

## OFFICIAL MINUTES OF THE DECATUR VILLAGE COUNCIL

Jan 5, 2015

7:00 p.m.

After the Pledge of Allegiance, the following were present at roll call: Trustees: Robert Mead, Jr, Tom Stull, Norma Strickler, Mike Heflin, Ali Elwaer, and Carl Wickett. Absent: Greg Cole. Also present: Attorney Cooper, VT Rex, Chief McLeese, DPW Avery, VC Conklin, VM Krizan, twenty-one guests.

President Wickett welcomed everyone and asked if there were any public comments that were not on the agenda. Craig Patterson representing The Woda Group, Inc. (Columbus OH group with an office in Mackinaw City), presented a request for support of a PILOT (Payment in Lieu of Taxes) for the redevelopment of the Decatur Downs. The plan includes rehab and update of the apartments and adding a community building. He reported having a strong relationship with MSHDA and will apply for funding as a standalone project, having also plans to apply for a grant for the Lawrence Downs. Application is due by April 1, 90 days to close. There are 48 units, current tenants may remain, rent increase up to 5 to 10%. Rural Development oversees increases, and are based on income. Certified green communities, improve landscaping, low energy windows, roofing, lights, estimated 4 to 5 million dollars in project that will take 53 to 60 days to redo. PILOT is requested for 15 years.

Council Trustee Greg Cole arrived at 7:14 pm

An Ordinance to authorize the PILOT will be prepared for the March meeting.

President Wickett asked if there were any agenda additions/deletions. Motion to approve the agenda was made by N. Strickler and seconded by M. Heflin. All in favor, motion carried. Motion to approve the minutes from the December 1, 2014 meeting was made by T. Stull and seconded by R. Mead. All in favor, motion carried. Motion to approve the minutes for the December 10, 2014 Special Meeting was made by G. Cole and seconded by T. Stull. All in favor, motion carried. Motion to approve the bills in the amount of \$278,966.58 was made by R. Mead and seconded by G. Cole. All in favor, motion carried.

**Communications:** None

**Officer reports:** VT Rex reported that we were billed for a 2013 clerical error for Pinnacle Towers in the amount of \$852.25. Chief McLeese reported he would have yearend reports at the next meeting and introduced Matt Driscoll, our new full-time police officer. DPW Avery reported a water main break. VC had nothing to add, and asked if there were any questions. VM reported that rental inspections needed to be addressed and updated with an ordinance that would be more enforceable. Maybe change inspections to every two years, or possibly every change in occupancy. It also may be advisable to keep a copy of lease agreements to better protect our landlords. VM also reported having sold the old dump truck for \$3,000, and the old sweeper will be put on the auction in February as well as the old generator. Council questioned if the scrap was cleaned out of the building, and VM reported most is cleaned out.

**Unfinished Business:** VM reported that the Old Edgar Bergen School did not have any heat and the building inspector recommended shutting the water off. Community Center Chair, Jane Flannigan presented her version of the events leading to her request to have the water turned back on. After discussion a motion to turn the water back on Wednesday to the basement only for the repair of the boiler was made by G. Cole and seconded by N. Strickler. Roll Call Vote taken: R. Mead- No, T. Stull- No, G. Cole- Yes, N. Strickler- Yes, M. Heflin- Yes, A. Elwaer- No, and C. Wickett- Yes. Motion Carried 4:3. Cross training to be tabled until the next meeting. Attorney requested verification that further legal pursuit would not be expected at this time regarding the dangerous building issue. Council agreed to give the Community Center Chairman time to present quotes and proof of insurance by the January 13<sup>th</sup> special meeting.

**New Business:** Waste Management representative, Melinda Antell discussed the possibility of a three year extension at this time on our five year contract. Increased costs of 3% per year includes a fuel price index for fuel prices exceeding \$4.20 per gallon. Discussion included the costs associated with yard waste disposal. Waste Management to provide answers to questions from council. A Sewer line break on W. St Mary's required jetting and flushing. Had Terra Contracting come down and camera that area which is part of the SAW Grant project, and found a break which needs to be addressed. Motion by G. Cole and seconded by M. Heflin to hire a professional company to do a "Trenchless Repair" that will epoxy the inside wall that will last 50-60 years at a cost of approximately \$5,000 and would be completed in 8 hours. All in favor, motion carried. VM had presented the draft for the 5-Year Community Parks and Recreation Plan and explained the focus of the goals to include increased maintenance, upgrade the existing facilities, and increase opportunities in the community. The draft has been put on our website for the 30 day public review time and we will hold a public hearing the night of the February meeting where it will be presented for adoption. VM presented the proposed budget for 2015-16 commenting that property values are flat, and an increase in wages for lower paid employees, repairs to village hall, PD in car computers, sidewalk replacement, resurfacing Phelps St and N George, \$60,000 for water main replacement, major equipment purchases of \$140,000, and a new police car for a total budget proposal of \$2,396,971. There will be a truth in taxation hearing at the February meeting before adoption. Motion made by A. Elwaer and seconded by R. Mead to pursue legal action on the Nelson property due to the fire damage and delinquent payments and taxes. All in favor, motion carried. President Wickett discussed the manager evaluation at 3.2 "meeting to exceeding general expectations" and requested a 1.7% raise to start on March 1<sup>st</sup> of this year. Motion to go into closed session to discuss a personnel matter was made by M. Heflin and seconded by T. Stull at 8:30 pm. All in favor, motion carried. President Wickett requested that Attorney Cooper remain and requested N. Strickler to take minutes.

Motion to come out of closed session made by G. Cole and seconded by R. Mead. All in favor, motion carried.

Motion to place DPW Superintendent Dale Avery on Salary was made by G. Cole and seconded by T. Stull. Roll call vote was taken: R. Mead- No, T. Stull- Yes, G. Cole- Yes, N. Strickler- No, M. Heflin- Yes, A. Elwaer- Yes, and Carl Wickett- No. Motion carried 4:3.

Motion made by A. Elwaer and seconded by R. Mead to adjourn at 9:32 p.m. All in favor, motion carried.

Respectfully Submitted,  
Lou Ann Conklin  
Village Clerk