

March 1, 2017

WINCHESTER CITY COUNCIL MEETING

The Winchester City Council held their monthly meeting March 1, 2017 at City Hall. Mayor Rex McIntire called the meeting to order, with the following council members present: Freddie Andrews, Randy Fisher, Steve Hoots, Bill Jacquot, Barb Nash, Chris Renner and City Clerk, Brenda Robinson.

Also in attendance were: Barb Hoots, Deputy City Clerk; Amy Brown, City Treasurer; George Lindsey, Police Chief; John Simmons, Supt. of Public Works; John Coonrod, City Attorney; Carmen Ensinger, *Scott County Times*; Bill Sleeman, Benton & Associates; Richard James, Amy George, Barb Harbison, Julie Hettinger, Scott County Housing Authority; Mike Niehaus, Windsor Homes; John Paul Coonrod, Winchester Civic Group; Eric Tuey, Animal Control Officer & Zoning Officer; concerned citizens: Joyce Moore, Inez Holderman, Frances Brown, Wes Ballard, Lawrence & Brenda Kraushar, Merrilyn Fedder, Allen & Hillary Shewmake, Darrell Howard, Chuck Frost, Patrick Brown, Norman Strang, Jeff Moore, Lisa Moore, and Eric Little.

MOTION: Bill Jacquot moved and Steve Hoots seconded to pay bills as presented. Roll call resulted in all yeas. Motion carried.

MOTION: Steve Hoots moved and Randy Fisher seconded to approve and dispense with reading of the minutes from the February 1 City Council Meeting. Roll call resulted in five (5) yeas and one (1) abstention. Freddie Andrews abstained. Motion carried.

MOTION: Steve Hoots moved and Freddie Andrews seconded to approve and dispense with reading of the minutes from the February 15 Special Meeting. Roll call resulted in five (5) yeas and one (1) present. Barb Nash voted present. Motion carried.

MOTION: Chris Renner moved and Randy Fisher seconded to approve and dispense with reading of the minutes from the February 23 Special Meeting to purchase a police car through a grant with USDA. Roll call resulted in four (4) yeas and two (2) present votes. Barb Nash and Bill Jacquot voted present. Motion carried.

John Paul Coonrod, Winchester Civic Group, told the council about a meeting March 16 at 7 p.m. at Sibert Hall. This meeting will be about a proposed coop grocery store. Sean Park, is a coop specialist, who recently owned a grocery store in a town about the size of Winchester. He will explain setting up a coop grocery store and the benefits of it. A person will have to purchase a membership, like SAM's. It will be open to the public. A steering committee will be formed if enough interest is shown to pursue it. He will have a business plan and let us know what to sell. He encouraged everyone to come and listen to him.

Chuck Frost, President of Civic Group, invited any council member to attend the Rural Community Economic Development Conference, Building Our Niche in a Changing Environment. This conference will be held March 8 and 9 at the Abe Lincoln Hotel in Springfield. The cost of this 1½ day conference is \$175 per person; lunch and snacks will be available. There are several break-out sessions, approximately 45 minutes, to pick from. Scott Rogers from the Civic Group will be attending as well as Mr. Frost. He said he had room if anyone else wanted to go with him. March 8 session begins with Registration from 8 – 9 a.m. and ends between 5 – 6 p.m. March 9 session begins at 8:30 a.m. and ends at noon.

MOTION: Bill Jacquot moved and Barb Nash seconded to pay the \$175 registration fee for the Rural Community Economic Development Conference in Springfield, March 8 & 9, if any council member wants to attend. Roll call resulted in all yeas. Motion carried.

Frost asked council approval from Odd Fellows, to make a kettle of burgoo on the square on April 1. The soup will be ready at noon. The consensus of council was to go ahead.

Mark Stuart was on the agenda, but changed his mind. Mayor McIntire said they had two (2) bids for demolition of the house at 209 S. Main. The bids were as follows: Gerald James Moore bid \$9,260 to tear down the house, remove concrete around house and in the basement and foundation. Ballard Brothers bid \$4,300 to do the same job. The hole will need to be filled in. Since this was not on the agenda, no bids could be awarded at this time. A special meeting will need to be set up within the next two (2) weeks to award the bid.

