

# February 4, 2013

## St James Depot

### Regular City Council Meeting

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#### **AGENDA ITEM: Roll Call**

The following Councilmembers were present for the Regular City Council meeting:

Mayor Wilson, Councilman Moore, Councilwoman Roberts, Councilman Watkins, Councilman Tonding, Councilwoman Verkamp, Councilman White, Councilman Cahill and Councilman Sachs. City Administrator Jeff Davis and City Clerk Sarah Wheeler were also in attendance.

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#### **AGENDA ITEM: Pledge of Allegiance**

##### **Discussion: Pledge of Allegiance**

Mayor Wilson led the Council in the Pledge.

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#### **AGENDA ITEM: Approve Minutes**

##### **Vote or To Do: January 7, 2013**

A motion to approve the minutes from the January 7, 2013 Council meeting was approved by Councilwoman Roberts and seconded by Councilman Watkins. All Councilmembers voted "aye".

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#### **AGENDA ITEM: February Bills**

##### **Vote or To Do: February Bills to be paid**

Councilman Sachs made a motion to approve the bills to be paid. Councilwoman Roberts seconded the motion. All Councilmembers voted "aye".

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#### **AGENDA ITEM: Citizen Discussion**

There were no citizens requesting to speak with the Council.

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#### **AGENDA ITEM: Ordinance No. 13-1036**

An Ordinance allowing the City Administrator to file suit for the property located at 110 W Washington.

##### **Discussion: Ordinance No. 13-1036**

Clerk Wheeler read Ordinance No. 13-1036 for the first reading.

City Administrator Davis stated the Ordinance would grant him permission to put a lien on the property at 110 W Washington for the cost to tear down the building plus any other fees. Councilman Watkins asked what the cost will be and where we are going to get the money? Jeff explained it would probably come out of General Fund Reserves. Jeff stated that the City had given the property owner every possible avenue to get this completed and it has not been done. Councilman Tonding stated that if we go this route, we will be setting precedence for all old buildings that need torn down and people will know to go this route if they cannot afford to pay for it themselves. Councilman Moore stated that he is worried that we could be held liable if we do not do anything. Councilman White agrees that it is a dangerous situation but that the City will be putting the money out and it may not sell for 25 years or we may end up with a vacant lot that never gets built on again, therefore never getting our money back out of it. Councilman Sachs asked if the City would be able to tear down the building with the equipment we already have instead of hiring it out? Jeff stated we do have some of the equipment but it is very close to other buildings and would put the city at liability. Councilman Cahill asked what the timeframe would be before we can actually tear the building down. Jeff answered that it would still be a couple of months. He also mentioned that even if it is awarded to the City and the price comes in higher than what we want, we do not have to tear it down.

Clerk Wheeler read Ordinance No. 13-1036 for the second and final reading.

##### **Vote or To Do: New Vote Item**

Councilman White made a motion to approve Ordinance No. 13-1036 as read. Councilman Moore seconded the motion. Upon roll call, the voting was as follows: Councilman Moore "aye"; Councilman Watkins "aye"; Councilman White "aye"; Councilman Tonding "aye"; Councilwoman Verkamp "aye"; Councilwoman Roberts "aye"; Councilman Sachs "aye"; Councilman Cahill "aye". Ordinance No. 13-1036 was approved and passed as read.

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#### **AGENDA ITEM: Update on James Foundation Transfer**

Administrator Davis gave a quick update on the James Foundation Transfer

##### **Discussion: Update on James Foundation Transfer**

Jeff mentioned that the Library Board has had a couple of meetings. There was concern at the state auditor's office that the Hancock amendment intervenes with us collecting the current Library tax that is in place. The State Library office says it does not agree. It has been recommended by the state auditor to get a legal opinion. City Attorney, Ed Hoertel is researching for us now.

##### **Vote or To Do: New Vote Item**

Mayor Wilson stated that he would like to appoint Don Poskin to the Cemetery Board. Councilwoman Roberts made a motion to approve the appointment. Councilman White seconded the motion. All Councilmembers voted "aye".

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**AGENDA ITEM: Rural-Residential Zoning Code Discussion**

The City received a letter from both Debbie Parton and Quincy Berlin asking the Council to readdress the issue of animals on their property now that the Comprehensive Plan is in place.

**Discussion: Rural-Residential Zoning Code Discussion**

Debbie Parton is asking for a ruling on the rural-residential so that she can have horses on her property. Quincy Berlin is asking for a variance to become a Rural-Residential. He is currently on the line. Jeff mentioned that in Chapter 5 of the comp plan it discusses Rural-Residential Zoning; however, no code has been adopted to put it in place. If the Council agrees the City would need to adopt a Rural-Residential Code through the Planning and Zoning Board.

There was lots of discussion; however, no decision was made at this time to move forward with the Code.

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**AGENDA ITEM: Electric Rate Increase for Debt Service****Discussion: Electric Rate Increase for Debt Service**

Utility Board voted to recommend a 3% increase on electrical bills to cover debt service. Audit shows a loss in electric of about \$118,000 due to debt service. Will need to increase electric rates on a yearly basis for the next couple of years. Have not been increased since 2009. Rates would increase in April so it would be on the June bill. Council would like a letter in the paper as well as on their bill to tell them about the increase. Dave asked if we could raise the rate and not hit the PILOT on top of that. Jeff will look into. Will bring an ordinance back next month.

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**AGENDA ITEM: MML Conference****Discussion: MML Conference**

Clerk Wheeler briefly mentioned that the MML Conference was coming up and if anyone was interested in going to let her know and she would get them signed up.

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**AGENDA ITEM: JR Marcus Retirement****Discussion: JR Marcus Retirement**

Mayor Wilson mentioned that JR Marcus, Park Director would be retiring March 1<sup>st</sup> and that some sort of retirement open house would be planned. He will let the Council know when it will be.

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**AGENDA ITEM: Discussion****Discussion:**

Councilman Watkins mentioned that there was a huge pile of trash sitting on Amanda next to the Golden Age Center. Chief Anderson stated he would look into it.

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**AGENDA ITEM: City Administrator Report****Discussion: City Administrator Report**

Jeff did not have anything extra to report for the month.

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**AGENDA ITEM: Mayor Report****Discussion: Mayor Report**

Mayor Wilson mentioned that Mike Licklider had taken Councilman Tonding to see the substation. If any other councilmembers would like to go we can set up time.

Jim Anderson gave a Police Report. He stated that they had seized a couple active meth labs, which lead to two arrests. An arrest was made at Day's Inn for Drugs. There have been 17 vehicles broken into at Verkamp Subdivision, however, the police do not have any suspects yet.

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**AGENDA ITEM: Adjourn****Vote or To Do: New Vote Item**

With no further business to discuss, Councilman Watkins made a motion to adjourn. Councilman Moore seconded the motion. All Councilmembers voted "aye".

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Dennis I Wilson, Mayor

ATTEST:

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Sarah Wheeler, City Clerk

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Date

