

City Council Meeting July 28, 2015

Present: Mayor Rose Hanser, Councilpersons Lawretta Miller, John Williams and Greg Koczur
Absent: Councilperson Tom Jankowski
Also Present: Fire Chief Rob Pontius, Building/Zoning/Planning Official Denise Sisson, City Attorney Gary Ryder, City Clerk/Treasurer Michelle Richards, Police Chief Cory Hert and Public Works Director Bryan Swan

Mayor Hanser called the meeting to order at 7:00 pm. Following the Pledge of Allegiance, Clerk/Treasurer Richards called the Roll Call.

Consent Agenda:

Councilperson Koczur moved to approve the Consent Agenda. Councilperson Miller seconded the motion. No discussion or public comment received. Motion carried with all in favor.

- Minutes of 7/14/15 Regular Meeting
- Claims Roster 7/23/15

Departmental Reports:

Reports were given by Police Chief Hert, Fire Chief Pontius, Building/Zoning/Planning Official Sisson, City Attorney Ryder, Public Works Director Swan and City Clerk/Treasurer Richards.

Mayor's Communications:

Mayor Hanser met with the Senior Citizens regarding insurance for the Senior Van driver and occupants. The city's insurance carrier will provide workers' compensation for the driver and occupants of the van, as long as the driver is an approved volunteer of the City. The Mayor is working with the county on a use agreement.

Public Comment:

Mayor Hanser opened the public hearing at 7:13 pm for the Conditional Use Variance at 603 Poplar Drive. Building/Zoning/Planning Official Sisson explained the request is to allow a beauty salon called Headlines to operate in the R-4 Residential District at 603 Poplar Drive. She recommends approval of the use variance with the conditions of 1) The permit is not assignable; 2) the zoning will remain R-4 residential; 3) 2 off-street parking space are required; 4) all signs for the business will conform to code; 5) State and local licensing are required and must remain current and 6) there will be no significant increase in traffic or noise levels. Jodie Aberle, owner of the beauty salon, has talked to several of the neighbors and stated she has not had any negative comments. Councilperson Miller went to the property and doesn't see any issues. Councilperson Williams asked if Mrs. Aberle has seen the six conditions recommended by the Building/Zoning/Planning Official and, if so, is she comfortable with them. Mrs. Aberle stated she has no problem with the conditions. Mayor Hanser asked Mrs. Aberle if she is in compliance with state building code. Mrs. Aberle is working with the state building inspector and will meet commercial building codes required.

Lloyd Gange, 534 Poplar Drive, spoke in favor. He lives across the street and thinks it will be an improvement to the neighborhood. The hearing was closed at 7:24 pm.

No other public comment was received.

Unfinished Business:

Two drafts of an ordinance to amend City Code Section 9-1B-13 were presented. One draft was prepared by Attorney Ryder based on the intent of the second option presented and discussed at the previous council meeting to establish a minimum monthly charge based on the debt service and replacement/depreciation expenses of the water and sewer funds. The rate would be charged to service connections that are shut-off but have had active service since May 1, 2013. The other draft was based on the wording of the motion that was made, seconded and approved at the last meeting. Councilperson Williams moved to adopt the language of the ordinance amendment as prepared by Attorney Ryder. Councilperson Koczur seconded. Discussion: Councilperson Williams likes the clarification that the charge would apply to services that have been activated within the last two years instead of January 1, 2016. Councilperson Koczur does not like rate hikes. Attorney Ryder explained that the actual rate will be established by Resolution of the City Council after a public hearing has been held. Motion carried with all in favor.

New Business:

Councilperson Williams moved to approve the Conditional Use Variance request at 603 Poplar Drive with the conditions recommended by the Building/Planning/Zoning Official and that the Aberles be provided with the city's sign code. Councilperson Koczur seconded the motion. Discussion: None. Public Comment: None received. Motion carried with all in favor.

Councilperson Miller moved to approve Engineering Task Order No. 17 for the Wastewater Treatment Plant Upgrade – Phase I with Kadrmass, Lee and Jackson (KLJ) in the amount of \$260,000. Councilperson Koczur seconded the motion. Discussion: Councilperson Williams commented this is a lot of money for engineering services. The preliminary design, final design and bidding or negotiating are listed as lump sum payments and Councilperson Williams is not comfortable with that and doesn't believe this has been past practice. He stated we also need to be concerned that they don't come back and request more money for this task. Public Works Director Swan suggested having KLJ come to a City Council meeting to address council's comments and concerns. Councilperson Miller values Councilperson Williams' experience and would be in agreement to address the questions raised before approving the task order. Councilperson Miller moved to postpone action on Engineering Task Order No. 17 until further review and more information. Councilperson Koczur seconded. No further discussion. Public Comment: None received. Motion carried with all in favor.

Administrative Matters:

A Finance/Budget Committee meeting was scheduled for August 3rd at 9:00 am.

Adjournment:

Councilperson Miller moved to adjourn the meeting. Councilperson Koczur seconded the motion. Mayor Hanser adjourned the meeting at 7:46 pm.

Michelle Richards, City Clerk/Treasurer

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