

**MINUTES OF REGULAR SESSION
HIGHLAND CITY COUNCIL
MONDAY, APRIL 6, 2020**

Mayor Michaelis (*present in the council chambers*) called the Special Session to order at 7:00pm. Due to the city's COVID-19 Response, Councilmembers Sloan, Frey, Bellm, and Hipskind were present via phone. Others in attendance were City Manager Latham, Deputy City Clerk Hediger and Director Conrad. Others present via phone: City Attorney McGinley, Directors Cook and Speraneo, Economic Development Coordinator Hubbard, City Clerk Bellm, Rachel VonHatten, Amanda Korte, Denis Thole, Jason Mettler, Pat Netemeyer, Clifford Huelsmann, and Brandy and William Holman.

MINUTES

Councilman Frey made a motion to approve the minutes of the March 16, 2020 Regular Session as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Councilwoman Bellm made a motion to approve the minutes of the March 20, 2020 Special Session as attached; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Councilman Frey made a motion to approve the minutes of the March 30, 2020 Special Budget Session as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

PROCLAMATIONS

With Rachel VonHatten and Amanda Korte present by phone, Mayor Michaelis read a document proclaiming April 19, 2020 Congenital Diaphragmatic Hernia (CDH) Awareness Day. Mrs. VonHatten and Mrs. Korte thanked the mayor and council. Mrs. VonHatten reported stated my son, Tucker, will be four years old, next week, and Amanda's son, Barrett, will be a year and a half old.

PUBLIC FORUM

Citizens' Requests and Comments:

Trekking for CDH 5K Run/Walk for CDH Awareness Request – Rachel VonHatten, Event Organizer and Amanda Korte, Co-Chairman of Event, requested permission to hold a 5K Run and 1K Fun Run on Saturday, June 6, 2020 at 8:00am to benefit Congenital Diaphragmatic Hernia. Mrs. VonHatten stated Amanda and I are fortunate enough to have sons that are survivors of CDH. All profits will go to CDH International and to assist families effected by a CDH diagnosis. We are primarily asking for assisting with traffic safety. We realize we may need to make changes depending on how things are at that time. Councilman Frey made a motion to approve the request for CDH 5K Run and 1K Fun Run on

Saturday, June 6, 2020; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Deputy City Clerk Lana Hediger read a request submitted: ‘My name is Carrie Finley and I reside at 1312 Old Trenton Road. I received a letter about the rezoning of 1208 Old Trenton Road owned by R1B to Industrial. I firmly oppose this. It creates hazardous and objectionable uses especially hazardous to the Spindler playground and houses and families that reside around it. At most, it should be a special use permit or a conditional rezoning which would revert when Fastenal leaves since they are only leasing the property. Stronger measures may have to be taken if the rezoning goes through. It would be a shame to rezone a piece of property so close to one of Highland’s most historic landmarks which, at this point, is in a great state of disrepair and should be the center of more concern for the city.’

Requests of Council:

Mayor Michaelis asked councilmembers to go to items S, T, & U on the agenda. Mayor Michaelis read a recommendation by City Attorney McGinley submitted to Mayor Michaelis, in which Attorney McGinley recommended postponing those three items on the agenda, as the City believes it would be best to wait to act on these motions until the public is allowed back in the Council Chambers for public comment and discussion. The City also believes this will give City residents plenty of notice ahead of any vote so they can express their opinion on these issues. If the Governor has not lifted the Corona virus restrictions by June 1, 2020, we will postpone these motions until the Governor lifts the Corona virus restrictions, and until we can allow the public back into the Council Chambers for a meeting. The City Council wants to make sure the citizens are heard on issues dealing with cannabis prior to any vote. Councilwoman Bellm made a motion to postpone Items S, T & U on the agenda, for the reasons as stated by Mayor Michaelis. Motion seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Staff Reports:

City Manager Latham reported nothing for this evening.

Mayor Michaelis stated if there are people that have joined the meeting via the phone to speak directly on an item on the agenda we will direct to appropriate people when we get to that item on the agenda. He asked is there anyone else wanting to speak on other matters. Hearing from no one else, Mayor Michaelis moved on to Unfinished Business.

