sitting at we had close to \$30,000.00 dollars come out of general just this month allowing for salaries out of police department. Yes, \$29,673.51 and that is with part time, we have \$90,000.00 left in the salary budget and we have 5 pay periods. Jim, until the end of April right until the end of the fiscal year? Buss, so I just think with the way the State is going I think that we need to be fiscally responsible and I don't think it is in our best interests at this point to hire another full time employee. I mean it may come to a point where if we are like some surrounding communities we may be having to tighten our purse strings. And that could mean letting go some people from that department, and I explained that to Brandon that I didn't want to hire somebody just to turn around and fire them in 6 months. And it is just not the fact of paying them a salary but we give them benefits as well. It is not just going to be that expense it is going to be a little bit more than that. So that is my top concern, plus making sure that we are making the right choices for our general fund. Schenk, we are not creating another position this is a position that was there correct? Brandon, correct. Jim Jennings, that is actually a concern that Dane had brought up to me too, since I am not on the committee I wanted to get with a couple of people and I wanted to get with you and I apologize. Buss, I just don't think we are a big enough City with enough, you know we asked Brandon of a specifics as to why we need this officer. You know right now we currently have 2 full time officers working the day shift for Mt. Sterling. Do we have enough going on crime wise to back that up for that need? If we are in a budget crisis in the future, is Brandon prepared to work a shift? I think personally that is how thing should be going right now we should be saving some money. Jim Jennings, I will respectfully disagree, and here is my side of it, number 1 I just looked out there and if you look at investments and general fund cash and cash equivalents balance we have over \$700,000.00 just in the general fund. Now that doesn't mean that just because we have let's just go blow it. I have worked with the police

department several times over the years and there is no doubt about it right now we are spending more money than we have in the past. It is not just all inflation and whatnot but, and I don't want to try and insult any past police chiefs, police departments or anything, but to me I think we see the results. If there was more money being spent and the results are there then I would think that we shouldn't spend the money. Now there is always a possibility that the State tomorrow send us a letter saying they are going to cut our sales tax they already cut our Motor Fuel Tax we absorbed that a couple of years ago, and that could happen. But I think we cross that bridge when we get there, because right now we can afford it. I know from just past experiences as my years as Mayor I know the admiration all the duties they can do and some duties that weren't covered in the past and now are being covered. I Brandon take me up and show me the improvements he is wanting and there is no improvement that he said I just want this for the heck of it. Every single improvement has rational behind it, critical thinking and it is increasing officer safety it is lessening the mileage to go back in forth. Buss, that is a separate issue, because I did back Brandon on the improvements. That is a onetime expense we are talking about a salary that is every single year. In the current budge that we have it is not feasible, maybe it would best to look at it when we do the budget and reflect on where we are at with what he has left in his budget and move that up. But what I am saying with what is there now and what he is proposing I think that it is wreckless of us to hire another full time employee. Lauren Jennings, if Jordan wouldn't have left on his own accord he would still hold the position correct? Buss, correct and we would be over budget. Jim Jennings, I think that is a strong word saying that is wreckless because we just had the audit and everybody saw what the auditor said we are in good shape the City is in good shape. And a lot of it is because of good choices and we are in a unique position with the employers we have around here, no doubt about that and the influx of people that come to town every day. But to me I see the results the higher level of organization, training, equipment, planning, to me I personally like what the police department is doing right now. Schenk, I like the overall safety aspect of it. Buss, I think they are doing a good job there is no question about that, but I don't see why we can't do a good job without having another full time employee at this time. Jim Jennings, I think Brandon has made that, he is the administrator you know, like the principal at the high school doesn't teach classes. Buss, but a committee doesn't get together and really think about this and weigh it out, and it wasn't just 1 person or 2 people it was everybody, but Brandon that decided that it was not a good time to hinge ourselves to that commitment. Jim Jennings, and you know committees only give recommendations they can't initiate policy only the full council can. I just wanted to give you my point of it because I do disagree with you and that being said I am going to go ahead and make a motion to do that I would like to see the full time hire. Myers, well I got to speak I have to say I agree with Emily I don't think it is a necessity to have two people working on the day shift. Other departments get by with 1 on the day shift and do quite well and save their City's lots of money, bigger City's too by the way.

Alderman Jim Jennings makes a motion to allow Police Chief Brandon Norris to hire Nathan Rauch as a full time officer, seconded by Schenk. Buss no, Lauren Jennings yes, Jim Jennings yes, Schenk yes, Myers no, Scranton yes.

