

Motion: To approve the accounts payable, register #726 through November 27, 2018. All aldermen received a copy of the accounts payable for their review, prior to the meeting.

Motion by Alderman McComb

Second by Alderman Brown

Mayor Stephens called for a voice vote. All were in favor.

Motion Carried

COMMITTEE/COMMISSION REPORTS

Alderman Pittman opened discussion for Budget & Finance related items.

Old Business: Nothing at this time.

New Business:

Presentation of Financial Reports by Budget Officer Scott Evans: Healthcare costs are on track. Income Tax Receipts are higher than average. Sales/Home Rule Tax had a good month, best in seven years. CD rates are pretty good right now. Alderman Hughes inquired as to the expiration date of April? Mr. Evans answered it shares an account at the Credit Union and we have to have it but there is no real maturity date. Alderman Bratton asked if there is a local agent? Rich Gossett. Mayor Stephens commented that the Sales Tax Receipts have exceeded each month from 2017.

Distribution of Draft #1 of the Fiscal Year 2019 Budget: Drafts were handed out. Mr. Evans stated this budget draft has each department's first requests.

Budget Meeting Notice: Scheduled for November 29, 2018, at 6 p.m. Alderman Bratton and Alderman Pittman stated they will not be able to attend.

No public comment.

Alderman McComb opened discussion for Building & Grounds related items.

Old Business:

Discussion regarding disposal of city-owned surplus properties: Alderman McComb and Mr. Kennedy are checking to see what properties have already been listed for sale. Attorney Heller stated he has checked other town ordinances concerning excess property. Mt. Vernon and Carbondale are aggressive with Home Rule. Stated can write a new ordinance using Home Rule to cut back on newspaper costs. Also stated that Mt. Vernon has a Mow To Own policy and a policy that if you build on it they will give it to them. Mt. Vernon has no publication and Carbondale has 1 publication. Alderman Voss asked if a less expensive publication has been looked for? Attorney Heller stated that it has to be published within Jackson County and be at least a weekly. Will be checking with the Carbondale Times. Mayor Stephens stated he had spoken to the County

Journal and their cost is \$8 per column inch. Attorney Heller stated he will check and get back with the council.

New Business: Nothing at this time.

No public comment.

Alderman Erbes opened discussion for Community Relations Committee related items.

Old Business: Nothing at this time.

New Business:

Thank You Note: Brian Manwaring presented the council with a thank you note from the football team, thanking them for feeding them before a game, the support is greatly appreciated.

Tree Lighting Ceremony: Mayor Stephens reminded everyone that the tree lighting ceremony is this Friday.

No public comment.

Alderman Bastien opened discussion for Public Improvement related items.

Old business:

Consideration of Downtown TIF District: Nothing new at this time. Now a budget related matter.

New business: Nothing at this time.

No public comment

Alderman Bratton opened discussion for Public Works related items.

Old business:

Update on Sewer Main Repairs at Hotel Site: Mr. Lee stated that the new manholes should be here middle of next week. Mr. Sheffer stated he has asked for an emergency permit, will check on it. Mayor Stephens stated he spoke to Joe Koppies today and he feels it is Ryan Rawson's responsibility. He will pay for the additional cost to move it out of a flood plain but would like the city to bill Rawson for the rest for him to submit it to his insurance. Alderman McComb asked if Rawson works for Fager McGee? Alderman Bratton stated they are the project manager. Mayor Stephens stated he will check into that. Alderman McComb asked who Ryan was working for when he tore down the old

hotel? Attorney Heller believes that Joe Koppies, as owner, has the contract with Fager MGee. The legal chain would be us to Joe then Joe to his sub-contractors. Not the city's mistake, they are the responsible party, not the city. Alderman McComb added that the manholes need a lid, they may go under water if the river rises.

New business:

Time, Hours & Fuel spent at Hotel Site: Alderman Bratton asked Mr. Lee to get together figures of time and fuel spent at the hotel site October 4 to present: 1232 hours pump has run; 615 gallons of diesel fuel; 38 regular hours, 8 Saturday, 8 Sunday and 3 Holidays. Alderman Bratton stated will wait until the end of the month and then send Joe Koppies a bill and then monthly thereafter. Mayor Stephens stated they should be done by the end of December. Alderman Erbes agreed on sending a bill now. Alderman Pittman stated should let Joe know it is coming. Alderman Voss stated clarify we disagree and he is getting the bill. Mayor Stephens stated will send a bill at the end of November and will let Joe know. Alderman McComb stated Ryan does have insurance.

Dump Truck: Alderman Bratton stated the small dump truck has floor boards rusting out, steering is wobbly, exhaust fumes are going into the cab and the dump gets stuck. Feels this is a safety issue. Requested Mr. Mills to park it. Mayor Stephens asked if we need to buy another dump truck? Mr. Mills answered yes. Mayor Stephens asked if it was in the budget? Mr. Mills stated yes, price for a new one. Alderman Hughes asked how much has been put into the old one? Mr. Mills stated thousands, over the years. Alderman McComb asked gas or diesel? Gas. Alderman Hughes asked are we keeping them from using it? Mayor Stephens asked if the exhaust can be mitigated? If so, use it cautiously. Mr. Mills stated it is used but not daily. Alderman Pittman stated Mr. Mills should decide. Mayor Stephens stated use for emergency. Mr. Lee stated use common sense, use sparingly. Chief McBride stated the fire department has a CO2 detector, can check it.