UNFINISHED BUSINESS

Bill #20-40/RESOLUTION Approving the Revised Preliminary Plat of Carbay Crest Subdivision, Phase II - Councilman Frey made a motion to approve Bill #20-40/Resolution #20-04-2705 approving the Revised Preliminary Plat of Carbay Crest Subdivision, Phase II as attached; seconded by Councilwoman Bellm. Councilwoman Bellm reported I attended the Planning & Zoning meeting when this issue came up for review. I listened to Planning & Zoning members’ concerns regarding having a second entrance. Director Conrad made a comment that night and pointed out the safety issues. I am not sure of his exact words, but I got the impression he felt there should be a second entrance for this subdivision. Jason Mettler, developer, recalled Chief Conrad expressed fear of putting traffic put on to Sportsman Road, as there is a lot of speeding complaints on Sportsman Road. Pat Netemeyer, engineer, recalled Chief Conrad expressed concern about the location of the second entrance to the hill, with the speed of traffic on that roadway. Councilwoman Sloan reported I went there today. My concern would be having that second entrance there with the hill and the traffic coming over that hill. I picture accidents happening. If need to have, having it as an emergency only exit may be a consideration. Mr. Mettler stated if referring to the hill on Sportsman Road it is our major concern as well. That hill is a

speedway. As the city looks to improve and widen, it will only increase, and you are just creating another entrance onto Sportsman Road. Chief Conrad reference Councilwoman Bellm noted he spoke on this at the Planning & Zoning meeting. I mentioned a single point of failure is never a good thing. As far as the speed on Sportsman Road, Chief Conrad acknowledged we do get complaints about it as cars are coming into town. I am not in favor of where the speed limit changes along that roadway. We dealt with this on Route 143 and asked the state to push the speed limit change to a different location. We pushed the speed limit change out and began enforcing it. It would be my recommendation for Sportsman Road, to push the change to the west side of the hill rather than the top of the hill. Councilman Frey agree with Chief Conrad. We have done that in other areas. I have driven that roadway. I believe we do need two exits.

Councilman Frey asked did the original plat show two entrances and exits. Mr. Mettler stated in the original it was not. We appeased staff by putting another one in to just get the project started. We figured we would fight the fight later, which we are doing right now. Mr. Netemeyer reported the 2017-2018 plat did not have that design. He stated I know we are talking about having one entrance. At Planning & Zoning, they talked about an incident in Willow Creek, some thirty years ago that happened, yet they did not do anything about it. The city talks about the problem, but they have never fixed the problem. Jason's plat was approved. Since that time, the city has approved a one-entrance apartment complex with an entrance onto Route 143.

Councilman Hipskind stated I live at the bottom of Vulliet Road. I have asked for Vulliet Road, to be fixed, because it is in bad condition all the way down to where I live on Fox Run. We had about thirty people come to a meeting at City Hall to discussion improvement of Vulliet Road. It was long meeting and many people were angry that City was not improving it. So, I am well equipped with this issue. I reached out to a bunch of people regarding this matter. I have not found one person that is okay with the one entrance to this subdivision. It is a hard pill for people to swallow, especially with the condition of Vulliet Road. I wanted you to be aware of that. Mr. Mettler responded I did not reach out to the neighbors. The people we are trying to service and sell lots to do not want see a second entrance. The improvement of Vulliet Road should be done regardless of this. We had to turn over land for free for the improvement of that road. Why this project is not on the front burner. We gave up land to make the project happen, so I am not sure why this is not happening. Councilman Hipskind state it is on the city's radar and it will cost a lot of money. Sadly, we do not have the money to make it happen.

Just because you have an extra outlet onto Sportsman Road does not mean people cannot use the Vulliet Road entrance. Mr. Mettler stated they would take the money they have to spend on this second entrance and put it towards improvement of Vulliet Road. I am engaged in this battle because I believe a second entrance onto Sportsman Road is dangerous. Councilman Hipskind asked can we just table this to see if we can make this improvement to Vulliet Road. Mr. Mettler expressed we need to move forward. This has gotten backed up a couple of meetings for whatever reason. I would be willing to put ten percent to the project. Councilman Hipskind stated I am being honest I have to vote no on this tonight; otherwise, I would like to sit down and see what we can work out. Councilwoman Sloan asked Community Development Director Breann Speraneo why the subdivision on Route 143 does not have second entrance. Mr. Netemeyer pointed out that subdivision was allowed to have a narrower road, there was ample room to do two roads, but it was not a must for them. Mr. Mettler state that development has sixty units, for disadvantage seniors living out there. There would be more of a likelihood of emergency vehicles, running another entrance onto a collector street. Sportsman Road is an arterial road. Mr. Netemeyer explained the speed limits on collector streets is 30-35mph; arterial is 35-45mph. In this circumstance wanting to put a residential onto an arterial.

