

CITY OF OLNEY
CITY COUNCIL MEETING
JANUARY 14, 2019

AGENDA #1 “CALL TO ORDER” The January 14, 2019, meeting of the Olney City Council was called to order at 7:00 p.m. in the Council Chambers of the Olney City Hall located at 300 S. Whittle Avenue, Olney, Illinois, with Mayor Mark Lambird presiding.

AGENDA #2 “PLEDGE OF ALLEGIANCE TO THE FLAG-PRAYER” Council members and visitors joined in the pledge of allegiance to the flag. Tim Loomis led the group in prayer.

AGENDA #3 “ROLL CALL” The following Council members were present: Morgan Fehrenbacher, Les Harrison, Belinda Henton, John McLaughlin, and Mark Lambird. Also present were City Manager Allen Barker, City Treasurer Jane Guinn, City Clerk Kelsie Sterchi, and City Attorney Bart Zuber.

AGENDA #4 “PRESENTATION OF CONSENT AGENDA”

4-A “Approve Minutes of Council Meeting on December 10, 2018”

4-B “Approve and Authorize Payment of Accounts Payable January 15, 2019” Pooled Cash \$271,402.69, Manual Pooled Cash \$323,473.10, Utility Refunds \$723.60, Petty Cash \$90.27, Housing Rehab Grant \$14,930.00, Fire Pension \$9,386.00, Police Pension \$13,169.00, MFT \$1,605.39, IMRF \$30,854.08, Liability Insurance \$42,707.00, Unemployment Insurance \$1,638.68, Workers Compensation Insurance \$66,027.00, Tourism \$2,620.98, Christmas Light Display \$4,908.95, Route 130 TIF \$99.00,

4-C “Raffle License: First National Bank in Olney”

4-D “Appointment: Councilwoman Fehrenbacher as City of Olney Representative on the Chamber’s Board of Directors”

4-E “Raffle License: RCHS (After Prom 1)”

4-F “Raffle License: RCHS (After Prom 2)”

AGENDA #5 “REMOVAL OF ITEMS FROM CONSENT AGENDA” No items were requested for removal from the consent agenda.

AGENDA #6 “CONSIDERATION OF CONSENT AGENDA” Councilman McLaughlin moved to approve the items on the consent agenda, seconded by Councilwoman Henton. A majority affirmative voice vote was received.

AGENDA #7 “CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA” No consideration was necessary since no items were removed from the consent agenda.

AGENDA #8 “PRESENTATION OF ORDINANCES, RESOLUTIONS, ETC.”

8-A “Request: Class C Liquor License for Yamato Steak House of Japan, Corp” The Council was provided with a Class C Liquor License application from Yamato Steak House of Japan, Corp. Jian Hui Huang was present for any questions from the Council.

Councilman McLaughlin asked Mr. Zuber if the application looked to be in order. Mr. Zuber believed so.

Councilwoman Henton wondered if it was unusual for a corporation not to have different people listed as president, vice president, or secretary. Mr. Zuber replied that it was not particularly unusual. He confirmed that the same person could be listed as president and secretary.

Councilwoman Henton then asked Mr. Huang if no other managers would be needed for the restaurant. Mr. Huang replied that at some point, a manager would be hired. The Councilwoman informed him that when that time came, the City would need additional application information. Mr. Zuber told that Mr. Huang was already aware of that and the other requirements upon hire of an additional manager(s).

Councilman McLaughlin moved to approve the Class C Liquor License request for Yamato Steak House of Japan, Corp., seconded by Councilman Harrison. A majority affirmative voice vote was received.

8-B “Possible Ordinance: Amend Section 5.12.070 (Restriction on Number of Licenses Authorized) of the City of Olney Municipal Code” The Council was provided with a proposed ordinance that would increase the number of Class C liquor licenses from five to six. Because the request for liquor license was approved for Yamato Steak House of Japan, Corp., the City of Olney Municipal Code would need to be changed to allow for an additional Class C license.

Councilwoman Henton moved to approve Ordinance 2019-01, seconded by Councilwoman Fehrenbacher. A majority affirmative voice vote was received.

8-C “Ordinance of Approval or Resolution of Denial: Rezoning of Vacant Land with Tax ID Number 06-28-200-026 from R-S (Single-Family Residence District) to M-1 (Light Industrial District)” The Council was provided with a copy of minutes from the January 7, 2019, Plan Commission meeting, a copy of a letter of opposition from Laurie Rist, and a letter from Ron and Connie Waldrop.

At the January 7th meeting, the Plan Commission came to a tie vote as to whether or not to recommend approval of the zoning request submitted by Ronald E. Waldrop. The request was to rezone vacant land with Tax ID Number 06-28-200-026 from R-S (Single-Family Residence District) to M-1 (Light Industrial District).

