

CITY OF OLNEY
CITY COUNCIL MEETING
APRIL 13, 2015

AGENDA #1 “CALL TO ORDER” The April 13, 2015, 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 Ray Vaughn presiding.

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

AGENDA #3 “ROLL CALL” The following Council members were present: Barb Thomas, Brad Brown, Bob Ferguson and Ray Vaughn. John McLaughlin was absent. Also present were City Manager/City Attorney Larry Taylor, City Treasurer Chuck Sanders, City Engineer Roger Charleston and City Clerk Kelsie Sterchi.

AGENDA #4 “PUBLIC HEARING: 2015/2016 FISCAL BUDGET” City Manager Taylor explained that the Illinois State Statute required the Council to hold a public hearing for the tentative fiscal year 2015/2016 budget. Notice was given to the media that the tentative budget was available for viewing at City Hall. The purpose of the hearing would be to allow the public to express their opinions and to ask questions regarding the tentative budget. The City Manager then addressed the audience by asking if anyone had comments concerning the proposed budget. There were no questions or comments from the audience. The public hearing was closed.

AGENDA #5 “PRESENTATION OF CONSENT AGENDA”

- 5-A Approve Minutes of Council Meeting from March 23, 2015
- 5-B Approve and Authorize Payment of Accounts Payable April 14, 2015: Petty Cash \$998.45, Pooled Cash \$136,691.23, Manual Pooled Cash \$115,533.01, MFT \$4,276.62, IMRF \$29,846.84, Tourism \$2,000.00, 175th Anniversary \$121.20
- 5-C Raffle License-Center Shrine Club
- 5-D Raffle License-Elks

AGENDA #6 “REMOVAL OF ITEMS FROM CONSENT AGENDA” No items were requested for removal from the consent agenda.

AGENDA #7 “CONSIDERATION OF CONSENT AGENDA” Councilwoman Thomas moved to approve the items on the consent agenda, seconded by Councilman Brown. A majority affirmative voice vote was received to approve the consent agenda.

AGENDA #8 “CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA” No consideration was necessary since no items were removed from the consent agenda.

AGENDA #9 “PRESENTATION OF ORDINANCES, RESOLUTIONS, ETC.”

9-A “Request: Closure of the 100 Block of S. Camp Street for Prairie Farms” The Council was provided with a request letter from Prairie Farms General Manager Kenneth Kuhn to close the 100 block of S. Camp Street, a satellite photo of the 100 block of S. Camp Street, and a copy of the letter sent to 121 ½ S. Camp Street and the owner of 300 W. Chestnut (on the corner of W. Chestnut and S. Camp Streets).

Mr. Kuhn explained that Prairie Farms owned most of the property on the west side of this portion of S. Camp Street. Many trucks enter and exit from the loading docks located at the 100 block of S. Camp Street throughout the day and night. The trucks leave the location blindly which presents a safety issue. Additionally, he felt it would make snow removal less of an issue during the winter if the snow could be pushed from the property all the way across the street. The future also held the possibility that Prairie Farms could expand across S. Camp Street.

Mayor Vaughn noticed that an east/west alley that held a residence was located off of the 100 block of S. Camp Street. Mr. Kuhn felt that the resident could access the property from the west alley entrance or through Blankenship Auto Parts’ parking lot. Otherwise, he did not feel that one or two cars using that block of S. Camp Street would be an issue.

Mayor Vaughn then asked what Mr. Kuhn’s vision would be of blocking off the street. Mr. Kuhn replied that he planned to post a sign saying, “Closed to Thru Traffic.”

The Council felt that the closure would change the traffic flow on that part of town. More time would be allowed for anyone to support or oppose the suggestion. The request would be re-visited at the April 27, 2015, meeting.

9-B “Request: Closure of the North Half of the North/South Alley Between S. Mill and S. East Streets and E. South Avenue and the CSX Railroad as Submitted by Oscar, Roberta and Cassandra Eck” The Council was provided with a request letter from Oscar, Roberta and Cassandra Eck to close the north half of the north/south alley that dissected his two properties, a copy of the location plat, a satellite photo of the alley, and a copy of the letter with addressees that was sent to notify neighbors of the closure request.

Mr. Eck explained that the alley was not regularly used. He was requesting the closure of the north portion in order to consolidate his insurance and taxes.

City Manager Taylor told the Council that if closing the full north half of the alley, the property owner at 608 S. Mill Street would have the option to purchase their portion of the vacated alley. The standard to close any portion of an alley had historically been that the amount of square footage closed would be sold to the owner at a rate of \$0.15 per square foot if no easements were reserved. According to the GIS measurements, the fee to close that portion of the alley would be \$199.50 plus the cost of recording the ordinance and deed.