Director Speraneo stated information on this can be found in the memo prepared by staff. It is very important to keep residential developments separate from apartments. As referenced in the memo, this subdivision, we anticipate will serve 121. Of the communities surveyed, single entrances are not

allowed by ordinances for single-family developments of this size. Mr. Mettler stated there was three allowed in 2000 and there are seventeen single entrance streets in the “654” prefix. We could go on and get more ordinances that allow for single entrances.

Councilman Hipskind pointed out a bunch of seniors are not going to be walking along Vulliet and going in and out of those entrances. Unless we do some major widening, this does not seem like a good move. Mr. Netemeyer expressed we believe Vulliet Road should be widened and traffic put onto Vulliet Road versus putting traffic onto Sportsman Road. Mr. Mettler contended there is no ordinance that requires this. In Edwardsville, there must be 125 lots before a second entrance is required. Vulliet Road needs to be improved and widened. The city is pushing the buck onto us. There comes a time to improve a road. Maybe everyone needs to put their foot down.

Director Speraneo agreed we do not have an ordinance that requires a second entrance. In the 2010 Codes guidelines are established. Cliff Hueslmann, with Netemeyer Engineering, contended you just did one on Route 143. Are they not as valuable people as our residents are? Director Speraneo stated I have no interest in arguing. Mr. Mettler stated we need assurance that this going to go somewhere and quickly. This seems to be getting delayed, because the last meetings were failed to be handled properly. We would like to get the ball moved forward on this project. Mayor Michaelis stated I need motion and a second. City Attorney McGinley advised, unfortunately, it seems some sort of contingency is attached to tabling this. We cannot have that. Either it is tabled or we vote it. Mr. Mettler stated take the contingency out. We are just hoping for something from the city. City Manager Latham stated there is no money in Street & Alley budget to make any improvements to that roadway. It is something we could look at. We do not own all the right of way. We are looking at a minimum of two years to get this into place. Even if Jason has part of the needed right of way on his side, we need right of way on the other side. We have nothing in the budget for this next year. Mr. Mettler suggested he could set money aside in escrow. We can table for discussion. Mr. Netemeyer expressed I am not sure that you need any right of way on the other side of road. Councilman Hipskind clarified Mark is speaking about right of way further down the road. I would like to be part of the discussion. Councilman Hipskind made a motion to table; seconded by Councilwoman Sloan. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried. Item tabled.

NEW BUSINESS

Bill #20-42/RESOLUTION Approving “Change Order” Submitted by Mettler Development for the Demolition of 516 9th Street – Councilwoman Bellm made a motion to approve Bill #20-42/Resolution #20-04-2705 approving “Change Order” submitted by Mettler Development for the demolition of 516 9th Street as attached; seconded by Councilman Frey. Councilman Frey asked why the change. Did they not realize there was a tree in the way before when they gave a bid? City Manager Latham reported the project did request doing the necessary to remove the structure. Only one bid was received on this project, so there is nothing else to compare it to. Councilwoman Bellm expressed concern, because as I look at the picture of the property, it appeared to me trees were going to have to be bent out of the way or removed. I think it should have been obvious to the bidder. I am concerned about awarding the bid, then making a change order. If it was something unforeseen, I could understand. For something that should have been included in the bid and obviously seen, I have a problem. Councilman Frey stated I agree. Councilman Hipskind stated I called and asked Mark about this. There was no other bids on this project. I guess if we took it out again, they would be the same. Director Speraneo reported this was the only bid received. We have been reaching more bids for these projects, but there was only one on this project. Councilwoman Bellm asked was this contract written that house was to be demolished. Director Speraneo stated the tree was not specifically called out, but typically, it is to do whatever is needed to remove the structure and level the property. Roll Call Vote: Councilmembers

Sloan and Hipskind voted aye; Councilmembers Frey and Bellm voted nay. Mayor Michaelis voted aye. Motion carried.