Mike Neihaus, Windsor Home, and Affordable Homes stated he plans to build twenty (20) homes throughout Winchester. He purchased the property on Coultas Road and people complained, so he purchased the property on Cross Street behind the Craig and Gross houses. The city cannot provide sewer service to Cross Street. The sewer line would be out of the ground at those locations. He cannot put septic tanks in these home, they have to be hooked up to the city sewer line. A lift station would cost the city \$175,000, so he is looking at Coultas Road again for single family homes consistent with current zoning. George Peak does have a private line for city sewer and Sam and Sue Peak have their sewer pumped to Cherry Street. They are going to try to accommodate all the locations. Neihaus is not seeking any variances on the single resident units. The minimum lot size is 7,200 square feet. The Jones Subdivision, Valley View, are larger lots for single homes. Approval of subdivisions plats are on the agenda, with approval of city engineers, whether we approve the new plan. Four (4) units are planned for Coultas Road on 7,200 square feet lots to comply with the subdivision codes and zoning codes per city engineers.

Bill Sleeman, Benton & Associates stated he had a few concerns with the preliminary plans, sewer, water and zoning setbacks. Easement across lots on Cross Street for sewer would not be great. Need to make sure there is good drainage. Must get preliminary approval for the subdivisions then approve final plats. Individuals can build a home on the Cross lots. Niehaus has property problems on Cross Street due to no access to city sewer.

MOTION: Bill Jacquot moved and Chris Renner seconded to approve preliminary plans for Blue Villa Subdivision with Windsor homes, upon approval from Benton & Associates. Roll call resulted in all yeas. Motion carried.

MOTION: Bill Jacquot moved and Randy Fisher seconded to approve Preliminary Plans of Re-division of Lot Number 2 with Windsor homes, upon approval from Benton & Associates. Roll call resulted in all yeas. Motion carried.

MOTION: Bill Jacquot moved and Chris Renner seconded to approve Preliminary Plan for Coultas Road Subdivision with Windsor homes upon approval from Benton & Associates. Roll call resulted in four (4) yeas and two (2) nays. Steve Hoots and Barb Nash voted no. Motion carried.

Darrell Howard said putting four (4) homes on 1½ acres won't work and the kids will be playing in the streets and with the traffic, it won't be good. He stated he has three (3) homes on Coultas Road and this will drop his property value 25%. He said he would be good with two (2) houses, but not four (4).

Alderman Steve Hoots asked how much money has the city invested in the project. He was told not much so far; Coonrod and Benton & Associates have some time on reviews. It was mentioned the city will be getting twenty (20) new customers.

Alderman Bill Jacquot asked if Benton & Associates were on retainer. He was told no. Windsor Homes have hired Greene and Bradford for their engineers. Benton's can spot check at the city's expense. Need someone out there. The sewers are good on all other properties.

Lisa Moore asked how the lots are surveyed. She said they put a stake 8¼ feet onto her property. She was told by Niehaus, they have their own surveyors.

Lawrence Kraushaar stated the stakes are not right, they are over too far on his property and if they are correct he will have to move his shed.

Patrick Brown said he had just purchased a lot at Valley View and plans to build soon. Valley View has a covenant they must abide by. Patrick Brown was told the covenant was decided by the owner of subdivision.

Hillary Shewmake said the water pressure out there is bad and if you put four (4) houses out there it will be worse; two (2) maybe, but not four (4).

Niehaus was asked how much the taxes would be on these properties and he said about \$10,000 for all of them for a period of fifteen years, then tax breaks expire.

PUBLIC COMMENT: None

John Simmons, Supt. of Public Works passed out his monthly report for January and February. He brought up the isolated gas service valve replacement job for four (4) valves. The cost will be between \$19,000 and \$21,000. It should be done as soon as possible. These are emergency valves to turn off the gas.

MOTION: Freddie Andrews moved and Steve Hoots seconded to replace four (4) emergency gas valves costing between \$19,000 and \$21,000. Roll call resulted in all yeas. Motion carried.

Simmons said the gas main extension running from Tipsord's to Jim Kirkpatrick's property will be completed for the Blue Villa Subdivision. He would like to cut through to Commercial Street. He has talked to Claudia Krueger and Jim Kirkpatrick about easements to Commercial Street. The cost to run the gas line will be \$11,514 but hopes to come in cheaper. This way they can have a no-line stop on Commercial. John Coonrod will work on easements.

MOTION: Steve Hoots moved and Freddie Andrews seconded to place new gas main subject to easement approval from Jim Kirkpatrick and Claudia Krueger; cost will be \$11,514. Roll call resulted in all yeas. Motion carried.

Simmons would like to purchase a gas detector to find leaks. A CGI gas detector, calibration kit and printer for tickets will be around \$2,500 for all natural gas. Bill Jacquot said they could get one with a state bid cheaper, but Simmons said he had worked with this company for years. The sensors are guaranteed for two (2) years.

MOTION: Steve Hoots moved and Barb Nash seconded to purchase a new natural gas detector from CGI for \$2,500. Roll call resulted in all yeas. Motion carried.

Simmons recapped the electricity at Monument Park. He has met with people and will have more next month. Need to create a list and bids are coming.