Mrs. Rist stood to address the Council. She stated that her family owned 5041 N. IL 130, adjoining the vacant land proposed for rezoning. Mrs. Rist recounted many of the same oppositions that were given at the January 7th Plan Commission meeting, including concerns that

5045 N. IL 130 was in violation of current zoning requirements, and that she had heard the Waldrop's plans were to actually place a concrete batch plant on the property.

After the Plan Commission meeting, Mrs. Rist had been in touch with Chelsey Bergstrom. Mrs. Bergstrom is the daughter of the Waldrops, and also owns 5045 N. IL 130. Mrs. Rist had made the offer that if the Waldrops took over full maintenance of the road, then her family would cut and maintain the grass and ditch areas from N. IL 130 to the driveway. Mrs. Rist had yet to hear back on the offer.

Overall, Mrs. Rist did not believe that approving the request for rezoning would be positive or reverse any of her complaints. While she understood that there was other nearby land that was also zoned for M-1 (Light Industrial District) use, she noted that none of the land was currently being used for any commercial purposes. She wished to keep the area residential, and requested that the Council consider denial of the rezoning request.

Councilwoman Fehrenbacher asked if the Bergstrom Concrete Construction business would instead be conducted off of the property requested for rezoning. Mr. Waldrop confirmed. Mrs. Rist retorted that during the Plan Commission meeting, the Waldrops had indicated that the business would remain at 5045 N. IL 130 and that they would be expanding that business to the property in question.

From the audience, Connie Waldrop stated that there were no plans for placement of a concrete batch plant. She added that the letter submitted earlier in the day should address such misconceptions.

Councilman Harrison wondered if M-1 (Light Industrial District) zoning would even allow for a concrete batch plant, if the rumors were true. Mrs. Waldrop replied that the answer to the question would not even matter because they were absolutely not placing a concrete batch plant. Just for clarification, Mr. Zuber did not feel that anything in the M-1 (Light Industrial District) details would allow for a concrete batch plant.

Councilman Harrison moved to approve the request for rezoning, as presented, and Ordinance 2019-02, seconded by Councilwoman Fehrenbacher. A majority affirmative voice vote was received with Councilman McLaughlin voting no. The ordinance would be created.

8-D "Ordinance: Rezone 804 E. Locust Street, 810 E. Locust Street, 812 E. Locust Street, 603 N. East Street, and 607 N. East Street from R-S (Single-Family Residence District) to R-4 (Multiple Dwelling District)" The Council was provided with a copy of minutes from the January 7, 2019, and a proposed ordinance that would rezone 804 E. Locust Street, 810 E. Locust Street, 812 E. Locust Street, 603 N. East Street, and 607 N. East Street from R-S (Single-Family Residence District) to R-4 (Multiple Dwelling District). Carle Richland Memorial Hospital submitted the petitions for rezoning. The Plan Commission had unanimously voted to recommend approval of the rezonings.

Councilwoman Henton moved to approve Ordinance 2019-03, seconded by Councilwoman Fehrenbacher. Mayor Lambird, Councilwomen Fehrenbacher, Henton, and Councilman McLaughlin voted yes. Councilman Harrison abstained. The motion carried.

8-E “Resolution: Accept Bid for Industrial Park Tank Repainting” The Council was provided with a proposed resolution to accept a bid for the Industrial Park tank repainting.

Mr. Barker told the Council that bids for this project were opened on December 4, 2018. Five bids were received. Era Valdivia of Chicago, Illinois, bid \$310,400.00. Neumann Co, of Marrillan, Wisconsin, bid \$333,300.00. Tecorp, Inc., of Joliet, Illinois, bid \$449,400.00. Hanfland Painting, of Sigel, Illinois, bid \$480,700.00. Jetco, Ltd., of Hawthorn Woods, Illinois, bid \$519,945.00.

Era Valdivia, the low bidder, had not worked with the City of Olney before. Because of this, Charleston Engineering needed to perform some records checks. The checks came back positive, so the resolution would recommend accepting the low bid.

Councilwoman Henton asked if the bid included painting of a logo. Mr. Barker did not believe so. Mike Bridges, Charleston Engineering, indicated that painting of a name was included, but not a logo image.

An amount of \$350,000.00 had been budgeted in the current fiscal year for the project. Mr. Barker noted that the project would need to be re-budgeted for the next fiscal year because the project could not be completed this fiscal year.

Councilman McLaughlin moved to approve 2019-R-01, seconded by Councilman Harrison. A majority affirmative voice vote was received.

8-F “Discussion: Suspension of Curbside Recycling Program” Mr. Barker reminded the Council that Wilson Metals had ended their curbside recycling service as of December 21, 2018. As a result, the curbside recycling program had been suspended with hopes of finding another solution. Mr. Barker and Mayor Lambird had been researching alternate solutions, but no viable solutions had yet been found for curbside recycling.