Making Tentative Budget for FY 2020-2021 Available for Public Review at City Hall and Setting the Public Hearing Date for 7:00 PM on Monday, April 20, 2020 – Councilman Frey made a motion to approve making tentative budget for FY 2020-2021 available for public review at City Hall and setting the public hearing date for 7:00 PM on Monday, April 20, 2020 as attached; seconded by Councilwoman Bellm. Councilwoman Bellm asked how we are doing that. City Manager Latham explained any public comments can be made through email and we will read them aloud at the meeting. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Approving Transfer of Graves in City Cemetery (Gruendemann to Dean-Deibert) – Councilwoman Bellm made a motion to approve transfer of Graves 2, 3, 4, 5, & 6, in Lot No. 79 of Block No. 13 in City Cemetery from Harvey Gruendemann to Margaret Dean and Alvin Deibert as attached; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Approve Building Permit Fee Waiver Request Submitted by St. Paul Catholic Church – Councilman Frey made a motion to approve building permit fee waiver request submitted by St. Paul Catholic Church as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Approving a Notice of Municipal Letting, Bid #F-02-20 for Purchase of Three New Automatic CPR Devices – Councilwoman Bellm made a motion to approving a Notice of Municipal Letting, Bid #F-02-20 for purchase of three new automatic CPR devices as attached; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Award Bid #PW-18-17, for the US 40/Hemlock Street/Frank Watson Parkway Intersection Signalization Project – Councilman Frey made a motion to award Bid #PW-18-17, for the US 40/Hemlock Street/Frank Watson Parkway Intersection Signalization Project to Wissner Electric, Inc., of Belleville, in the amount of \$224,740.34 as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-43/RESOLUTION Approving Limited Construction Engineering Services Agreement with Oates Associates, Inc., for the Proposed Hemlock Street Traffic Signal at CSXT Railroad Crossing – Councilwoman Bellm made a motion to approve Bill #20-43/Resolution #20-04-2706 approving limited construction engineering services agreement with Oates Associates, Inc., for the proposed Hemlock Street Traffic Signal at CSXT Railroad Crossing, in the amount of \$43,500 as attached; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-44/ORDINANCE Declaring 1995 Chevrolet Blazer Surplus Property and Authorizing Its Sale – Councilman Frey made a motion to approve Bill #20-44/Ordinance #3006 declaring 1995 Chevrolet Blazer surplus property and authorizing its sale as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-45/ORDINANCE Declaring a 1992 Spartan Diamond Fire Apparatus Surplus and Authorizing Its Sale – Councilwoman Bellm made a motion to approve Bill #20-45/Ordinance #3007 declaring a 1992 Spartan Diamond Fire Apparatus surplus and authorizing its sale as attached; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-46/RESOLUTION Requesting Road Closure for 2020 Schweizerfest Event – Councilman Frey made a motion to approve Bill #20-46/Resolution #20-04-2707 requesting road closure for 2020 Schweizerfest Event as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-47/RESOLUTION Requesting Road Closures for 2020 Schweizerfest Parades – Councilwoman Bellm made a motion to approve Bill #20-47/Resolution #20-04-2708 requesting road closures for 2020 Schweizerfest Parades as attached; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-48/ORDINANCE Repealing and Replacing Table and Diagram from Chapter 90—Zoning, Article V – Off-Street Parking and Loading, Sec. 90-224 – Design Requirements – Councilman Frey made a motion to approve Bill #20-48/Ordinance #3008 repealing and replacing table and diagram from Chapter 90—Zoning, Article V – Off-Street Parking and Loading, Sec. 90-224 – Design Requirements as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-49/ORDINANCE Amending Zoning Classification of Property Located at 1208 Old Trenton Road From “R-1-B” Single-Family Residential District to “I” Industrial – Councilwoman Bellm made a motion to approve Bill #20-49/Ordinance #3009 amending zoning classification of property located at 1208 Old Trenton Road From “R-1-B” Single-Family Residential District to “I” Industrial as attached; seconded by Councilman Frey. Councilwoman Bellm asked Breann, I understand the concern with rezoning this to Industrial, in that it leaves it pretty wide open for what could go in there. Is there a reason we did not rezone it from something else and issue a special use permit? Director Speraneo reported this property is currently zoned R-1-B, which does not allow for this use, even with a special use permit. The property and the adjoining property is owned by Highland Community School District, and all of their property is zoned Industrial. We have a letter from the school district stating their support for the rezoning of this property. While I understand it can seem daunting to residential owners in the area, there are a lot of provisions within the Industrial zoning, which could be used to maintain the property fits seamlessly into the area. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-50/RESOLUTION Making Separate Statement of Findings of Fact in Connection with Ordinance Granting Special Use Permit for a Brewery to Operate within the C-2 Zoning District – Councilman Frey made a motion to approve Bill #20-50/Resolution #20-04-2709 making separate statement of findings of fact in connection with ordinance granting Special Use Permit for a brewery to operate within the C-2 Zoning District as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-51/ORDINANCE Granting Special Use Permit to TJO Holdings, LLC, for a Brewery Within the C-2 Zoning District at 907 Main Street, PIN #01-2-24-05-07-201-018 – Councilwoman Bellm made a motion to approve Bill #20-51/Ordinance #3010 granting Special Use Permit to TJO Holdings, LLC, for a brewery within the C-2 Zoning District at 907 Main Street, PIN #01-2-24-05-07-201-018 as attached; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-52/ORDINANCE Approving and Authorizing Execution of a Development Agreement for a Project in Business District Number One with TJO Holdings, LLC, and Other Actions Related Thereto – Councilman Frey made a motion to approve Bill #20-52/Ordinance #3011 approving and authorizing execution of a development agreement for a project in Business District Number One with

