

CITY OF OLNEY
CITY COUNCIL MEETING
SEPTEMBER 8, 2014

AGENDA #1 “CALL TO ORDER” The September 8, 2014 meeting of the Olney City Council was called to order at 7:01 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. Beau Brown led the group in a prayer.

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

AGENDA #4 “PRESENTATION OF CONSENT AGENDA”

4-A Approve Minutes of Council Meeting from August 25, 2014 & August 27, 2014

4-B Approve and Authorize Payment of Accounts Payable September 9, 2014-Petty Cash \$281.21, Pooled Cash \$76,678.29, Manual Pooled Cash \$101,168.88, E. Main Water Main Grant \$85,839.35, Unemployment \$1,946.42, Tourism \$2,500.00

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 Thomas. A majority affirmative voice vote was received to approve the consent agenda.

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

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

8-A “Ordinance: Rezone Lots 49 and 50 on W. Catherine Street from R-5 (Trailer or Mobilehome District) to M-1 (Light Industrial District)” The Council was provided with a proposed ordinance to rezone R-5 lots 49 and 50 on W. Catherine Street to M-1 lots, the petition for rezoning and minutes from the September 2, 2014 Plan Commission meeting.

The Plan Commission had met on September 2, 2014, and approved the rezoning of the lots on W. Catherine Street for the purpose of constructing a car wash. Randy Meyer was

interesting in purchasing the lots and having them rezoned. Mr. Meyer was present to answer any questions.

Councilman McLaughlin moved to approve Ordinance 2014-28, seconded by Mayor Vaughn. A majority affirmative voice vote was received.

8-B “Request: Vacation of North/South Alley Between W. Catherine and W. Butler Streets” The Council was presented with a letter from Mr. Meyer formally requesting the City to vacate the north/south alley between W. Catherine and W. Butler Streets, the legal description of the alley, a plat of the alley and its surrounding areas, and a schematic of the potential car wash.

The vacation of the alley would be for the benefit of Mr. Meyer and his proposed car wash. The alley was not easily visible, as it had not been maintained for a number of years. If vacated, Mr. Meyer would own both halves of the alley. City Clerk Sterchi had not received any letters or phone calls for or against the rezoning or the vacation of the alley. The alley did not hold any utilities.

Councilman McLaughlin moved to approve the vacation of the north/south alley between W. Catherine and W. Butler Streets, seconded by Councilman Brown. A majority affirmative voice vote was received. Ordinance 2014-29 will be prepared at a later date.

8-C “Request: Permission to Have Alcohol at Rotary Park on October 11, 2014, as Requested by Carrie Deisher” The Council was presented with a letter from Carrie Deisher requesting the use of alcohol at Rotary Park for her son’s wedding on October 11, 2014. Mayor Vaughn wanted to bring the letter before the Council. Since being in office, the Mayor had received approximately three requests to have alcohol at City parks. Most requests were for use at Rotary Park. If the Mayor approved a request as Liquor Commissioner, the requester would receive a formal letter of approval. The park reservation would also be made through City Hall.

Mayor Vaughn wanted to bring the request before the Council because he realized that he had not held any discussion with the Council on how much oversight or supervision they would want to have on park events where alcohol would be allowed.

Councilman McLaughlin asked if alcohol requests were always approved. Councilman Ferguson did not believe that all requests were approved, although he knew of a few class reunions that did receive permission for such requests.

No insurance was required from an individual wanting to serve alcohol at their event, however the Police Department would be made aware of all such approvals. In the example of the upcoming RCRC Blues Fest, a Class S license was approved and issued as they would be

selling alcohol.

Councilman Brown did not have a problem with the current process of requesting alcohol at City parks. He felt the requests could be evaluated on a case-by-case scenario. The other Council members had no concerns.

8-D “Discussion: New Heating/Air Conditioning Unit and Rebate Through Energy Now Program” City Treasurer Sanders indicated that the City had the opportunity to replace and upgrade one set of heating and air conditioning systems at City Hall with more efficient equipment. A sizeable rebate could be acquired to offset a portion of the costs. In order to receive the rebate, the units would need to be purchased and installed by October 24, 2014. The rebates were offered through Ameren and the State of Illinois.