Mayor Lambird reported that he would be meeting with Kenny Wilson later in the week. Councilwoman Fehrenbacher requested to be present at the meeting. Mayor Lambird indicated that Mr. Wilson may have other options for recycling that would not include curbside pick up.

8-G “Resolution: Amend the 2018/2019 Budget in the Mechanic Department by Transferring Funds from Capital Outlay for Hydraulic Hoses & Press” The Council was provided with a proposed resolution to amend the 2018/2019 budget in the Mechanic Department. In the current budget, the Mechanic Department had a Capital Outlay item to purchase a hydraulic hose press. Mr. Barker told the Council that Roger Fulk had worked out a deal to purchase \$2,935.48 in hoses in order to receive the hose press for free. The budget amendment would take \$2,950.00 from the Hydraulic Hose Press line item in Capital Outlay, and transfer that amount to All-Department Supplies.

Councilman Harrison moved to approve 2019-R-02, seconded by Councilman McLaughlin. A majority affirmative voice vote was received.

8-H “Resolution: Accept Quote for Lightning Detector, Accept a Grant from the Carrie Winter Charitable Trust, Accept Other Donations, Waive Formal Bidding Procedures, and Amend the 2018/2019 Budget” The Council was provided with a proposed resolution that would accept a quote for a lightning detector in Musgrove Park, accept a grant from the Carrie Winter Charitable Trust, accept other donations, waive formal bidding procedures, and amend the 2018/2019 budget. The Council was also provided with the quote submitted by Campbell Scientific in the amount of \$15,602.01.

Mr. Barker reminded the Council that a couple of months ago, the Council had approved the purchase of a lightning detector for Musgrove Park that would have the City contributing \$3,000.00 for the purchase if \$3,000.00 was also received from the Carrie Winter Grant. Grant funds were awarded in December with other donations also made.

Mr. Barker indicated that City employees would install the detector.

Mayor Lambird added that Campbell Scientific had actually suggested placement of two warning pylons. One would be placed on the northern portion of the park, and the other would be placed on the southern portion.

Once installed, Councilwoman Fehrenbacher asked how the community would be informed on how the detector worked. Mayor Lambird replied that training would be needed, especially for officials. He offered that signage would also be helpful.

Councilwoman Henton shared that she was concerned about whether or not pricing from other companies had been sought. She confirmed that Park Department Supervisor Frank Bradley had checked around, and the quote at this evening’s meeting was the best option.

Councilman McLaughlin moved to approve 2019-R-03, seconded by Mayor Lambird. A majority affirmative voice vote was received.

8-I “Appointment: Mike Bridges, Charleston Engineering, as City Engineer” Roger Charleston had served as the City Engineer for approximately 42 years. With Mr. Charleston’s retirement and the sale of Charleston Engineering, it was necessary to appoint a City Engineer of record.

Mayor Lambird told the Council that Mike Bridges was now the sole owner of Charleston Engineering, and has expressed interest in having Charleston Engineering continue to provide engineering services. Mayor Lambird suggested that the City Engineer’s term coincide with the terms of the City Clerk and City Treasurer.

Mr. Zuber asked if a contract should be prepared for Mr. Bridges. Councilwoman Henton thought so. The Council decided that Mr. Zuber could draft a formal contract, and action on the contract would take place at a future meeting.

AGENDA #9 “REPORTS FROM ELECTED AND APPOINTED OFFICIALS”

9-A “Status Report-City Manager” The Council was provided with a Status Report from the City Manager. Mr. Barker had nothing further to report.

9-B “RCDC Report” RCDC Executive Director Courtney Yockey told the Council that an Industrial Luncheon would be held the next day at The Holiday. Several panel speakers would be present such as a speaker from the Illinois Department of Commerce and Economic Opportunity and the Illinois Manufacturers Association.

Councilman McLaughlin recalled that a bill had passed recently allowing for Opportunity Zones, and asked Mr. Yockey if he was aware. Mr. Yockey confirmed, and pointed out that Olney did have an Opportunity Zone as applied for by RCDC. Mr. Yockey continued that actual rules for Opportunity Zones had been released late in 2018. With those rules in place, Mr. Yockey would be focusing on spreading education about the Opportunity Zone.

Councilman McLaughlin asked if the Opportunity Zone would mostly benefit residential investors. Mr. Yockey felt probably so.

Before moving on, Councilwoman Henton asked Mr. Huang when Yamato Steak House of Japan expected to open. Mr. Huang replied that they hoped to open around Valentine’s Day.