**Mayor Flesner, the motion to hire Nathan Rauch as a full time officer at Mt. Sterling Police Department passes with 4 yes and 2 no.**

### **Street and Alley**

**TIF- Steve Klein, you have an ordinance presented to you tonight approving the 2<sup>nd</sup> amendment to TIF 1 redevelopment plan and projects. This amendment is just bringing your TIF 1 up to date with the updated cost and projects in the plan so that you have room to work with it over the next 11 years. The last year that you will receive TIF 1 funds will be 2028, taxes from 27 payable in 28. So this plan is to give it that longevity that it needs beyond what it was originally designed for. Then it also allows you to transfer monies from TIF 1 to TIF 2 back and forth for freely. So, we have gone through the process you have had a public hearing, you had a joint review board meeting, all the taxing bodies were invited to attend. There has not been any opposition. So you have gone through the statutory time periods here for all those procedures and you're at a point where it's available for you to approve tonight. You are not changing an area and you are not adding any area.**

**Alderman Jim Jennings makes a motion that we pass ordinance #02-01-2017 approving the second amendment to the redevelopment plan and projects in TIF 1, seconded by Scranton. Lauren Jennings yes, Jim Jennings yes, Schenk yes, Myers no, Scranton yes, Buss yes.**

**Mayor Flesner, motion to approve ordinance # 02-01-2017 passes with 5 yes and 1 no.**

**Steve Klein, so the next item on your agenda an ordinance to authorize the bank loan that you indicated that you wanted to borrow funds for financing the additional planning and engineering work of the uptown revitalization and infrastructure project. This is \$123,000.00 bank loan. It is a general obligation, but you are going to essentially use your TIF funds to be able to repay the loan. It is a 3 year commitment with semi-annual payments beginning June 15<sup>th</sup> of this year, for interest on June payments and then December payments are principal and interest each year for three years. And the payments are evenly distributed across the 3 years, \$42,311.00 each year beginning this year and then for 2 more years. And we did a request for proposals and we had one proposal that you asked us to precede with and that is Brown County State Bank and they quoted annual interest rate of 1.59%. Jim Jennings, in your experience that is a good rate isn't it? Steve, yes that is a pretty good rate right now. In a climate where rates are continuing to rise right now, and I think that was a good offer. But it is a short term commitment, and paying it out of your TIF funds you are able to use monies from TIF 1 and TIF 2. This is facilitated further because of the amendment you just did for TIF 1, so those monies as needed can be transferred to TIF 2 to pay for these engineering cost or repay this loan for example related to the uptown project. We have talked about the net TIF projections, however I did not bring copies tonight, and essentially for 2017 and 2018 you have debt coverage to about 230% to be able to cover this type of loan. And then it goes up the third year you will have 300% coverage. What it does**

mean of course, in the first year alone after your receive your new TIF increment for 2016 payable 2017, because the only thing you have reliance you have at the bank right now is the June interest payment which is going to be which is probably going to be less than \$1000.00. But going forward we are only looking at 2017 going forward new money that you will be receiving and with the loan payment anticipated to be \$42,000.00 or so you will have \$55,000.00 left at the end of the day that is net increment that is discretionary that you could use for other public projects. You are going to have, we have deducted out your commitments to the School District and all your reimbursements , so after all of that has been accounted for and you deduct your loan payment you are going to have about \$55,000.00 left over to work with for this next budget year. And that assumes that nothing else happens in TIF districts and we hope that and anticipate there will be more growth in the TIF district and that the TIF funds will continue to rise. For these projection purposes we only look at what you have right now and assume no addition growth. My understanding was that this loan was to keep that project going forward so you would be in a position to reapply for the grant funding you were seeking and be ready to move forward when you want to. So all this ordinance does is authorize us for the borrowing then the bank will have to prepare the final note based on these terms. Jim Jennings, Steve and if you would I know that all this is very confusing for someone that is not in the mist of it day in and day out. What we are doing, it is commonly used as an economic development tool and you are very comfortable with what we are doing, we are not making any rash decisions? Steve, sure. All you are doing is stretching this out over 3 years so you don't completely deplete all of your TIF funds every year. I mean you have a pretty healthy cash flow and you got money in the bank, although out of that balance between TIF 1 and TIF 2 you have developer commitments yet that need to be paid out of that. But you are netting out between \$95,000.00 and \$100,000.00 a year after all of those obligations through intergovernmental agreements and your developer reimbursements now. So, you have the funds to be able to do this if this is what you want to do. It is obligating \$42,000.00 a year of your TIF funds, but from a financial stand point you are fine you are in good shape. Really the recommended minimal debt service coverage for municipal borrowing is typically 125%, so you want 125% more funds available more than what you need to make your annual payments, and you are over 230% at this point. Now if you get to a point in a year or two when you are talking about borrowing a far greater amount through some type of a bond or debt certificate or from some other financial product then we need to do some more analysis to make sure that we look at the years you have left in both TIF 1 and TIF 2. And we want to shot for similar kinds of debt service coverage on those borrowings too. But 125% is really kind of the accepted minimum but we will look at that when you get to that point, and if you do you can do something more. But for a 3 year loan for this amount this is not uncommon, Pittsfield has done it a couple of times so they don't deplete out there other funds.

