

**SAVANNAH CITY COUNCIL
MONDAY, JANUARY 5, 2015 7 P.M.
CLASBEY CENTER – COUNCIL CHAMBERS**

Mayor Connie George presiding

Pledge of Allegiance was recited.

Council members present: Don Dillman, Greg Wilson, John Parker and Joy Thompson. Mayor Connie George, City Administrator Bruce Lundy, City Attorney Emily Bauman, Chief of Police David Vincent, Director of Public Works Kenny Lance and City Clerk/Treasurer Beth Kar were also presented. The meeting notice was posted at City Hall January 2, 2015. The meeting was audio recorded.

Approve Agenda – Don Dillman motioned to approve the agenda as posted. Joy Thompson seconded. Motion carried on 4 yes votes.

Minutes – December 15, 2014 – John Parker motioned to approve the minutes as presented. Greg Wilson seconded. Motion carried on 4 yes votes.

Public Testimony – None.

Attorney Nancy Blake: Proposed Development – Blake provided maps depicting the proposed residential development. It is 8 acres located behind the Praise Fellowship Church near the Savannah High School off Highway E. The land is vacant producing \$68.61 annual taxes. The developers are asking for the increase in taxes as the development proceeds to go to the developer to help with infrastructure and utilities. The residential development would be 28 lots on the property, start in \$200,000 ranch style houses on quarter acre, 3 bedroom homes with finished basements. The property is owned by Puckett and Potter/JAMM Development. She described TIF financing infrastructure and how it could help the developers. Council and Blake discussed the access road requirements to the property as well as the taxes. Blake used the North Shoppes in St. Joseph as an example of how a TIF could help a community. Joy Thompson mentioned that the properties would still need police protection, snow removal and other services in the absence of receiving taxes that go into the TIF instead of the City and other tax entities. Funds would be generated by the residents paying for utilities and other items in Savannah. Don Dillman and City Administrator Bruce Lundy suggested a TIF time limit such as ten years. Council was not opposed to the idea but felt there was a list of questions the developers still needed to answer including access to the property. All taxing organizations (city/county/school/etc.) would be involved in a TIF process. Director of Public Works Kenny Lance mentioned to make sure it would not landlock the neighboring Smith property.

City Administrator's Report – City Administrator Bruce Lundy reported:

LED Lighting -- Tom Alley of Corral Lighting was in town Friday providing updates. The LED lights will be installed as they come in.

Sewer Repair -- The Old Savannah Rose building has been sold. The new owner hired Scott Brandt to repair the broken sewer line and it has been fixed. This was one of the sources of I&I (Inflow and Infiltration) allowing storm water into the sewer system so it is good that it has been taken care of.

Next Council Meeting -- The next regular meeting will be on Tuesday January 20th due to Martin Luther King Day falling on Monday.

Demolition of the old water plant -- Madget has been working for a couple of weeks taking down the old water plant. The plant itself is gone and dirt is being hauled in for fill. They are currently cutting up the large ground tank that is on the hill on the east side of the property.

Sonic is gone. Without warning or explanation crews came to town Monday Morning and closed the Sonic restaurant and removed all the equipment and property from the building. Inspector Mike Malhiwsky said a realtor called inquiring about how that property is zoned so it appears the property is going to be for sale.

BeWell Chiropractor Light Bill There is some question about BeWell electric bill. The bill indicated BeWell's usage cost \$121.00 but after the solar produced electricity was factored in it was reduced to \$80.00. Lundy explained that yes the bill from the electric company is for \$80.00 but we "the City" are paying for the solar system that created the reduced bill. She did pay the \$121 this time but Lundy told her he would discuss this with Council. It appears since we are paying for the solar panels she should pay the full \$121. The City sends KCP&L the \$80.00 for the usage and use the \$41.00 to help pay the solar costs, which in turn are paid to Brightergy for the panels. Don Dillman didn't think the utility bill could be marked up; it needs to be part of the rent or fee. Building Inspector Mike Malhiwsky explained that a few months ago she didn't have any bill because solar panels. There is not internet access yet for Brightergy to be able to generate usage reports with the panels. Emily Bauman suggested a set fee each month on rent. Joy Thompson asked why there isn't a minimum charge. Don Dillman suggested the City set up an availability charge with kilowatt hours over and above that. It will be reviewed further.

Sewer Plant Sludge – It's gone. The Denalli Group was in town after Christmas. They hauled off and land applied our 400,000 gallons of sludge. That was at a cost of \$21,000 that was budgeted. Wastewater Superintendent Jason Long and Lundy talked that when the weather cooperates, the Wastewater operators will haul and land apply sludge throughout the year, so hopefully the City will not have to hire a company to do it.

Midland GIS -- Lundy spoke to Kirk Larson. Midland will be in town next week talking to Long about the project and they anticipate actually starting work the next week.

Heather Cook – Match the Court Clerk raise. She's been there 6 months and her county salary was raised to \$12.09 per hour. The City is asked to match the County's pay. Don Dillman motioned to raise and to match future increases with the county rate. John Parker seconded. Motion carried on 4 yes votes.

Don Dillman motioned to approve the City Administrator's report. Joy Thompson seconded. Motion carried on 4 yes votes.

City Attorney's Report – She will be at City Hall in the morning. Bauman is working on the public water presentation and contract renewal. Bauman cancelled the City's Tek Collect contract for collection of delinquent bills. Ralph Stanton has been sending her good information on updating Zoning codes on nonconforming and safety issues. Bauman's contract is up for renewal. Her new law firm name is Bauman Law Office. She went over changes in contract wording to match her new firm name. She has a new email address and had some difficulties but

it is working now. Pipes froze in her new Savannah office. Her landlord is getting the water turned back on. She hopes to get the keys next week. Don Dillman motioned to approve the report. Joy Thompson seconded. Motion carried on 4 yes votes.

BILLS FOR CONSIDERATION:

Bill 2015-1 Renewal City Attorney Agreement was read for first and second readings.

ORDINANCE: 2660

This ordinance approves the agreement with Emily Bauman as the City Attorney. Joy Thompson motioned to adopt ordinance no. 2660. Greg Wilson seconded. Vote: Dillman: aye; Wilson: aye; Parker: aye; Thompson: aye. Motion carried.

Second Public Testimony: None.

ELECTED OFFICIALS REPORTS

Mayor's report – Mayor Connie George remarked that the City crews did a good job cleaning up the snow.

Council Discussion – John Parker stated he would attend the Northwest Facilitation dinner on the 15th. Joy Thompson had a complaint on the west side of the Square, where there are not open businesses; snow is not being cleaned off of the sidewalk.

ADJOURNMENT

No further business to discuss. Council adjourned at 8:06 p.m. on a motion by Greg Wilson and seconded by John Parker. Motion carried on 4 yes votes.

Connie George, Mayor

ATTEST: _____
Beth Kar, City Clerk