A proposal for two different units had been received. One proposal offered a more efficient and more expensive unit. However, the rebate would make the more efficient unit less expensive.

Mr. Sanders believed that the upgrade of heating and air conditioning equipment was in the capital spending plan for the next fiscal year, if not the year after. However, there would be no way of knowing if the rebates would still be available at a later date.

City Hall recently had problems with the heating and air conditioning units. Monies are available in the capital spending plan that could help offset part of the cost, however, the budget would need to be amended.

The Mayor asked how the upgrade and rebate opportunity came about. Mr. Sanders replied that the City had received a letter informing that the rebates were available.

If the Council wanted to purchase new units, they would need a majority vote to do so. They would also need to waive formal bidding procedures due to the October 24, 2014 time frame.

The Council felt the presented opportunity made sense.

City Hall held two units. The proposal would allow for one unit to be replaced. Councilwoman Thomas asked about the condition of the second unit. Mr. Sanders indicated that the second unit was in the back half of City Hall, where the old Fire Department was located. The unit worked well enough to keep the water lines from freezing.

Councilman Brown moved to approve amending the budget for the purchase of the more

efficient units, seconded by Councilman Ferguson. Mayor Vaughn, Councilmen McLaughlin, Brown, Ferguson and Councilwoman Thomas voted yes. There were no opposing votes. The motion carried. A resolution to amend the budget will be presented at the next Council meeting.

Councilwoman Thomas moved to waive formal bidding procedures, and to purchase the units through Read's Heating and Air Conditioning, seconded by Councilman McLaughlin. A majority affirmative voice vote was received. A resolution to waive formal bidding procedures and to purchase the units from Read's Heating and Air Conditioning will be presented at the next Council meeting.

8-E "Discussion: Proposed Landscape Waste Facility Fees and Survey" The Council was presented with a result page of a Landscape Waste Facility Survey conducted at the City's brush dump, a survey result page with proposed fees, a tipping fees sheet from the City of Paris, and a list of proposed fees for the City's brush dump.

Mayor Vaughn reported that a general study had been conducted of the people who use the brush dump, and of what size of equipment was being used to bring in the landscape waste. As expected, the vast majority of those using the brush dump were Olney residents. About 10% were non-residents, and another 5% were landscape contractors.

As discussed in a prior meeting, City Manager Taylor had suggested a series of fees for brush dump usage. Anyone who owned property within City limits would not be charged a fee. Non-residents and contractors would pay a fee somewhere between five dollars and forty dollars.

The idea of adding a fee for non-residents and contractors would be to help offset some of the costs of operating the brush dump. The fees could also provide the potential to expand the brush dump hours of operation.

In the City of Paris, a resident would need to go to their City Hall to receive a permit to use the landscape waste facility. Councilman McLaughlin was concerned with the convenience level of going to City Hall for such a permit. He felt that many residents would use the brush dump only on evenings and weekends. If this was the case, advanced planning would be necessary, since City Hall was only open during the day time of the work week.

Further, the Councilman wanted to know how the City of Olney would distinguish a resident or non-resident. Mayor Vaughn indicated that several issues needed to be discussed such as money handling and how to distinguish the tiers. The Mayor's preference was to only have a two tier fee structure; non-resident and contractor rates. Individuals could go to the brush dump and present their i.d. to indicate if they were or were not a City resident. The brush dump employee would then keep track of the different users at the dump by writing down the user's

name, address and amount paid.

Councilman Brown suggested that addresses could then be double checked at City Hall to confirm resident status. If someone cheated the system, they would not be able to do so in the future.

Councilwoman Thomas voiced that needing to make multiple trips to City Hall to receive a permit would be too much of an inconvenience. She suggested a yearly permit could be issued either at City Hall or through the mail. Mayor Vaughn agreed, especially in the instance of those professionals who would be using the brush dump regularly.

Councilman Ferguson and Mayor Vaughn suggested that users could present their water or tax bill as proof of residency.