Mayor Vaughn moved to approve the closure of the north half of the north/south alley between S. Mill and S. East Streets and E. South Avenue and the CSX Railroad, as submitted by the Ecks, at a purchase price of \$0.15 per square foot, seconded by Councilman Brown. A majority affirmative voice vote was received. Ordinance 2015-15 would be prepared. The City would be in touch with Mr. Eck once the paperwork was finalized. The property owner at 608 S. Mill Street would also be sent a letter detailing their purchase option.

9-C “Request: Closure of the North Half of the Unfinished Boone Street Between E. Lafayette and Monroe Streets and S. Fair and S. Morgan Streets as Submitted by Brenda Patterson” The Council was provided with a request letter from Brenda Patterson to close the north half of the unfinished Boone Street that dissected her properties, a copy of the location plat, a satellite photo of the unfinished Boone Street, and a copy of the letter with addressees that was sent to notify the neighbors of the closure request.

Mrs. Patterson owns both sides of the entire length of the closure request. There seemed to be some discrepancies on what the actual right-of-way was for the area. Based on the GIS calculation, the price to close the portion would be \$1,192.50 plus the cost of recording the ordinance and deed. No comments for or against the request had been received.

Councilman Ferguson asked if the area was in a flood zone. Code Enforcement Officer Mike Mitchell was not sure.

Mayor Vaughn moved to approve the closure of the north half of the north/south unfinished Boone Street between E. Lafayette and Monroe Streets and S. Fair and S. Morgan Streets as submitted by Brenda Patterson at a purchase price of \$0.15 per square foot, seconded by Councilwoman Thomas. A majority affirmative voice vote was received. Ordinance 2015-16 would be prepared. The City would be in touch with Mrs. Patterson once the paperwork was finalized.

9-D “Resolution: Accept Quote from Hawkins, Inc. for Chemicals for the Water Plant” The Council was provided with a memo from Water Plant Supervisor Frank Bradley regarding his recommendations on Water Plant chemicals, and a proposed resolution that would accept the quote from Hawkins, Inc., and waive bidding procedures for water plant chemicals.

Mr. Taylor told the Council that Hawkins, Inc. indicated that they could keep their pricing the same as the two years prior. Mr. Taylor recommended approving the proposal.

Councilman Brown moved to approve 2015-R-15, seconded by Councilwoman Thomas. A majority affirmative voice vote was received.

9-E “Resolution: Accept Quotes from Hawkins, Inc. and Airgas, USA, LLC. for Pool Chemicals” The Council was provided with a memo from Mr. Bradley regarding his recommendations for pool chemicals, and a proposed resolution that would accept the quotes for swimming pool chemicals from Hawkins, Inc., and Airgas, USA, LLC., and waive formal bidding procedures.

Hawkins, Inc. would supply the sodium hypochlorite at \$1.37 per gallon. Airgas, USA, LLC. would supply carbon dioxide at \$36.55 per 50 pound cylinder with a rental fee of \$0.35 per cylinder per day.

Councilwoman Thomas moved to approve 2015-R-16, seconded by Councilman Brown. A majority affirmative voice vote was received.

9-F “Resolution: Accept Bid for the East Hazlewood Lane (Hall Street) Water Main Project” The Council was provided with a proposed resolution to accept the bid from Kieffer Brothers Construction, Co., Inc. for the East Hazlewood Lane (Hall Street) Water Main Extension project.

Mr. Taylor told the Council that two bids had been received for the project. Wayne Lapington Trucking and Excavating had bid \$66,721.00. Kieffer Brothers Construction Co., Inc. bid \$53,074.00. Mr. Taylor recommended accepting the bid from Kieffer Brothers Construction Co., Inc.

Mayor Vaughn moved to approve 2015-R-17, seconded by Councilman Ferguson. A majority affirmative voice vote was received.

9-G “Resolution: Accept Bid for the Demolition of a Residence at 518 N. Mill Street” The Council was provided with a proposed resolution to accept the bid received from Doll’s, Inc. for the demolition of 518 N. Mill Street.

Mr. Taylor explained that the project was initiated by Code Enforcement Officer Mike Mitchell by using the expedited procedure. Mr. Taylor recommended accepting the bid from Doll’s, Inc. in the amount of \$3,825.00.

Councilman Ferguson moved to approve 2015-R-18, seconded by Councilwoman Thomas. A majority affirmative voice vote was received.

9-H “Resolution: Accept Bids for Crushed Stone, Sand and Riprap” The Council was provided with a proposed resolution to accept bids for crushed stone, sand and riprap, and a copy of the two different options for which bids were received. The first option to bid was for the period of May of 2015 to October of 2015. The second option was for the period of May of 2015 to April of 2016. Mr. Taylor recommended accepting the low bids for the dates provided in Option 2.

