

MINUTES OF REGULAR SESSION OF THE CHENOA CITY COUNCIL

MEETING HELD JANUARY 23, 2024

The Chenoa City Council met in regular session on January 23, 2024 at 6:30 p.m. at City Hall. Mayor Shane, Commissioners Pickett, Myers, Lopeman, Hernandez, Treasurer Rowold and City Clerk Rhoades were in attendance.

#5633 Commissioners Lopeman and Hernandez moved and seconded the Motion that the Minutes of the Regular Meeting of January 9, 2024 and the Minutes of the Executive Session of January 9, 2024. That the bills and payrolls be allowed, and orders on the Treasurer be drawn in payment of same. The roll call vote was affirmative.

#5634 Mayor Shane and Commissioner Hernandez moved and seconded the Motion to Approve an Ordinance Adding Title 10, Chapter 3 of the City of Chenoa Zoning Regarding Shipping Containers. Ordinance #866. The roll call vote was affirmative with Commissioner Lopeman voting no.

#5635 Commissioners Lopeman and Hernandez moved and seconded the Motion that to Approve to Enter into Executive Session to Discuss the Appointment, Employment, Compensation, Discipline, Performance or Dismissal of Specific Employees of the City of Chenoa - Section 2(c)(1) and Executive Session to Discuss Litigation – Section 2(c)(11) – Pending Probable or Imminent Litigation. The roll call vote was affirmative.

#5636 Commissioners Pickett and Myers moved and seconded the Motion that to Approve to Return to Open Session. The roll call vote was affirmative.

#5637 Commissioners Pickett and Myers moved and seconded the Motion that the council do now adjourn. The roll call vote was affirmative.

IN OTHER BUSINESS BEFORE THE COUNCIL:

Silliman Trust Advisory Board Recommendation

JD Skaggs represented the Silliman Advisory Board. He handed the council each a written recommendation along with a copy of the application for the dog park from Carmen Hernandez and he group. They do recommend giving \$20,000 to the dog park project. They feel the town could use one. Commissioner Pickett asked if they asked the VFW for a donation. Carmen said they have not. Mayor Shane said this will be on the next agenda. This will give them time to talk and ask questions with Carmen. Commissioner Lopeman asked if they are looking at volunteers or only wanting to go with a contractor. Carmen said it is the City's property and their call. She is concerned with volunteers unintentionally messing something up and having to spend the money to correct it. She is waiting on a quote for the project in three stages, fence, concrete, and pavilion. That quote may take a few weeks to get. She feels the best way to get longevity from the fence is to have a contractor do it.

Chenoa Dog Park

Carmen Hernandez passed out their projected funds for the project. They have been approved for \$6,000 from the Park District. The only problem is they will get \$3,000 in June and the other \$3,000 in December. They are asking for \$20,000 from the Silliman Trust. She is requesting funds from the Tourism funds from the Hotel Tax. They are making this into a tourism area off of Route 66 and meets the criteria of a tourism stop. Treasurer Rowold said there is about \$23,000 in there right now. She said they are asking for a chunk of that to be put back into the actual City. The tourism money spent on items at the 4-way stop can be bulldozed at any time by the State or County as that is their property not the City's. She also has had some inquiries on how to get on to Route 66. She has found that it is very easy by just sending an email. She is asking the council to consider \$10,000 from the tourism funds. That would leave them to get \$7,000 to finish the project.

Bond Bids

Mayor Shane said they did get one bid from Chase that meets all the criteria. They do not have to vote on this but they do need to let them know by midnight tonight. They did get one bid from Chase that meets all the criteria. There are two options from them to choose from. Option A is 3.74% and option B is 3.84%, which is a difference of about \$10,000. Option A will lock them in for the remainder of the bond so they will not be able to refinance again. They would not be able to refinance after December 2032 no matter what option they choose. Refinancing with option A they save about \$70,000 and option B they would save about \$60,000. He feels they should choose option A. He let the council know they just got the bid today which is why they are just now seeing this. Treasurer Rowold said they could take the savings now or sit around and wait for something different that may or may not be better. Commissioner Lopeman said he was concerned with locking this rate in and giving them no option to refinance to a lower rate over the next 8 years. Treasurer Rowold said he is not an expert in this topic, but he does follow the interest rates in general. He said not having any loans other than the bond is one of the reasons they can be offered a low interest rate. That may change in the future making it to where they can't get this low again. Commissioner Lopeman likes the lower rate but wishes it did not lock them in. There were no further questions or concerns and the documents were signed with option A.

Ordinance Regarding Shipping Containers

Commissioner Lopeman said zoning went through and cleaned up some of the muddyness of what zones are allowed to do what. He does not agree that each container should have its own permit. He feels that it should follow lot coverage requirements. Mayor Shane and Larry Legget said they decided to start with one and they could get another with a good cause. Commissioner Lopeman feels it is no different than limiting one portable shed on a homeowners property. There were no further questions or concerns.

Comments from the Floor

Randy Irvin was representing Jason Bunting. He wanted to introduce himself to the council. They wanted the City to know they are there if anyone has questions or needs with anything.

Mike Alverson let the council know what flags need to be replaced around town. Mayor Shane said he would contact the Township for the Cemetery. Commissioner Lopeman said he would let the Fire Chief know about the one at the firestation and he would have his guys look at the others. He does have the office ordering a bracket for the one at City Hall to keep it from wrapping up. Mike asked if there is a set date for the lights downtown to be taken down. Commissioner Lopeman said there is no timeline for that. When the guys get time between snow and it is not below zero they will get them down.

Attorney's Comments

None

Treasurer's Comments

Treasurer Rowold gave an update of where they are at in each fund as of December 31. The deficit in the General Fund is due to moving money from there into the Water and Sewer Fund. Commissioner Lopeman asked if they are able to move that money back yet as they got money from the County for the water project. Treasurer Rowold said it has not been done. They can do that if they want to but the Water and Sewer still needs the funds as it does not have enough to pay all the money back. He will be sending the council a budget worksheet soon to start on the next budget. They can have a special meeting to go over it or at a regular meeting and he can also help council one on one.

Commissioner's Comments

Commissioner Myers said he has been working on some of the documents that the grant writer has sent. He said it is very complicated and is concerned if they can handle it. He said that time spent on the project has to be documented well as the project money can not be spent on salaries while staff is not working on the project. There is a lot of information and data that needs to be collected for this. They also need a new comprehensive plan. He asked who will be helping him gather all the data needed. Mayor Shane said the council will work on getting the information needed before having the office staff do it with them already being busy.

Commissioner Pickett

None

Commissioner Hernandez

None

Commissioner Lopeman said trying to keep up with snow and ice. They will be getting more salt shortly. They have been doing maintenance in the shop.

Mayor Shane said they had the insurance company come this week to do a safety inspection. They should be getting the report in a couple of weeks. He is working with Commissioner Lopeman to get the employees some training. He talked to a developer last week just trying to get some interest. HE said they really need to to get this comprehensive plan done.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Alicia Rhoades

City Clerk