



Common Council Meeting – Minutes for August 19, 2024

Council Members in Attendance: Ben Leavitt, Austin Yoder, Amy Rosa, Dustin Geyer, Kelbi Veenstra

Also Present: Mayor Phil Jenkins **City Attorney** Brian Hoffer, **Clerk-Treasurer** Jeff Knight **Guests:** 6 (6 IP), and two members of the press (1 IP, 1 OL) were in attendance.

- Call to Order: Mayor Jenkins called the meeting to order at 7:00 pm and led the Council in the Pledge of Allegiance and offered the opening prayer.
- Roll Call: Council members listed above were in attendance in person.
- Approval of Minutes from the August 5, 2024, Council meeting: CM Rosa motioned to approve the minutes. CM Yoder seconded. The minutes were approved unanimously by voice vote.
- There were no petitions or comments by citizens.
- Reports of Committees, Boards, and Commissions: CT Knight submitted the CT Report for July 2024 month end. CT Knight discussed the reduction in the overall Fund Balance by \$1.8 million. Larger special expenditures came out during the last month. \$476,000 was paid out of LOIT for fire station construction expenses, \$228,891 was paid out of CCMG to Phend and Brown for work on the Madison Street project, \$207,000 was a debt service payment on the GO Bond, \$455,368 was paid out of TIF City-Wide for the purchase of 152 W. Lincoln and 156 S. Clark Street and also \$68,000 for costs associated with the downtown master plan. These expenses accounted for \$1.3 million of the \$1.8 million reduction. CT Knight also noted that he reinvested the City Investor CD in the amount of \$832,000 for six months at 5%. CT Knight also noted that the \$476,000 spent towards the fire station can be recaptured from the bond funds once it has been closed.

CM Geyer asked if there is a portion of the CCMG funding that is unused if it can be used somewhere else where they may be a need. Mayor Jenkins explained how it is project specific. The funding is predicated on the estimate the City believes the cost of the project will cost. The City receives the funds and then sends the project out for bid. When the bids are received, if they are less than the estimated cost, then at the end of the project, any unused portion of the funds needs to be returned. Mayor Jenkins continued by letting the Council know that the City tends to estimate higher to obtain the grant proceeds that will cover the costs. If the City were to estimate lower and the project costs more, then the City would be responsible for those additional costs. CM Geyer followed up with a question regarding what the interest rates were for longer periods of time (longer than the six months that the City Investor CD was renewed for). CT Knight said he did not ask for those rates on this CD since the intent was to stay short term for liquidity purposes. CM Geyer asked if the expectation was that the rates will be somewhere in the 4% range when the Rainy Day CD matures and is ready for reinvestment. CT Knight said that is the expectation, assuming the FED reduces rates between now and that time.

There were no further questions or comments. CM Leavitt motioned to approve the CT Report for July 2024. CM Veenstra seconded. The CT Report for July 2024 was approved unanimously by voice vote.

- Unfinished Business:
 - 2nd Reading – Ordinance 1631 – Amending the 2024 Salary Ordinance: Mayor Jenkins reminded the Council that this was a clean up relating to the Fire Department transitioning to the 1977 Pension Plan, establishing a 1st Class Firefighter, and setting a rate for paramedics. The rate for the paramedics will go into effect once this ordinance is approved by Council in September. CM Geyer asked about the July 1st effective date. Mayor Jenkins commented that



this was when the actual transition over to the 1977 Plan went into effect along with the increased salary for the firefighters in order to get them up the 1st Class Firefighter level. There will not be any need for any backpay to take place.

There were no further questions or comments. CM Geyer motioned to approve Ordinance 1631 – Amending the 2024 Salary Ordinance on second reading. CM Yoder seconded. Ordinance 1631 was approved unanimously by voice vote on second reading.

- New Business:

- First Reading of Ordinance 1632 – Rezoning for Homestyle Furniture Shoppes, LLC by Lamar and Marilyn Schmucker: Mayor Jenkins presented the ordinance. This property is at the corner of Arnott Street and West Market Street. The property is currently zoned I-1 Industrial and will be changed to B-2 General Business. This was approved by the Plan Commission, and this causes the need to have a City Ordinance that amends the Zoning Ordinance. CM Geyer asked if this falls within a TIF area. Mayor Jenkins was uncertain but that he thought it was. Fire Chief Lehman said he will confirm and let CM Geyer know. CM Yoder motioned to approve Ordinance 1632 – Rezoning for Homestyle Furniture Shoppes, LLC on first reading. CM Rosa seconded. Ordinance 1632 was approved unanimously by voice vote on first reading.

- Approval of Accounts Payable Vouchers: City 2024 APV's Totaling \$838,376.78: CT Knight presented the APV's and discussed the major expenditure items. CM Rosa motioned to approve the APV's. CM Leavitt seconded. The APVs were approved unanimously by voice vote.

- Reports by City Officers: The Fire Department and Police Department both submitted their monthly reports. There were no questions or comments.

Mayor Jenkins reminded the Council that the next meeting will be on August 3rd (Tuesday after Labor Day).

- Adjournment: With no further business to discuss, CM Rosa motioned to adjourn the meeting and CM Yoder seconded. The meeting adjourned at 7:20 pm by unanimous voice vote.

Mayor Jenkins

Attest: _____
Jeff Knight, Clerk of the Council