Tri County Ag, LLC. provided the low bids for Sand, FA-1 at \$9.25 per ton, Pea Gravel at \$12.25 per ton, CA-6 Crushed Stone at \$16.45 per ton, and Crushed Stone 1" at \$17.45 per ton. Charles Heuerman Trucking provided the low bid for Rip Rap at \$24.85 per ton.

Councilwoman Thomas moved to approve 2015-R-19, seconded by Councilman Ferguson. A majority affirmative voice vote was received.

9-I “Resolution: Accept Bids for Miscellaneous Concrete” The Council was provided with a proposed resolution to accept bids for miscellaneous concrete, and a copy of the two different options for which bids were received. The first option to bid was for the period of May of 2015 to October of 2015. The second option was for the period of May of 2015 to April of 2016. Mr. Taylor recommended accepting the low bids for the dates provided in Option 2. Schrey Systems, Inc. provided the low bids for all seven mixes of concrete.

Mayor Vaughn moved to approve 2015-R-20, seconded by Councilwoman Thomas. A majority affirmative voice vote was received.

9-J “Appointment: David Abell to Board of Appeals” There had been a vacancy on the Board of Appeals since Rob McClain’s resignation in 2014. Mayor Vaughn asked the Council’s approval to appoint David Abell to fill the vacancy. Councilman Brown moved to appoint David Abell to the Board of Appeals, seconded by Councilman Ferguson. A majority affirmative voice vote was received.

9-K “Ordinance: Amend Section 13.04.100 (Rates for Water Service) of the City of Olney Municipal Code-Water Rates Outside City Limits” The Council was provided with a proposed ordinance to amend the rates of water service for those outside of City limits, a current rate schedule for water, a proposed rate schedule for water, and a sheet listing the proposed rate differences.

The proposed changes would go in to effect on May 1, 2015. The purpose of the changes was to keep the City competitive with other water districts. The rates for residential users outside of City limits would change to a one-half increase to that of those inside of City limits instead of a double increase. Watergate and non-residential users outside of City limits would pay 25% more than those inside of City limits instead of 50%.

Mayor Vaughn noted the thought and effort that went into creating the changes presented. He felt that if water would eventually be offered to non-City residents in an expanded way, such changes would act as the first step.

Mayor Vaughn moved to approve 2015-17, seconded by Councilwoman Thomas. Councilwoman Thomas, Councilman Ferguson and Mayor Vaughn voted yes. Councilman Brown voted no. The motion carried.

9-L “Resolution: Authorizing Sale of Public Real Estate Owned by the City of Olney (310 E. Main Street-Senior Citizens Park)” The Council was provided with a proposed resolution to authorize the sale of 310 E. Main Street (Senior Citizens Park) by public auction.

Mr. Taylor indicated that in order to sell the property by auction, an appraisal was needed. An appraisal report for the property came in at \$12,000.00. Statute required that any sale using an appraisal would need to be at least 80% of fair market value. Eighty percent of \$12,000.00 would be \$9,600.00. If approved, the auction would be scheduled for 4:00 p.m. on Monday, April 27, 2015, at City Hall. The highest bidder would submit 10% of their bid within 24 hours of the close of the auction. Statute would also require that the approved resolution be published in the Olney Daily Mail.

Councilman Ferguson moved to approve 2015-R-21, seconded by Councilwoman Thomas. A majority affirmative voice vote was received.

AGENDA #10 “CLOSED SESSION: REVIEW RESUMES FOR CITY MANAGER POSITION” Councilwoman Thomas moved to adjourn to closed session to review resumes for the City Manager position, seconded by Councilman Brown. A majority affirmative voice vote was received.

Councilmen Ferguson, Brown, Councilwoman Thomas, Mayor Vaughn, City Manager Taylor, and City Clerk Sterchi left the Council Chambers at 7:47 p.m.

AGENDA #11 “REPORTS FROM ELECTED AND APPOINTED OFFICIALS” Upon the return of those who were in closed session to the Council Chambers, Councilwoman Thomas

moved to enter back into open session, seconded by Councilman Brown. A majority affirmative voice vote was received. Open session resumed at 8:46 p.m.

11-A”City Manager - Status Report” The Council was provided with a Status Report from City Manager Taylor. Other than what was listed in the report, City Manager Taylor had nothing else to add.

City Treasurer Sanders reported that the Corporate Replacement Tax for March of 2015 came in at a \$16,911.00 increase over the prior year. Of that amount, half would go into the General Fund. The other amount would be distributed to IMRF, pensions and the Olney Public Library.

Mayor Vaughn told the Council that Governor Rauner was in Olney on April 11. The Governor met with several mayors and did not have good news. Governor Rauner had asked for the City’s support on a series of reforms that are necessary to get Illinois back on track.