Mayor Stephens asked Mr. Sheffer about the tree removal, have they been flagged? Mr. Sheffer replied they will locate the entire right of way, then finish flagging.

No public comment.

Alderman Brown opened discussion for Public Safety related items.

Old business: Nothing at this time.

New business:

Discussion regarding Key Lock Box Ordinance: Chief McBride stated the fire department has keys to local businesses for emergencies. They are kept in the trucks, are a liability issue. The trucks are not locked. Proposing a lock box ordinance. Some places already have lock boxes and the fire department has a key. Proposing a 6-month grace period. Alderman Voss asked about cost? \$375 average. Alderman Voss then

asked if Chief McBride has a communications model on how to roll out to the public? Chief McBride replied yes, they will only be required for businesses with an alarm and/or sprinkle system that is monitored. Alderman Pittman asked if there is already an ordinance. Chief McBride stated this will be for enforcement purposes. Alderman Bratton asked if only for commercial? Chief McBride stated yes and for apartment buildings with 4 or more units or a gated community. Alderman Hughes asked if he has spoken to any businesses? Chief McBride stated he has spoken to the new Dollar Store and they do this at their other stores. Alderman Hughes asked if he has spoken to any local businesses? Chief McBride replied that the small businesses probably do not have an alarm system so it will not be required. Alderman Bratton stated he thinks it is a smart idea for those whose keys we have, to type up something and send it out? Chief McBride agreed that is a good idea. Alderman Hughes stated that she thinks more businesses will be agreeable if they are talked to first.

No public comment.

Alderman Hughes opened discussion for Personnel related items.

Old business:

Discussion regarding Family Ride-Along Policy for all City Departments: Mayor Stephens heard back from the Southern Illinois Mayors Association – Marion, Effingham, McLeansboro, Springfield – no one has a policy for any department other than the police department. Marion, Effingham and Springfield have waivers, McLeansboro does not. Feels we should empower the department heads to be at their discretion to approve or disapprove public vehicles for ride-a-longs and have legal review it. Alderman Hughes has mixed emotions concerning this, thinks insurance won't pay if there is an accident and someone is hurt. Alderman Voss asked if that is the point of the waiver? Waiver releases the city from liability? Attorney Heller stated if parents are divorced and the police officer signs the waiver and the child is injured, other parent sues. Mayor Stephens stated both will have to sign. Alderman Bratton asked if we have a waiver can we still be sued? Yes. Alderman Bratton then stated that ride a long for a high school student or parade is ok but to use as a convenience is totally different. Alderman McComb stated let the police, chiefs and some department heads drive their vehicles home. They sign a waiver. This policy is for a Family Ride A Long. Attorney Heller stated it is written as on duty or on call. Mayor Stephens stated do not expect to be on the clock, need to re-write it. Liability is the same whether family, ride a long or public assist. Alderman McComb stated lawsuit with any accident. Mayor Stephens stated we heard from an officer and deemed reasonable. Have our attorney review the waiver. Let the Mayor and Department heads decide what is appropriate use. Chief Ellermeyer added that the insurance representatives did not say much. A lot falls on what the insurance carrier and legal department says. A lot are getting away from this but still help the public out. Just need to figure the most reasonable, what direction the city wants to move in. Alderman Campos added that there is no accident without a lawsuit. Alderman Pittman asked that the insurance stated we would be covered? Yes. Officer Weber stated he agrees with the Mayor. He understands the concerns and the

waiver should ease that concern. Leave it up to the department heads. Alderman Erbes added that we have insurance coverage that will cover those injured. Mr. Stewart stated that Public Works used to hire summer workers who drove and rode along in vehicles. They are covered by workman's comp as an employee. Mr. Lee added that it may only arise rarely. Mr. Mills asked about people working on the vehicles and take them for a test drive? Attorney Heller stated that is different. He added that there is potential liability for a policy written by a department but not approved by council. Mayor Stephens asked how many are done that way? Attorney Heller stated that a policy for police procedure is different. There should be a periodic review of police policies by council. Alderman Pittman stated that the bank policies are reviewed and approved by the board annually. Alderman Voss asked if reviewed by legal and re-written, where would the council stand? Would be in favor of the program with a waiver signed. Alderman McComb thinks it should be for all departments. Alderman Pittman thinks it should be limited to employees who take city vehicles home. Alderman Voss added at the discretion of the department head. Alderman Hughes stated have legal see what the Mayor has. Alderman Bratton stated he would like legal to point out the negatives. Alderman Hughes stated send to legal to check into and bring it back to the council.