Councilman McLaughlin wondered about situations where a resident would hire a professional service. Would the service provider pay a resident or contractor fee at that point? Councilman Thomas felt the contractor would figure such costs into the fees they would charge a resident.

Given the information provided to the Council, using the suggested fees, \$21,000 could be generated in a year's time.

The Mayor wanted to receive more feedback from those currently using the brush dump. The topic would be revisited at the next Council meeting.

8-F "Discussion: Olney City Park Maintenance" The Council was provided with a "punch list" of items submitted by the Parks and Recreation Board that would need addressed at the City Park before the Fall Festival, photos of a few of the areas of concern, and a memo from Park Department Supervisor Frank Bradley addressing the concerns.

Councilman McLaughlin, also a member of the Parks and Recreation Board, addressed this topic. Mr. Bradley's memo upset the Councilman as he felt the response was full of excuses. Reading from the memo, Councilman McLaughlin read how rusted lights were not considered a priority and that the Band Shell benches would be a winter project. Councilman McLaughlin could not understand how the project list could not be completed if the City would support the use of more part-time help.

In addition, referencing the photo of the Band Shell benches, Councilman McLaughlin noticed grass growing up between the concrete where the benches were located. Taking care of such a problem, he felt, could be done very quickly at minimum cost.

Councilman McLaughlin went further to say that if the Park Department felt they did not have enough man power to take care of the small things, that Mr. Bradley should come to the Council and ask for more help. Lack of man power was the only reason that the Councilman could think of as to why items on the list could not be taken care of before the Fall Festival.

Mayor Vaughn indicated that the Park Department had gone from about eight full-time employees down to three full-time employees within the past 10 years. In addition, Musgrove Park had been added. More park maintenance work was being handled with fewer employees. The part-time workers were mostly summer time help.

The Mayor also stated that it was not Mr. Bradley's duty to come to the Council meetings with his needs. Mr. Bradley would need to go to City Manager Taylor with needs, and Mr. Taylor would come to the Council to present those needs. While the Mayor agreed that he would like to see the parks have more attention to detail, he did not feel that the man power existed to maintain to such a level.

Councilman Brown felt that the City should take advantage of the Parks and Recreation Board's willingness to help identify problems and come up with solutions. He felt that the City should help Mr. Bradley get the projects taken care of.

Councilman McLaughlin wanted to clarify that his remarks were not a reflection on Mr. Bradley or the Park Department. While understanding that the Park Department had much to handle, the Councilman encouraged the idea of hiring one or two part-time employees to handle only maintenance work to help spruce up the City parks. Referencing his 10 year experience in property management, Councilman McLaughlin felt that the parks could look much better with not much expense and a little tender loving care.

In the year prior, Councilman McLaughlin remembered making a complaint about something similar to the grass growing up from concrete. At the time, the weed killer was applied but to him, that was not the best solution. The Councilman felt that it would not take an employee very long to go and take care of such grass the correct way.

Councilman Ferguson included that his pet peeve was landscaping issues in the parks. For years, he felt a landscaping crew could be hired to come in one or two days per week to keep up with the landscaping. Councilman McLaughlin agreed, mentioning that AM Transport landscaped the pool areas at the beginning of each warm season, but then the landscaping was never maintained.

Mayor Vaughn mentioned that grass was beginning to grow on the new multi-purpose field at Musgrove Park. That addition alone took about 45 minutes to mow. The Mayor felt that

every time something was added for the Park Department to maintain, the City should be better willing to support their needs. Mayor Vaughn also wanted to note that he felt the Park Department did a fantastic job of handling as much work as they did with such limited resources. Specific to the current season, attention to detail was lacking because grass was still growing as quickly as it was in June. Mayor Vaughn had recently received a couple of phone calls saying that the grass in a ditch at Musgrove Park was too high. The mowing alone was difficult to keep up with.

Councilman McLaughlin responded by saying that it was a shame that the maintenance of the parks was left to go downhill if the man power was only spent mowing.

Mayor Vaughn reminded the Council that each department received a small fraction of what they asked for. There were not enough resources to go around without raising taxes by a considerable amount.

