

## CITY OF BREESE MEETING AGENDA

DATE: 12/18/18

- CALL TO ORDER
- PLEDGE OF ALLEGIANCE
- MOTION TO APPROVE MINUTES OF LAST MEETING
- MOTION TO APPROVE PAYING BILLS, CITY COLLECTOR & TREASURERS REPORT
- PUBLIC COMMENT
  
- COMMITTEE REPORTS
  - FINANCE/Deb Koetting:
    1. Approve Health Insurance Renewal with IPMG
  
  - UTILITIES/Bob Berndsen:
  
  - PUBLIC WORKS/Kevin Timmermann
    1. Approve MFT-Seal Coat Aggregate Bid to Beelman Logistics LLC. CA13 or CM13 Slag unit price \$20.95 for a total of \$30,503.20 and CA-16 Limestone unit price \$10.14 for a total of \$14,763.84.
  
  - PUBLIC SAFETY/Bill Fischer:
  
  - RECREATION/Carl Ratermann:
  
  - PUBLIC BUILDINGS/Gary Usselmann:

- ZONING/Paul Steinman:
  1. Ordinance – Special Use Permit 3 Diamond Development

- HEALTH/Jason Davinroy:

- MAYOR'S REPORT:
  1. Change Council Meeting to Jan 2, 2019

- OLD BUSINESS
- NEW BUSINESS
- ADJOURNMENT

BREESE CITY COUNCIL MEETING \* December 18, 2018

Minutes of the proceeding of the 40th Regular Meeting of the Breese City Council Held in City Hall on the above date.

Mayor Charles E. Hilmes called the meeting to order at 7:30 P.M.

Aldermen in attendance: Robert Berndsen, Paul Steinman, Kevin Timmermann, Jason Davinroy, Carl Ratermann, Bill Fischer.

Absent: Debbie Koetting, Gary Usselmann

City Officials: City Attorney Joanne Stevenson, City Business Administrator Shelly Schadegg, Utility Plant Operations Manager Dale Detmer, Public Works Manager/Building Inspector Don Voss, Police Chief Bob Fix, Zoning Administrator John Becker

Press: Liz Dowell, Carlyle Union Banner/Centralia Sentinel  
Melissa Wilkensen - Breese Journal

Visitors: Frank Richter, Lori Diesen, Joe Diesen, Cynthia Young, Ben Porush, Mike Raeben, Leroy Raeben, Susan McCarthy, Doug Ratermann, Randy Porter, David Porush, Meggann Bell, Andrew Carruthers, James Garren

**PUBLIC COMMENT:**

Ben Porush wished the council Happy Holidays and thanked the Mayor and the City for working through this process. Also thanked the members of the community for coming to the town hall meetings and the participation. Stated that their goal is to become part of the community and are grateful for the opportunity. Introduced Randy Porter, David Porush, Meggann Bell and Andrew Carruthers.

Frank Richter asked how the Princeton units compare to the intended units in Breese and wondered why the Breese plans seem to be smaller units than Princeton? Also inquired about the PUD. John Becker explained that commercial and residential can be built in the same plot. This will allow for the civic center to be built within the residential. Frank Richter questioned if 3 Diamond Development would be requesting TIF assistance. Mayor Hilmes stated that they will not be seeking TIF. Frank Richter also inquired about rent charged in Princeton and wondered if Breese rent would be charged at the same rates. Ben Porush explained that the rent is set based on locality and is set by HUD. This is formulated based on area median income. Ben also stated that in regards to the Princeton design - 3 Diamond takes into account the design and architecture of the town in which they are building so that it matches the local design. Frank Richter checked with the county assessor's office and was concerned about how low the property was valued at in Princeton and wondered if that would be the same here. Ben explained that he is not a tax expert but is certain that whatever the county deems to be a fair assessment, they will pay the full amount. The assessors determine that amount, not 3 Diamond. Frank Richter questioned if utilities and drainage have been assessed yet. Public Works Manager/Building Inspector Don Voss explained that the additional load of these units will be minimal. Mayor Hilmes stated that the reason that the 2 additional lift stations that were installed were to help with future drainage issues.

Lori Diesen, lives right across from the property. Is inquiring if anyone has reviewed census data yet, and have we, as the City of Breese, taken into consideration single-family homes that will bring in full tax? I have had many people ask me, "How many empty lots do we have here in Breese?" Lori is concerned that we will not be bringing in younger families without lots to build on. Mayor Hilmes stated that many young couples are moving into town into 'starter homes' and remodeling them. Mayor Hilmes stated that he would love to see a farmer near here sell some farm ground to start a new subdivision. It was explained that the ground that 3 Diamond is planning to buy is zoned commercial and would not be used for a subdivision, either. Lori asked if the City could just re-zone it residential? Mayor Hilmes stated that we are not a dictatorship and cannot direct who land owners can/should sell to. Lori also stated that she has been to each of these meetings and feels like everyone comes out of the meetings with the same questions. Mayor Hilmes asked for an example. Lori stated that she still has not seen the market survey. Shelley Shadegg presented Lori with a copy of the survey. Mayor Hilmes stated that it has been at City Hall and available for review - there have been a number of citizens that have come to City Hall to review.