Simmons asked about seasonal help. The personnel committee met earlier and plan to put an ad in Greene County Shopper. Plan to interview the morning of March 18.

George Lindsey, Police Chief was not on the agenda but passed out his February monthly report as follows: Civil Complaints – 4; Juvenile Incidents – 3; Burglar Alarms – 9; Traffic Crash – 2; Suspicious Vehicle – 1; Lifeline Calls – 2; Disabled Motorist – 1; Domestic Calls – 1; Search Warrant – 1; Theft Report – 1; Violation/Order of Protection – 1; DUI – 1.

Mayor McIntire passed out a paper from the Scott County Health Department about making the city properties smoke free. He suggested reading this over and be prepared to discuss it next month. He also passed out an Ordinance concerning liquor license. The city currently has a limit of four (4) Class A Licenses and a limit of three (3) Class B Licenses. The proposed ordinance would change the restriction on number of licenses authorized to be four (4) – Class A licenses each \$700; three (3) – Class B licenses each \$400; and two (2) - Class C Special Permit licenses. The Class C License would be for not-for-profit or fraternal entities or organizations,

with an annual fee of \$100. This would apply to EMS and American Legion. They can only use this permit twelve (12) times per year and must contact the city when using it. They would have to abide by the city liquor hours and not serve after 1 a.m. This was tabled until next month. EMS could not sell to people renting their facilities, it would be for their events only.

McIntire stated there was a violation with the leash law. Eric Tuey is the Animal Control officer. It was stated there was a hearing in September resulting in a dangerous dog declaration. The owners did not comply with ordinance requirements, so February 28 papers were served to the owners of the dangerous dog to appear in court on the violation. There is a leash law fine of not less than \$50 and not more than \$100. The dogs need a tag, collar with address and must be restrained. Constant barking is deemed a nuisance. McIntire asked Attorney Coonrod about allowing dogs to defecate on neighbor's property. Coonrod said it would fall under nuisance ordinance. Pictures of the violation were shown. Tuey would like to purchase a ticket book. Production Press can print out a 3 page citation, one to citizen, one for his record and one for city hall. The cost for 200 would be \$190.

MOTION: Randy Fisher moved and Bill Jacquot seconded the motion to purchase a citation book from Production Press upon John Coonrod's input. Roll call resulted in all yeas. Motion carried.

John Coonrod, City Attorney passed out an Ordinance concerning the current zoning to be discussed next month. He also passed out an Ordinance for amending the Subdivision codes. All will be discussed next month.

Alderman reports:

Randy Fisher stated the cemetery committee met to review the bids for mowing the cemetery and awarded the bid for two (2) years of \$34,650 per year to Sunset Lawn Care. LB Landscape was the winning bidder with a bid of \$5,500 for 2017 and \$5,700 for 2018. They will be paid at the first of the following month for services rendered.

MOTION: Chris Renner moved and Bill Jacquot seconded to award Sunset Lawn Care to mow the city cemetery with the low bid of \$34,650 a year for mowing seasons 2017 and 2018. Roll call resulted in all yeas. Motion carried.

MOTION: Randy Fisher moved and Steve Hoots seconded to award Lance Barnett of LB Landscaping the bid to mow the parks and library. His low bid was \$5,500 for 2017 and \$5,700 for 2018. Roll call resulted in all yeas. Motion carried.

Fisher reported the library would like to employ a fourth librarian. They would train the person for twenty (20) hours and someone has volunteered to pay for the training. It will not cost the city any more money. Since the ladies do not get vacation or sick days, the other librarian will pick up their hours when they have a doctor's appointment or need time off. They will advertise for the position and then the library board will interview them.

It was the consensus of the council to proceed with training someone for librarian to fill in when necessary.

Bill Jacquot talked about the city website that Jared Evans walked us through prior to the regular council meeting. The site is winchesteril.com and plans to go live April 1, 2017.


Amy Brown, City Treasurer passed out her monthly report. She doesn't need any transfer this month.

Brenda Robinson, City Clerk asked permission to send Barb Hoots and Angie Doolin to Forsyth to LOCIS training on March 28. There is no cost for this meeting, only expense would be mileage. Brenda stated she would take a vacation day to cover city hall.


It was the consensus of the council to approve sending Barb Hoots and Angie Doolin to LOCIS training in Forsyth on March 28.

Bill Jacquot stated he had asked George Lindsey to make a schedule for the police department, hire another full time officer and do away with on-call. He said he hasn't received anything as of yet.

MOTION: Chris Renner moved and Steve Hoots seconded to adjourn. Roll call resulted in all yeas. Motion carried. Meeting adjourned at 10:15 p.m.



Rex McIntire, Mayor



Brenda Robinson, City Clerk