9-C “Chamber of Commerce Report” Councilman McLaughlin told that he had served on the Chamber of Commerce’s Board of Directors for the past six years, and was happy that Councilwoman Fehrenbacher would be replacing him. The Councilman added that the Chocolate Tour would also be taking place on February 8, 2019, and that tickets were available at the Chamber or City Hall.

9-D “Parks & Recreation Board Report” The Board had cancelled their January meeting, so there was no report.

9-E “Tourism Board Report” Councilwoman Henton stated that representatives from the ILLINOISouth Tourism Bureau would be making a visit on Wednesday. She would also be attending the quarterly tourism meeting next Wednesday.

AGENDA #10 “PUBLIC COMMENTS/PRESENTATIONS”

10-A “Avery McKinney” Mr. McKinney was not present. From the audience, Brian Short addressed the Council. Mr. McKinney was going to speak about Air Evac, but Mr. Short would instead be giving a presentation.

Mr. Short provided the Council with an informational sheet about serving Richland County for nearly 20 years. Mr. Short assumed that the Council was aware of the Richland County Board approving a contract with AirMed for memberships to all within the county. His purpose for attending this evening’s meeting was to address a few misconceptions that he had been hearing in the community.

Mr. Short told that one of the rumors was that Air Evac would be leaving Olney. He assured the Council that was not the case. Air Evac would continue to support its members. Even before having a helipad in Olney, Air Evac had served the area for about 17 years out of the Effingham base.

Mr. Short had also been hearing that Air Evac did not want to work with Carle Richland Memorial Hospital (CRMH). Mr. Short clarified that was also untrue. In 2017, Air Evac had attempted to put a helipad at the hospital, but due to some administration changes, they were told there was not enough room, so they went a different route. Mr. Short confirmed that Air Evac would continue to support CRMH, continue to teach classes, and continue outreach with CRMH.

Mr. Short continued that he had also been asked why Air Evac did not offer such a contract to the Richland County Board. Mr. Short shared that Air Evac was not aware that the Board was seeking such a contract, and did not find out about the deal with AirMed until after the fact. Mr. Short felt that typically, county governments did not have such funds to put towards such a benefit. Had they been aware that contract pricing was being sought, Air Evac would have submitted information.

Mr. Short hoped that the information cleared up some of the misconceptions. He admitted that the news of the AirMed deal had stung a bit because of the millions Air Evac had invested within the community, and the fact that it did not cost any citizen for them to locate here.

Mr. Short thanked the Council for their time.

10-B "Bill Burke" Bill Burke, owner of Burke Auction & Realty of Oblong, Illinois, was present to address the Council. Mr. Burke indicated that he was in the process of offering governmental auctions. He felt that small municipalities struggled with the governmental auction process, and stated that he was open to negotiation.

10-C "Richland County CEO" No one was present from the Richland County CEO. Mr. Yockey indicated that they would be at the next meeting of the City Council.

AGENDA #11 "CLOSED SESSION: SALE OR LEASE PRICE OF REAL PROPERTY; ACQUISITION OF REAL PROPERTY; AND APPOINTMENT, EMPLOYMENT, COMPENSATION, AND PERFORMANCE OF SPECIFIC EMPLOYEES" Councilwoman Fehrenbacher moved to adjourn to closed session to discuss sale or lease price of real property; acquisition of real property; and appointment, employment, compensation, and performance of specific employees, seconded by Councilman McLaughlin. A majority affirmative voice vote was received.

Councilmen Harrison, McLaughlin, Councilwomen Fehrenbacher, Henton, Mayor Lambird, City Treasurer Guinn, City Attorney Zuber, and City Clerk Sterchi left the Council Chambers at 7:35 p.m.

AGENDA #12 “RECONVENE OPEN SESSION” Upon return of those who were in closed session to the Council Chambers, Councilwoman Fehrenbacher moved to enter back into open session, seconded by Councilwoman Henton. A majority affirmative voice vote was received. Open session resumed at 8:01 p.m.

Councilman McLaughlin told the Council that he had been at Rotary Park a few times within the past few weeks playing disc golf. There was a truck doing donuts in the parking lot and in the grass which left behind giant ruts. He noticed cameras on the Rotary Park restrooms, and asked if they were functional. City Clerk Sterchi replied they were functional, and had aided in catching some culprits that ended up paying restitutions. Mayor Lambird wondered if metal barricades would help the issue.

Councilman McLaughlin continued by stating that the corner of S. Whittle Avenue and Monroe Street seemed to be flooding more often and eroding the area. Mr. Barker would speak with the Street Department Supervisor.

AGENDA #12 “ADJOURN” With no further business to discuss, Councilman Harrison moved to adjourn, seconded by Councilwoman Fehrenbacher. A majority affirmative voice vote was received.

The meeting adjourned at 8:05 p.m.

Kelsie J. Sterchi
City Clerk