The Mayor was in favor of letting City Manager Taylor and Mr. Bradley speak. If it was determined that additional resources were needed, Mr. Taylor could come to the Council with such a suggestion. Mayor Vaughn stated that he would be in favor of allowing more resources, but he needed to know the cost.

Councilman Brown wanted clarification about whether or not the items on the list would be completed by the Fall Festival. Councilman McLaughlin felt that some would be taken care of, and that some would not.

City Treasurer Sanders included some updates that he had from Mr. Taylor concerning the list. As many Band Shell benches as possible would be sanded and painted. Also, the water fountain by the Band Shell would be repaired. Parts for the fountain were currently on order.

Without such a list from the Parks and Recreation Board, the items on the list may not have been noticed or completed by the Fall Festival. Mayor Vaughn gave “two thumbs up” to the Parks and Recreation Board for their efforts.

Again, Councilman McLaughlin wanted to reiterate that the Parks and Recreation Board was not trying to cause more work for the Park Department, but that they were only trying to help. The Council agreed that the Park Department was working very well with the limited resources they had available.

Mayor Vaughn then asked for a general update from the Parks and Recreation Board. Councilman McLaughlin reported that the Board was working on their comprehensive plan that would ultimately be presented to the Plan Commission. The Board would be discussing future

needs to include in the plan. Current conditions of the parks had already been discussed. At the meeting coming up on September 17, 2014, the Board hoped to set up a few dates to hold a public hearing to receive public input on the Board's ideas.

Interest had also been given from an individual about paying for grass at the baseball fields.

The Parks and Recreation Board had taken tours of each of the City parks, taken photos, and created long lists of recommendations. The submitted list that was being discussed at the September 8th Council meeting was only a short list given for areas near where the Fall Festival would take place.

Councilman Ferguson wanted to know the status of the damaged pine trees at Musgrove Park. Councilman Brown had heard from Administrative Assistant Cindy Harlan that the original landscaper was contacted, and would be replacing those trees in the fall.

Councilman McLaughlin wondered if the Graves' were still interested in the small section of alfalfa that was still growing. The Councilman thought the area could be converted to an open field for individuals to enjoy. Mayor Vaughn felt that the Graves' were still interested in farming the alfalfa. However, the Graves' were with the understanding that the City may eventually need that area. They would have other sources of alfalfa.

Councilwoman Thomas noted that many geese had found the alfalfa. Mayor Vaughn thought the geese were more interested in the water retention ponds. City Engineer Charleston mentioned he saw the geese eating grass seed from the multi-purpose field. Just as quickly as they showed up, the geese left and had not been back since.

AGENDA #9 "REPORTS FROM ELECTED AND APPOINTED OFFICIALS."

9-A "City Manager - Status Report" The Council was provided with a Status Report from City Manager Taylor however, Mr. Taylor was absent from the meeting. Mayor Vaughn asked City Engineer Charleston to update the Council on projects that he had been working on.

Mr. Charleston indicated that the Main Street water line project had been halted while waiting on test results to come back. Riprap at East Fork Lake was being worked on, and Mr. Charleston anticipated that work would be completed within the next two to three days. The Boone Street project appeared to be finished. During the last few rain storms, the City Engineer kept an eye on the area, and all seemed to be working properly. The W. North pump station was operating, and all work on W. North was complete. Once workers made their way to the west end of Elm Street, the project would be complete.

Mayor Vaughn asked about the closing of the entrance from Whittle Avenue into Fehrenbacher Trailer Court. Mr. Charleston replied that entrance would be closed from September 8 - September 12, 2014 so the railroad crossing could be reworked.

Oil and chip work was complete except for the parking lots at East Fork and Borah Lakes. Those would be completed on September 23, 2014.

Looking back on the summer projects, the Mayor wanted feedback on what Mr. Charleston felt went right and what went wrong. Mr. Charleston felt that all work had gone decently well. Holly Road looked good, although some rock needed to be swept away.

City Treasurer Sanders wanted to discuss a few notes that he had from City Manager Taylor. First, Frank Bradley had proposed removing the horse shoe throwing area at the City Park. Councilman McLaughlin added that the horse shoe area was also on the Parks and Recreation Board's list of items that should either be removed or repaired.