TJO Holdings, LLC, and other actions related thereto as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Bill #20-53/ORDINANCE Amending Chapter 6, of the Code of Ordinances, Alcoholic Liquor, to Increase the Number of G Liquor Licenses to Three – Councilwoman Bellm made a motion to approve Bill #20-53/Ordinance #3012 amending Chapter 6, of the Code of Ordinances, Alcoholic Liquor, to increase the number of G Liquor Licenses to three as attached; seconded by Councilman Frey. Councilwoman Bellm asked G Liquor license is what. Councilman Frey replied gaming lounge. Councilwoman Bellm recalled, did we not, six months or so, decline to add another gaming license? Mayor Michaelis responded that is correct. It is not a restaurant or tavern. Brandy Holman stated I am the one trying to bring this to town. Can I speak now? She explained this is not directly a gaming salon. I want to bring a full service salon to the former Cardinal Inn property. Not only will we have 10-15 employees, but also it will be something different. To offer a glass of wine or something to drink to clients and a gaming lounge for them to utilize while they wait. Two of the structures would be demolished. We would be keeping the office and attaching a gaming lounge to the entrance. We are proposing a total renovation. We are asking for a liquor license for clients to have a drink. Others would be able to enter gaming lounge, as well. We want to have a full service salon and spa. Councilwoman Sloan expressed my concern is that we just said no a few months ago. Cleaning up the property would be great, and I do not have a problem with serving the alcohol.

Mrs. Holman stated mine would be a full salon. I currently work at Salon Beaux Cheveux. I really want to expand and have a full service salon and spa with the option of drinks available and to provide gaming with that. Councilman Frey expressed it still sounds like a gaming lounge to me. Councilwoman Bellm and I were here when video gaming came to Highland. The reason was to assist existing small businesses and keep them alive. It expanded with a gaming lounge or two. This just sounds like another gaming lounge. If you have your parlor with a bar, all in one big room. If divide it up, it is a gaming lounge. Councilwoman Bellm stated I applaud you for wanting to clean up that area. I applaud you for wanting to do a full-service salon and spa. I would even encourage you to acquire a liquor license to serve customers. However, we do not need any more gaming parlors in town. We allowed what we have reluctantly. Councilwoman Sloan asked City Manager Latham, is the brewery going to want to have gaming. Mayor Michaelis pointed out that would be a different request, as they would be restaurant. Therefore, it is a different classification.