Cynthia Young inquired again about drainage. Mayor Hilmes explained the difference between permeable and impermeable land and the differences that need to be taken into consideration. Cynthia is concerned about the water that comes down 13th street and drains into the fields. Mayor Hilmes assured Cynthia that the construction plans will over-engineer for the drainage and that the building codes will ensure proper drainage. Public Works Manager/Building Inspector Don Voss explained that the water will continue to drain through the infrastructure of the subdivision and flow away. The drainage will actually be better than it currently is today. Mayor Hilmes invited anyone interested to attend City Council Meetings to review any and all plans for the development prior to approval. Question for the Council, "What will you do if this painted picture cracks and fades?"

Mayor Hilmes stated that, if the developers had chosen to purchase ground in an R1 or R2 zone, they would not have even needed this special use permit. The Mayor and the Council Members have all asked these questions time and time again. The council wanted to make sure that the residents had their concerns addressed and ensured Town Hall meetings were conducted. The Mayor stated that he cannot guarantee that things beyond our control but is confident that the City has held the developers to a high standard. Cynthia stated that she is still concerned that she has not seen any concrete plans. Mayor Hilmes stated that while there are no concrete plans today, they will all have to be approved before there can be building permits issued and that the City will do everything possible to ensure that this is done properly. Cynthia asked how the building permit is issued. Don Voss explained the process and that the plans will go back and forth between civil engineers and the city until code is met. Once code is met, they can obtain permits and begin construction.

Frank Richter asked if there was a list being formulated of interested potential residents. Ben stated that they are keeping an 'interest list' and those individuals will be contacted no more than 90 days before the application can be improved, because the application is only good for 90 days.

Alderman Timmermann stated that when this project began, he was opposed. He has talked to developers, friends, bankers and 3 Diamond Development and stated that he is now in favor of the project, because of the safeguards that have been put in. These safeguards include reserve funds, annual audits, taxes, insurance, inspections, etc. 3 Diamond has provided previous inspections for the Council to review and their track record is good. The City also has a track record of looking out for the community and building solid developments.

Mayor Hilmes thanked the visitors for the civility of the discussion.

### GENERAL BUSINESS:

Motion by Steinman seconded by Fischer to approve the minutes of the meeting held on December 4, 2018 and place on file. Motion Carried by unanimous voice vote.

### COMMITTEE REPORTS:

#### FINANCE:

Motion by Berndsen seconded by Timmermann to approve Heath Insurance Renewal with IPMG. On Roll Call Voting "aye": Robert Berndsen, Jason Davinroy, Bill Fischer, Carl Ratermann, Paul Steinman, Kevin Timmermann. Motion Carried.

#### UTILITIES:

No Report

#### PUBLIC WORKS:

Motion by Berndsen seconded by Timmermann to approve MFT-Seal Coat Aggregate Bid to Beelman Logistics LLC. CA13 or CM13 Slag unit price 20.95 for a total of \$30,503.20. On Roll Call Voting "aye": Jason Davinroy, Bill Fischer, Carl Ratermann, Paul Steinman, Kevin Timmermann, Robert Berndsen. Motion Carried.

#### PUBLIC SAFETY:

Alderman Fischer wanted to thank the Breese Police Department for sponsoring "Shop with a Cop" last Saturday. This is a program that allows 12 kids to shop with all of the department officers to help them shop for their family members as well as one gift for themselves. While this was going on, there was a lady from the community who contributed \$100 on the spot. Thank you to her. The rest of the funding came from the DARE fund. Another thank you to Hardees for sponsoring lunch.

#### RECREATION:

Alderman Ratermann stated that recreation is slow this time of year; still working on swimming pool.

#### PUBLIC BUILDINGS:

No Report

#### ZONING:

Motion by Timmermann seconded by Fischer to approve the Ordinance for a Special Use Permit for 3 Diamond Development. On Roll Call Voting "aye": Bill Fischer, Carl Ratermann, Kevin Timmermann, Robert Berndsen, Jason Davinroy. On Roll Call Voting "nay": Paul Steinman. Motion Carried.

#### HEALTH:

Alderman Davinroy stated that the leaf dump will be open for 3 more days and will close on December 23rd. Hours are 12 pm to 4 pm on December 18, 10 am to 4 pm on December 22nd and from 12 pm to 4 pm on December 23rd. There is potential to open back up in February, if there is a need.

### Mayor's Report

Mayor Hilmes stated that the first meeting for January would have been on January 1 and has been moved to January 2, 2019.

Mayor Hilmes also stated that the JRB Meeting with local taxing districts was held tonight. This is an annual meeting to review TIFs.

Finally, Mayor Hilmes wanted to wish everyone a Merry Christmas and hopes time with family is enjoyed!

### OLD BUSINESS

No Old Business to discuss.

### NEW BUSINESS

No New Business to discuss.

### ADJOURNMENT

Motion by Steinman seconded by Timmermann to adjourn after no further business was brought before the Council. Motion Carried by unanimous voice vote.

Meeting adjourned at 8:31 P.M.

Non-verbatim minutes taken by:

  
Erin Wagoner, City Clerk