

# CITY OF MAROA MEETING MINUTES

MARCH 24, 2014

CITY HALL

7:00 pm

Meeting called to order at 7:02 p.m., roll call taken by Clerk Edwards. Aldermen Peart, Stoutenborough, Sims, Kissinger, Wilkey, and Mayor Agee were present.

## Previous Meeting Minutes

The minutes from February 2014 were reviewed. Alderman Stoutenborough requested that page 2 under citizen's comments be changed to indicate who Keith is, with his last name and company. Clerk Edwards will make the correction. Motion made to accept the February meeting minutes as amended, by Alderman Wilkey and seconded by Alderman Peart. All council members present vote Aye. Motion passed.

## Police Report

Chief Wilkey gave the activity report to the council. Motorist assist and accidents are down. Everything is slower.

## Attorney Report

Attorney Antoline is present. Attorney Antoline discussed work that he has done this month. Alderman Sims asked how the 323 S Locust is coming along in the sale. Attorney Antoline will check the status tomorrow and let us know. Attorney Antoline is to call Alderman Sims to let him know.

## Engineer's Report

Steve Bainbridge, Engineer is present. Mr. Bainbridge will present budget next month for the street maintenance program. Discussed the shape of the streets and need for repairs.

## Zoning/Public Works

Mike Hoffman would like to purchase a piece of equipment in the next budget year. It is an excavator. The price will rise with the next purchase the vendor makes for the equipment by about \$8-9,000. The equipment has many uses that Mike Hoffman will use this for. He rents it for a month at a time now and has to try and get everything done in that time and it is impossible. Rents a couple times a year for \$3,050 a month. Alderman Stoutenborough states he will put it in the next budget to purchase. If the excavator gets in before May then we will rent it until next budget year. Motion made to rent excavator now and then will be put in budget to purchase next budget year by Alderman Peart. Seconded by Alderman Stoutenborough. All council members present vote Aye. Motion passed.

## Old Business

### New Business

Newsletter status, there have been less than 200 signed up to receive the newsletter. Several came in and said they did not mind coming in to pick up. Alderman Stoutenborough questioned why we sent out the question asking who would like to receive the newsletter instead of who does not want one. Mayor Agee states that the individual has to take the time to fill out the form and return it if they want to continue to receive. It is available online now. Alderman Stoutenborough wants to know why the editor was not consulted. Alderman Stoutenborough states the he would like the editor to give report how much money the newsletter is making. Alderman Stoutenborough states that he and Toni spent a lot of time this weekend going over costs and expenses. The newsletter is a plus revenue item. Toni states ads, thanks you, and sales is \$3123.00. 33 people paid x 7 is \$231.00. The total brought in for newsletter is \$3354.00. The copier we rounded off to 0.4% per newsletter and that is \$41.97. That is not the paper. Toni does not know why have to have 2 permits? Michele states that the water bills have to be presorted and the newsletters are not they are given to everyone on the routes. Toni states she sorts them so she knows how many there are. Putting in that permit fee of \$100 and the mailing is \$330 x 7 is \$2000. Stamps are x 7 for the people we mail is \$147.00. Toni rounded off the paper 7 x 300. That is still right at \$180 over x 7 times. Alderman Kissinger states that he is looking out for the people who built this town not the ones who are up and coming with the internet. Mayor Agee states that you have to look out for both. Alderman Stoutenborough asks why are we not asking who does not want it instead of who wants it. Mayor Agee states that the paper has to be filled out to show us that you want to receive this newsletter in the mail instead of online. Alderman Stoutenborough states to put in next newsletter again and ask who wants it. Alderman Wilkey states he would guess there are at least 500 no opinions. Mayor Agee states we are not doing away with the newsletter. Just give other options to receive. Alderman Stoutenborough states they should go in the newsletter not the water bill. Mayor Agee states that the water bills go to every citizen in town. Clerk Edwards states that the newsletter go to people who live in the county not just the city. Mayor Agee states that if living out of city limits should be paying for the newsletter. Clerk Edwards explained how the mailing routes are. Mayor Agee states that if they are living outside of the city limits, they should pay for the newsletter to get it mailed to them. Alderman Wilkey states next newsletter put in notice and if we receive 50% who would like it on paper, it is on paper, if not then make mailing list. Letting the ones who are out of the city limits know that they will be charged to receive the newsletter. Mayor Agee states to put in the notice that if you wish to continue to receive the newsletter in paper form, respond and if you live outside of the city limits then there is a \$7 subscription fee. Alderman Stoutenborough states to poll the advertisers to see if they will continue to advertise. Alderman Sims states it is the same whether in paper or online really. We sent to 900 and do not know how many read it and know 200 who do read by their response. Online it reaches more potentially.

Metro Communications is working with the bank in Bethany Gary Bohner stated. The route has been changed for them to get the fiber optics to the bank. The line is coming in Washington from the West and crossing Wood and down Walnut Street to the bank. Steve Bainbridge, Engineer, states that the people at the City of Bethany are not that happy with them. They are hitting water lines and different services. They are fixing everything but they are a difficult

contractor to work with. Discussion about giving permission. Alderman Wilkey would like to have someone come out here to talk to the board. Clerk Edwards to contact them to have someone come to the next meeting for questions to be answered.

Mutual Aide resolution from Chief Wilkey. Chief Wilkey states this is a provision to update the current agreement for ILEA. Motion made to adopt Resolution 2014/03/24-1 by Alderman Stoutenborough. Seconded by Alderman Kissinger. All council members vote Aye. Motion passed.

