

**WEST FRANKFORT REGULAR COUNCIL MEETING**  
**TUESDAY, OCTOBER 13, 2015**

1. MAYOR JORDAN CALLED THE MEETING TO ORDER AT 7:00 P.M. REQUESTING A ROLL CALL. ALL COMMISSIONERS WERE IN ATTENDANCE, ALONG WITH THE CITY ATTORNEY AND CITY CLERK.
2. MAYOR JORDAN ASKED FOR APPROVAL OF THE MINUTES FROM THE REGULAR COUNCIL MEETING OF SEPTEMBER 22, 2015. COMMISSIONER HARKINS MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER CHAMBERS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.
3. MAYOR JORDAN NEXT ASKED FOR APPROVAL TO PAY CITY BILLS AND PAYROLL IN THE AMOUNT OF \$210,397.64. COMMISSIONER SIMPSON MADE THE MOTION TO APPROVE, SECONDED BY COMMISSIONER HARKINS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.
4. THE NEXT ITEM WAS TO UPDATE THE COUNCIL FROM THE PUBLIC MEETING AND DISCUSSION, WITH POSSIBLE ACTION, REGARDING THE PURCHASE OF THE WEST FRANKFORT OUTLET MALL, PURCHASE CONTRACT AND DUE DILIGENCE REVIEW. THE MAYOR STATED AT 6:00 WE HAD A PUBLIC HEARING ABOUT THE OUTLET MALL. IN MAY WE STARTED DISCUSSING WITH THE OWNERS OF THE OUTLET MALL ABOUT A POSSIBLE PURCHASE. THE ASKING PRICE WAS \$2,050,000.00 WE OFFERED \$1,800,000.00 AND ENTERED INTO A CONTRACT. WE HAVE HAD EVERYTHING CHECKED OUT INCLUDING THE ROOF, PARKING LOT, ELECTRICAL, HEATING & AIR, THE CURRENT RENTERS AND HOW MUCH REVENUE IT BROUGHT IN. WE PASSED AN AGREEMENT AT A COUNCIL MEETING TO ENTER INTO A PURCHASE CONTRACT TO BUY THE MALL. WE ARE AT THE END OF THE PURCHASE CONTRACT AND TONIGHT WE ARE GOING TO DECIDE IF WE WILL MAKE THE PURCHASE, ASK FOR AN EXTENSION, OR WITHDRAW OUR OFFER FOR THE PURCHASE. COMMISSIONER SIMPSON STATED HE FEELS THAT HE WANTS TO GO AHEAD WITH THE PURCHASE OF THE OUTLET MALL. HE WOULD NOT BE AVERSE TO ASK FOR ADDITIONAL TIME TO EXPLORE FINANCING OPTIONS. WE HAVE TALKED TO SOUTHERN ILLINOIS BANK AND HAVE BEEN ASSURED THAT THE FINANCING CAN GO THROUGH THERE. THE MAYOR STATED IF WE DO APPROVE THE PURCHASE WE WOULD HAVE THE CLOSING AFTER THE NEXT COUNCIL MEETING. WE WOULD LIKE TO

VOTE ON THE CLOSING DOCUMENTS AT THE NEXT MEETING OCTOBER 27<sup>TH</sup>, 2015. COMMISSIONER CHAMBERS STATED SHE DEFINITELY FEELS THIS PURCHASE IS SOMETHING WE NEED TO DO FOR OUR COMMUNITY. THE MAYOR STATED THIS MOTION WILL BE TO MAKE THE PURCHASE OF THE PROPERTY AND TO SET THE CLOSING DATE AT THE NEXT COUNCIL MEETING ONCE WE GET THE RESPONSE. THIS IS A BOLD STEP FOR OUR COMMUNITY. THIS IS SOMETHING I FEEL WE NEED TO DO. I AM BEHIND THIS BECAUSE THE CITY IS INVESTING IN OUR COMMUNITY. WE ARE MAKING AN INVESTMENT TO HAVE SOME CONTROL OVER TWENTY ACRES OF PRIME PROPERTY NEXT TO OUR INTERSTATE AND A BUILDING WITH GREAT POTENTIAL. COMMISSIONER SIMPSON MADE THE MOTION TO APPROVE, SECONDED BY COMMISSIONER CHAMBERS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

5. THE NEXT ITEM WAS APPROVAL TO ADVERTISE FOR BIDS FOR DEMOLITION OF ABANDONED/VACANT PROPERTIES RECENTLY ACQUIRED BY THE CITY OF WEST FRANKFORT. THE MAYOR STATED THIS WAS ALL DONE BY THE COMMUNITY COUNCIL AND THE FRANKLIN COUNTY TAX SYSTEM. WE HAVE BEEN ABLE TO PURCHASE SEVERAL ABANDONED PROPERTIES THAT WE ACQUIRED FOR \$650 PER PROPERTY. I WILL READ THE LIST OF PROPERTIES WE HAVE ACQUIRED: 504 S. MAPLE, 508 N. CHERRY, 1705 S. WEST RD., 502 N. ADAMS, 306 E. 4<sup>TH</sup> ST, 811 W. LINDELL, 102 E. LINDELL, 106 W. 4<sup>TH</sup>, 706 E. OAK, 711 E 4<sup>TH</sup>, 308 S. JACKSON, 712 N. JEFFERSON, 408 N. VAN BUREN, 1903 E GARLAND, 714 N. HUGHES, 505 S. MAPLE, 1207 E. CLARK AND 207 W. 5<sup>TH</sup>. WE ARE GOING TO ADVERTISE THESE FOR DEMOLITION. WE WILL THEN TAKE DEMOLITION BIDS, APPROVE THE LOWEST BID, HAVE THE PROPERTIES DEMOLISHED THEN PUT THE PROPERTY UP FOR SALE. THAT MONEY WILL THEN GO BACK INTO THE COMMUNITY COUNCIL FUND TO DEMOLISH MORE PROPERTIES. COMMISSIONER HARKINS MADE THE MOTION TO APPROVE, SECONDED BY COMMISSIONER CHAMBERS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