New business:

Mayor Stephens stated Laborer's International is ready to start contract negotiations. Alderman Hughes stated the contract is up in May, 2019.

No public comment.

MAYOR'S REPORT

Update on Mobile Ranch Mobile Home Park: Mayor Stephens stated that Ms. Heather Kempfer is present, to talk about improvements. Ms. Kempfer stated she is the manager, they have torn down 2 trailers, fixed the roads and there are 5 more trailers on the list to tear down in the next few months. They are also proceeding with evictions. Works for CCI out of California. They have purchased several local trailer parks. Mayor Stephens stated he has noticed several trailers with no under pinning and couches sitting outside. Mr. Kempfer stated they have been given copies of the ordinances. Mayor Stephens asked if there are any resources to help facilitate cleanup? Ms. Kempfer stated she is doing her best, no other help. The company will only provide so many dumpsters, have to request funds first. Mayor Stephens stated that the company needs to know that the council is extremely disappointed at the shape the trailer park is in and have had trouble contacting someone concerning this. They are operating way outside the bounds of what is allowed. Alderman Hughes asked if the owners have viewed the property? Only one has, after the property was purchased. Do you send pictures? Yes. Mayor Stephens added that the council appreciates all that she is doing. Alderman McComb asked when it was purchased? End of July.

Consideration of Settlement of Pending Complaint to make safe and secure Brown Shoe Factory property: Attorney Heller stated received title report today. There are

mortgages on the properties. Feels there is still sufficient equity. Alderman Bratton asked if they were presented as no mortgages? Attorney Heller will go forward and check into what the balances are. Mr. Kennedy stated he does not think the Hohman's called everyone on the demo list provided. Attorney Heller will see what the mortgage balances are and the tax assessments. Alderman Erbes stated they are poor looking rental houses. Alderman Pittman stated it will cost approximately \$800 to get an appraisal. Mr. Lee stated his wife is an appraiser, appraisals are based on sales and other information. Thinks an appraisal would be a good idea. Alderman Voss asked what if it is a little higher liability? Are we not going to move forward with this? Leave the city in danger? We need to act, this needs to be done. Alderman Erbes added that this does not mean we are not going to do it. Mayor Stephens asked if motion to go forward contingent on the lien information? Alderman Bratton asked if she owns her own residence? Would she be willing to put that up? Attorney Heller stated mortgage balance and is current on payments. Alderman Pittman added that standard practice of assignment of life insurance of the owner. Alderman McComb asked if anyone has seen the bid on what needs to be done? Attorney Heller stated will check the bid. Mayor Stephens stated will continue to check into.

Property on South 17th Street/First Bank & Trust: Mayor Stephens stated that Mike Jones will split the cost of the property with the city. He will check and get back with the Mayor. Alderman McComb asked if it has been surveyed? Alderman Pittman thinks the Railroad had it done? Mr. Sheffer stated yes, he will forward it.

ALDERMEN ANNOUNCEMENTS/REQUESTS
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Barb Hughes	Nothing
Jance Curry-Witzman	Absent
Russell Brown	Nothing
Herb Voss	Had friends visiting, drove down Walnut Street & it looked beautiful.
Gary McComb	Nothing
John Erbes	House on S. 14 th Street is still standing. Mr. Kennedy has not heard anything, sent the demo paperwork out.
Dan Bratton	Nothing
Mike Bastien	Nothing
Gloria Campos	Nothing
W. J. Pittman	His kids loved looking at the lights on Walnut Street.

DEPARTMENT HEAD ANNOUNCEMENTS/REQUESTS

Ed Heller	Nothing
Sandra Ripley	Nothing
Scott Evans	Nothing
Harold Sheffer	7 th St ROW-have sent out donation letters, will go to a negotiator. The overlays are complete, some clean-up to do and striping, will do brick on 17 th Street, cost is the same.
Steve McBride	Received a thank you from Carbondale for the fire assist. Made adjustments to the radio system. Provided fire extinguisher training at Bid Muddy Assisted Living. Spoke to 4 th graders in Sherri Schimpf's class, with the mayor. Shift 2 put lights in the higher parts of the trees.
Jamie Ellermeyer	Hung out with some 2 nd graders.
Eric Kennedy	Nothing
Tim Lee	It has been 6 months since his surgery and the 1 st time in 2 years of no diet restrictions. Water main break on S. Williams, fixed with no shut-offs.
Brian Manwaring	New website is getting close. Mayor Stephens added that the roll out date they are shooting for is Dec. 3 rd .
Darrin Mills	Checked out the new website, neat features. Mayor Stephens added that he has scanned in the Big Muddy Monster information.
Jim Stewart	1 valve fixed, 1 valve broke, thanked Tim for his help. Spoke to rep and they are going to send replacement free of charge. Will save \$1800. Mr. Sheffer added that they are meeting with the person responsible to express sour dissatisfaction.

Motion: To adjourn

Motion by Alderman McComb

Second by Alderman Campos

Mayor Stephens called for a voice vote. All were in favor.

Motion Carried

Meeting adjourned at 8:02 p.m.