Bill Holman stated we looked at doing this in Troy. We can do more things with this property down the road. The gaming is just an extra. It is going to help us to bring more financial stability. Eventually, we would like to put in more property that we could rent out for commercial use. Brandy Holman asked that the council look at 2021 to open up with gaming. The bank has told me that I cannot have the property without the license for gaming. I am willing to open the salon and approve gaming to go in later. Then the bank would agree to that. We have a contingency with the property. Councilman Frey expressed I do not see the feasibility of giving another G license at this time. Councilwoman Bellm agreed. She suggested maybe meeting with city staff we could come up with some other business structure. Mrs. Holman asked even if it was not to go into effect until 2021. Councilwoman Bellm stated the number would not change with a new year. Holman asked what if a gaming place closed. Would that open up a license? Councilwoman Bellm asked City Attorney McGinley. City Attorney McGinley explained per the liquor ordinance, right now, it allows for two Class G Licenses. If one G License ceased to exist, then the number of allowed G licenses would be one. We have to expand it again, with presentation to of a business plan. A license will not just hang out there. Councilwoman Bellm stated it would be different if you added food of some sort. The twist of this is to bring something different. Councilman Frey clarified it has to be a full restaurant with a full operating commercial kitchen. Mrs. Holman stated I am not sure what to say. That corner is a really bad eyesore. We have a loan secured, as long as we could get a gaming license for the business plan. When we looked at it, the roof was caved in

and there was raccoons inside the building. Councilman Frey responded we would like to help you; however, we do not have Class G Liquor licenses that we want to issue. As much as I like to see this move ahead, I cannot do that.

Councilwoman Bellm suggested Brandy call City Manager Latham. Mrs. Holman stated I have been talking to Mallord and tried to get a feeling on what to do. Many people in the community felt that this would be something different. We need gaming allowed to secure the loan. What can I do to get that, besides having a full kitchen? Councilwoman Bellm suggested, possibly, there is someone else you could partner with. Councilman Hipskind asked if Mrs. Holman could withdraw this. City Attorney McGinley advised we could postpone it or table it. If it is a G License, perhaps we can look at this later. We could amend their application, possibly. Coordinator Mallord Hubbard asked to go back to the drawing board versus putting a nail in it tonight. Director Speraneo stated I have spoken with Mrs. Holman. As far as zoning, gaming is allowed in commercial district, a bar would require a special use permit. Residential apartments would not allowed, but commercial rental would be applied. Councilman Frey asked Director Speraneo are you aware of the collapsing roofs on those buildings. Director Speraneo replied yes, everyone is aware of that. These structures have some good bones. Things would need to be brought up to code before any occupancy. Councilman Hipskind made a motion to table; seconded by Councilwoman Sloan. Mayor Michaelis explained if council voted in favor of tabling this, then we would not be issuing any liquor license. City Attorney McGinley replied that is correct. He advised, the way the liquor license is set up, each time someone comes before the council, they go through this process. A new ordinance is to allow the liquor license and resolution is to give the new license to that permittee. We would be acting under the confines of the code in places. Mayor Michaelis pointed out we did deny a request for a gaming parlor in front of Walmart. We are dealing with a piece of property that has been sitting there for a long, long time. These perspective new owners want to redevelop this property. Is it worth giving a new permit versus letting the property sit there? Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried. Item tabled.

Mayor Michaelis suggested Mr. and Mrs. Holman continue talking to Mallord and City Manager Latham. It is the right direction to continue this process.

Bill #20-54/RESOLUTION Issuing Brandy Holman and Bill Holman a “G” Liquor License to Operate a Gaming Hall Pursuant to Chapter 6, of the Code of Ordinances, Entitled Alcoholic Liquor – Councilwoman Bellm made a motion to table Bill #20-54/Resolution issuing Brandy Holman and Bill Holman a “G” Liquor License to operate a gaming hall pursuant to Chapter 6, of the Code of Ordinances, entitled Alcoholic Liquor as attached; seconded by Councilwoman Bellm. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried. Item tabled.

REPORT

Approve Warrants #1161 & #1162 – Councilwoman Bellm made a motion to approve Warrants #1161 & #1162 as attached; seconded by Councilman Frey. Roll Call Vote: Councilmembers Sloan, Frey, Bellm and Hipskind voted aye, none nay. Motion carried.

Councilwoman Bellm made a motion to adjourn; seconded by Councilman Frey. All council members voted aye, none nay. Motion carried and meeting adjourned at 8:54pm.

Joseph R. Michaelis, Mayor

Barbara Bellm, City Clerk