Mr. Taylor had also provided a list of upcoming meetings. The Illinois Department of Transportation (IDOT) would be holding a public information meeting on the multi-year highway improvements. The meeting would be in Decatur, Illinois on September 17, 2014 from 4:00 p.m. - 6:00 p.m.

The Egyptian Board of Realtors would be holding a meeting to maximize benefits from the State on hydraulic fracturing. The meeting would be held on September 18, 2014 from 9:00 a.m. - 11:00 a.m. at John A. Logan College.

Also on September 18, 2014, a meeting for the Enterprise Zone would be held at City Hall at 4:00 p.m. The Enterprise Zone consultant may or may not be present at the meeting, but could be available by conference call.

A Joint Review Board meeting for the TIF Districts would also be held at City Hall at 4:30 p.m. on October 6, 2014.

As suggested from the August 25, 2014 meeting, a Recreational Calendar had been created, and was available to view on the City's website. In addition, the CGI video tourbooks for Olney were ready for viewing on the City's website.

In reference to the upcoming IDOT meeting on September 17, 2014, the Mayor was under the impression that no one from the City went to the meeting in 2013. Mr. Charleston confirmed. Mayor Vaughn indicated that the meeting would be an open house format, and that representatives would be available to answer individual questions.

Mayor Vaughn felt that he should attend the meeting with ideas of what would be of interest to the area. Mr. Charleston would work up a list of interests.

A RCDC meeting would be held on September 9, 2014 at 12:00 p.m. RCDC Executive Director Courtney Yockey would be giving an update on his projects at that time.

AGENDA #10 “PUBLIC COMMENTS/PRESENTATIONS”

10-A “Parents, Children, Law Enforcement/Officers that Don’t Care and the Rules of the Road, Etc.” Brian O’Neill, 818 E. Main Street, came before the Council to speak. A previous topic had been listed on the agenda. The agenda should have read, “Shut Up Tax Payers, Voters, Elected Officials and Disclosure News Online You All Supported Medical Cannabis Being Purchased with SSI, Etc.”

Mr. O’Neill felt that the country disrespected people with disabilities. At a recent meeting that Mr. O’Neill had attended, he was disrespected because he was on the SSI program. Mary Spillman had complained that people from Chicago had come to Olney and were put on welfare. Mr. O’Neill was glad that people were recognizing that he was not the only person on the system.

Additionally, Mr. O’Neill had recorded Mrs. Spillman expressing her favor of the proposed medical marijuana facility. Because medical marijuana could be purchased using SSI funds, Mr. O’Neill felt that Mrs. Spillman was contradicting herself.

Mr. O’Neill then expressed his favor of the proposed medical marijuana facility. He felt that medical marijuana should be available to people who would need it. Mr. O’Neill also felt that Olney would be a top location for such a facility.

Mr. O’Neill then expressed his opinion that more people should attend Council meetings. Instead of having the community constantly complain, he wanted the community to become more involved in the Council meetings.

Shawn Tate was next to speak before the Council. Mr. Tate was curious as to what Olney could do to become a more marketable area for potential businesses. People working would generate more funds for the City that could help with the funding issues.

Mr. Tate suggested a small business incubator so that people could afford to start their small businesses. Mr. Tate also suggested sprucing up the City to attract new business. Using the unique talents of the diverse community in Olney could help the City prosper. He ended his presentation by stating that he looked forward to working with the City to organize and encourage the people of Olney. Like Mr. O’Neill, Mr. Tate would like to see citizens become

more involved with the Council.

AGENDA #11 “CLOSED SESSION: SALE PRICE OF REAL PROPERTY; APPOINTMENT, EMPLOYMENT AND PERFORMANCE OF SPECIFIC EMPLOYEES” This item was removed from the agenda.

AGENDA #12 “RECONVENE OPEN SESSION” This item was removed from the agenda.

AGENDA #13 “ADJOURN” Councilman McLaughlin moved to adjourn, seconded by Councilwoman Thomas. A majority affirmative voice vote was received.

The meeting adjourned at 8:00 p.m.

Kelsie J. Sterchi
City Clerk