### **Citizen Comments**

Mayor Agee asks if everyone received a copy of Keith Moran from Moran Economic Development. Alderman Stoutenborough states that Mr. Wells brought in a plan. Clerk Edwards made a copy for the council. Alderman Stoutenborough states that what he saw from Mr. Wells and what Mr. Moran states it is not the same. Alderman Stoutenborough states that he is not buying a trailer park. It is all one parcel of land per Gary Bohner. Mayor Agee states that it used to be a trailer park. Alderman Stoutenborough asked Jim Wells if he could elaborate a little more about what his plan is. Mr. Wells states he would like to put one building with 6 apartments/townhomes. It will go where the house sits now and then in the future build 2 more buildings for a total of 18 units. Then a group home at a later date. For now just one building with 6 townhomes where the house sits now. Mike H. states that there is a well there. Mr. Wells states he did not know that. Alderman Stoutenborough states that the land owner has not informed him of that. Alderman Sims questions what the rent will be. Mr. Wells states for \$700 and up, 2 bedroom, 2 bath. No garage. Mr. Wells states that there is a 12" water main he would like to tap into instead of the 4" one that is currently there. Mayor Agee asks what he would like from the city, Mr. Wells states all that he can get. It will cost approximately \$575,000 for the first building this includes all the issues. Alderman Stoutenborough states that the initial money is the startup money to get everything laid out and that the future costs will not be as much. Discussion about how much the City will get back from TIF due to it being residential property. Alderman Stoutenborough states that he had discussion with Mr. Wells about what he is going to do. Mr. Wells told him that the property will be developed in 4-5 years with apartments and possible nursing home. There is discussion about the property and TIF monies to give to him. Mayor Agee asks how he wants to get the payout. Mr. Wells states he would like it all upfront so he is able to start. Alderman Sims states that Mr. Wells is requesting \$150,000. We only have \$160,000 in the TIF account. Alderman Stoutenborough asks what we could do to relieve him some of his upfront costs. Mayor Agee states that building permits could be waived, tap on fees and such. Alderman Stoutenborough asks what we could do about running water to him? Mayor Agee states there is a new main and sewer is fairly new. Alderman Stoutenborough asks if Assisted Living is residential zoning. Mayor Agee states they are and that the school will get 45% of tax revenues off the top due to the agreement with the school. Alderman Stoutenborough states that he thinks that the lenders will not give Mr. Wells the money without having money he needs upfront and if he gets it all up front then he will not have to come back and ask for more later. Attorney Antoline discusses bond funds for projects that are huge and fail safe. The

smaller projects have to traditionally receive money over time. Residential development does not generate that much tax revenue to replenish the TIF fund. Mayor Agee asks Mr. Wells what is the minimum he can get to get the project going? Alderman Stoutenborough asks Mr. Wells what are his startup costs? Alderman Sims states that his paper say \$30,000 is how much he needs for the initial startup. Alderman Wilkey asks if Mr. Wells could take \$75,000 now and \$75,000 in 5 years? Alderman Stoutenborough says a break on the fees also. Mr. Wells states that is not enough to get the job started. \$90 -100,000 would be possible but still would make it tight for him.

Attorney Antoline discusses that most developers have the upfront money. Attorney Antoline discusses that the developer's money and the money from the bank is what the startup is usually. The risk is then on the developer and the bank. If the City gives a large amount of money upfront, then the City assumes the risk and is basically financing the property. Alderman Sims asks what the council thinks the risk is? Alderman Wilkey states that he feels like it is going to be people from out of town who will move in to the units. Alderman Sims and Stoutenborough state the risk is low for the project. Alderman Stoutenborough asks Mr. Wells if we could come up with more money but spread over 3 years, Mr. Wells states that will not help, he needs it up front to start the project. Alderman Peart states we could go \$100,000 but not more than that. Alderman Wilkey asks if Mr. Wells is committed to the project with \$100,000? Mr. Wells states that he has to do some more looking to see if that is enough and get back with us.

Clerk Edwards states that Larry Peasley would like to know how much the City is going to spend on fireworks. \$6,000 is how much the City will put in for the fireworks.

Mike H. states that zoning recommendations that were talked about at the last meeting are to have the permit fees for driveways changed from \$.25 a square foot to a flat rate of driveways less than 12 feet wide is \$25.00 and over 12 feet wide is \$50.00. Parking lots are \$200. Attorney Antoline states that since the fee schedule is in the code he will draw up the ordinance. No hearings are needed.

Mike H. states that the zoning board needs to correct the zoning maps.

### **Committee reports**

Treasurer Modro-Peters states there are current balances on each sheet of budget report for each fund.

Alderman Stoutenborough presented a rough draft of the budget to the council. Alderman Stoutenborough will meet with individual committees then he and Michele will get together. He will have a budget to present at the next council meeting.

Alderman Peart states that the police committee met and has interviewed 3 officers and are waiting for background checks to come back before making a recommendation. There will hopefully be one full time and one part time.

Steve Bainbridge states that the ITEP grant has still not been awarded. Discussion about sidewalk extending to Casey's and eventually Dollar General.

Alderman Wilkey states that he will have a proposal put together for the next meeting for an increase of water rates to extend over a 3 year period.

### **Bills**

Mayor Agee asked if everyone looked at the bills. Alderman Stoutenborough questions the \$3,000 to Striglos for office supplies. Clerk Edwards explained that the billing system was being updated and not billed for several months and also the purchase of the new copier that was discussed at the last meeting. Alderman Sims states there was discussion about it and approval was given to purchase. Alderman Peart made a motion to pay the bills. Seconded by Alderman Wilkey. All council members present vote Aye. Motion passed.

### **Executive Session**

### **Adjourn**

Alderman Peart made a motion to adjourn at 9:06 pm. Alderman Peart seconded. All in favor say Aye. All council members present vote Aye. Motion passed, meeting adjourned.



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Diane L. Edwards, City Clerk