Alderman Scranton makes a motion to approve ordinance #02-02-2017, seconded by Lauren Jennings. Jim Jennings yes, Schenk no, Myers no, Scranton yes, Buss yes, Lauren Jennings yes.

Mayor Flesner, motion to approve ordinance #02-02-2017 passes with 4 yes and 2 no.

**Water/Sewer**

**Zoning**

**Zoning Board of Appeals- Mayor Flesner, we had a meeting and at that meeting we voted unanimously to deny the proposal for the zoning request for a billboard at the Corn Dog Stand. Our reasons for denial at the Zoning Board of Appeals meeting the ordinance states 400 feet to a residential area that would have not been the case. And the traffic we just felt with Dot Foods and putting something up in the air that place is congested enough anyway, so we felt that one more thing to look up at that point in time and those days. We just didn't feel like it was worth it at this time to entertain it, our basis was to follow the ordinance that was in place, it was created for a reason and I think it is a good ordinance. So that was the zoning board of appeals recommendation for us to deny that. So, any questions? Myers, how far is the one at the Tastee Treet from a residence? Dane, I don't have any idea. Myers, it is less than 400 feet isn't it? Dane, I am not sure it was before my time.**

**Alderman Jim Jennings makes a motion to confirm the recommendations of the Zoning Board of Appeals committee to deny the proposal for the sign at the Corn Dog Stand property, seconded by Schenk. Schenk yes, Myers yes, Scranton yes, Buss yes, Lauren Jennings yes, Jim Jennings yes.**

**Mayor Flesner, and we did have an open meeting and only had one person, Dean Ernest. But nobody else showed up to voice a yay or nay for that. Myers, property owner didn't show? Dane, no.**

**Mayor Flesner, the motion to confirm the recommendation from the Zoning Board of Appeals to deny the request for the billboard at the Corn Dog Stand passes unanimously.**

**Other Business-Jim Jennings, I have an other business, I saved it for here because it may be continuous. I feel like, now I have asked Lonnie if we had the, of course committees are appointed by the Mayor and then with consent of the council. Lonnie, no it is just that the Mayor makes the appointment. Jim, we have always vote on it so we don't give consent? Lonnie, per your code they are appointed by the Mayor. Jim, so that is a municipal code or statutory? Lonnie, your local code. Jim, so that could be changed if we want correct? Lonnie, you could amend your code. Jim, what I am going to ask for and I am just going to be blunt about it, is that I feel like alderman Myers has been detrimental to the moral of the Police Department as a member of the police committee. And if I had the authority to make a motion to have him removed from the police committee right now I would do it but I don't. And the only way that can happen is if everybody agrees on it and this makes me want**

look forward to, because I have read online in some other situations where this has happened in municipalities when a Mayor puts somebody on a committee and they refuse to address the problems that they are causing and the board can do nothing about it. So I am going to be having conversations with Lonnie about if we can change that. I may be the lone ranger on this but I know it has hurt the moral of them. I went up and listened to the minutes of the last meeting and I feel like you were an unproductive member of the committee that day. Myers, let's talk about what you tried to do to Paul Walker and I in open session. Buss, I think you two are both acting like children. Jim, ok so you approve of the behavior he had in that committee meeting? Buss, there were some things that got a little out of hand and he apologized to Vada afterwards. But I think there is a lot of things going on between you two both that. Jim, I can assure you I am judging him off of his actions every time. Buss, it makes it hard for the whole council, and I am not saying that one is better than the other, I am saying you are both adults you need to figure it out. Jim, I appreciate that input but I have sat here and watched him berate him since he wanted the Police Chief job and never got it, and I just don't think that he is an objective observer. Myers, well if you had some law enforcement background maybe you would have a better understanding too. Jim, there you go, anyhow that is my other business.

#### **Executive Session**

#### **Motion to Adjourn**

**Alderman Myers makes a motion to adjourn at 7:38 P.M., seconded by Jim Jennings. Myers yes, Scranton yes, Buss yes, Lauren Jennings yes, Jim Jennings yes, Schenk yes.**

**Respectfully submitted,**

**Stacy Dunlap, City Clerk / Collector**