AGENDA #12 “PUBLIC COMMENTS/PRESENTATIONS”

12-A “Look in the Mirror LOL :) Incompetent Citizen Voters in the City of Olney, Illinois. I Fixed the Election Turnout Once Again. Yes It’s Not the Actual Numbers Disclosure. It’s the Mathematic Unknown Equation of Albert Einstein Science and Space-Time: 14% Voter Turnout and Population of Citizen I.Q. Brain Mass. Those Who Complain and Recklessly Vote Results in Disaster” Brian O’Neill, 818 E. Main, told the Council that industrial business should be a focus for the City. Also, Mr. O’Neill was concerned with the lack of involvement people had with their local government. He felt that people enjoyed complaining, but ended up voting foolishly. He also added that “we need to spend down our debt.”

AGENDA #13 “2015/2016 BUDGET DISCUSSIONS” The Council was provided with a copy of the 2015/2016 tentative budget, and a listing of budget adjustments since the last City Council meeting. Mr. Taylor mentioned that after this meeting, any other changes should require a motion, second and vote.

Something that was brought to City Treasurer Sanders’ attention was the option of budgeting money for lights along the sidewalk at Musgrove Park. The Parks & Recreation Board had discussed that the reduction in money from Community Building repairs could instead be used for the lighting at Musgrove Park. The lights would be placed along the south portion of the park.

Councilman Brown wondered if the \$15,000.00 from the Community Building repairs could be transferred to a line item generally titled Improvements to Musgrove Park. Mr. Taylor

also added that any money from the sale of Senior Citizens Park could be used towards Improvements to Musgrove Park.

Park Department Supervisor Frank Bradley noted that there were some extra decorative lights from the Olney City Park that could be used along the south portion of Musgrove Park. The electrical work for the lights would be expensive.

Councilman Brown moved to take the no longer needed \$15,000.00 from Community Building Improvements and place it into the new Musgrove Park Improvements line item, seconded by Mayor Vaughn. A majority affirmative voice vote was received.

Mayor Vaughn noted that seeing a large deficit in General Corporate may be misleading as money for some of the items already existed in separate bank accounts. City Treasurer Sanders confirmed.

Councilman Ferguson was concerned with the State's budget and Governor Rauner's proposal. He felt it may be wise to try and manage the money we have wisely for the first few months of the fiscal year in anticipation of discovering the impact of the Governor's budget cuts.

Mayor Vaughn wondered what the process would be if the City found out that it would not be receiving its expected amount from the State. Mr. Taylor replied that any State budget cuts may not affect the City until later in the fiscal year. He felt that the capital expenses would be the first areas to be re-evaluated. Capital improvements could attempt to be postponed as much as possible.

A final vote on the 2015/2016 budget would take place at the April 27, 2015, meeting. After the budget is passed, amendments to the budget will require a four fifths vote. Capital spending will require a three fifths vote. If bidding procedures needed to be waived, a four fifths vote would be required.

AGENDA #14 "CLOSED SESSION: SALE PRICE OF REAL PROPERTY; ACQUISITION OF REAL PROPERTY, APPOINTMENT, EMPLOYMENT AND PERFORMANCE OF SPECIFIC EMPLOYEES; AND COLLECTIVE NEGOTIATING MATTERS" Councilman Brown moved to adjourn to closed session to discuss the sale price of real property, acquisition of real property, appointment, employment and performance of specific employees, and collective negotiating matters, seconded by Mayor Vaughn. A majority affirmative voice vote was received.

Councilmen Ferguson, Brown, Councilwoman Thomas, Mayor Vaughn, City Manager Taylor, City Treasurer Sanders and City Clerk Sterchi left the Council Chambers at 9:09 p.m.

AGENDA #15 “RECONVENE OPEN SESSION” Upon the return of those who were in closed session to the Council Chambers, Councilwoman Thomas moved to enter back into open session, seconded by Mayor Vaughn. A majority affirmative voice vote was received. Open session resumed at 10:17 p.m.

_____ 15-A“Resolution: Authorize Execution of Contract for City Attorney Services” The Council was provided with a proposed resolution to execute a contract for City Attorney services between the City of Olney and Bartley C. Zuber. Councilman Brown moved to approve 2015-R-22, seconded by Councilman Ferguson. A majority affirmative voice vote was received.

15-B“Ordinance: Authorize Sale of 1.41 Acres in Olney Industrial Park” The Council was provided with a proposed ordinance to authorize the execution of a warranty deed for the conveyance of Lot 6A in the Olney Industrial Park to Bill’s Machine & Power Transmission, Inc. Councilwoman Thomas moved to approve 2015-18, seconded by Mayor Vaughn. A majority affirmative voice vote was received.

AGENDA #16 “ADJOURN” Mayor Vaughn moved to adjourn, seconded by Councilwoman Thomas. A majority affirmative voice vote was received.

The meeting adjourned at 10:20 p.m.

Kelsie J. Sterchi
City Clerk