6. THE NEXT ITEM WAS APPROVAL OF A PROCLAMATION DECLARING OCTOBER 16, 2015 AND OCTOBER, 17, 2015 AS "LIONS CANDY DAY" IN WEST FRANKFORT. THE MAYOR STATED THIS WILL BE AT RT. 149 & HIGHWAY 37. COMMISSIONER CHAMBERS MADE THE MOTION TO APPROVE, SECONDED BY COMMISSIONER SIMPSON. ROLL CALL VOTE:

ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE.  
MOTION CARRIED.

7. THE NEXT ITEM WAS APPROVAL OF AN ORDINANCE AUTHORIZING AGREEMENT WITH BRAD MCMILLIN REALTY, INC. FOR TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT AND APPROVING TAX INCREMENT ALLOCATION FINANCING FOR THE PROJECT. THE MAYOR STATED THIS IS A TIF AGREEMENT FOR THE DORMITORIES THAT ARE BEING BUILT AT 507 W. ST. LOUIS ST. THE ELIGIBLE COST FOR THIS PROJECT IS \$620,000.00 WHICH INCLUDES THE PURCHASE OF THE PROPERTY. THE TIF AGREEMENT IS THE TAXABLE INCOME FROM THAT PROPERTY. THE CITY WILL GIVE 70% OF THE PAID TAXES BACK TO THEM FOR 15 YEARS NOT TO EXCEED THE COST OF \$600,000.00. ACCORDING TO CALCULATIONS BY OUR TIF COORDINATOR THE 15 YEAR PAYOUT THE DEVELOPER WOULD RECOVER IS \$586,917.00 AND THE CITY WOULD RECOVER \$255,765.00. COMMISSIONER HARKINS MADE THE MOTION TO APPROVE, SECONDED BY COMMISSIONER CHAMBERS. ROLL CALL VOTE: COMMISSIONER HARKINS, CHAMBERS, BLADES AND MAYOR JORDAN VOTED TO APPROVE. COMMISSIONER SIMPSON ABSTAINED. MOTION CARRIED.
8. THE NEXT ITEM WAS DISCUSSION, WITH POSSIBLE ACTION, REGARDING THE PURCHASE OF A TAILGATE SPREADER FOR THE STREET DEPARTMENT. ROGER STANLEY STATED THIS IS A SPREADER BOX THAT FITS UNDERNEATH THE TAILGATE THAT SPITS SALT, COAL, AND CINDERS THE COST IS \$945.00. COMMISSIONER CHAMBERS MADE THE MOTION TO APPROVE, SECONDED BY COMMISSIONER BLADES. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.
9. THE NEXT ITEM WAS APPROVAL FOR THE VFW TO HOLD THEIR ANNUAL ROADBLOCK ON NOVEMBER 6, 2015 FROM 12:00 P.M. TO 4:00 P.M. AND NOVEMBER 7, 2015 FROM 8:00 A.M. TO 4:00 P.M. AT THE INTERSECTION OF ROUTE 149 AND HIGHWAY 37.COMMISSIONER CHAMBERS STATED WE WANT TO BE SURE THEY FOLLOW ALL THE RULES. COMMISSIONER CHAMBERS MADE THE MOTION TO APPROVE, SECONDED BY COMMISSIONER BLADES. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.
10. THE NEXT ITEM WAS APPROVAL OF THE TRANSFER OF LAKE LOT LEASE #105 FROM PAUL MILLER AND KAY MILLER TO PAUL MILLER AND GERALD K. EADER. COMMISSIONER BLADES MADE THE MOTION TO

APPROVE, SECONDED BY COMMISSIONER HARKINS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

11. THE NEXT ITEM WAS APPROVAL OF THE TRANSFER OF LAKE LOT LEASE #13 FROM MARGARET TRUMMER TO JANET MOSIER AS TRUSTEE OF THE MOSIER LAND TRUST. COMMISSIONER CHAMBERS MADE THE MOTION TO APPROVE, SECONDED BY COMMISSIONER BLADES. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

12. THE NEXT ITEM WAS APPROVAL OF THE TRANSFER OF LAKE LOT LEASE #102 FROM ELAINE WARREN TO NOEL D.POND, II AND SHELLY L. POND. COMMISSIONER BLADES MADE THE MOTION TO APPROVE, SECONDED BY COMMISSIONER SIMPSON. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

13. THE NEXT ITEM IS APPROVAL TO TRANSFER LAKE LOT LEASE #24 & 24A FROM DENNIS SILEVEN AND DEBBIE R. SILEVEN TO STEPHEN SMITH AND MARY SMITH. COMMISSIONER SIMPSON MADE THE MOTION TO APPROVE, SECONDED BY COMMISSIONER BLADES. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

14. COMMISSIONER BLADES PRESENTED AN ITEM FOR APPROVAL TO TRANSFER LAKE LOT LEASE #100 FROM MICHELLE HARVEY TO RYAN AND SARA RIDGEWAY. COMMISSIONER BLADES STATED EVERYTHING WAS APPROVED FOR THIS TRANSFER. IT CAME IN LATE AND IT DIDN'T GET ON THE AGENDA ON TIME. COMMISSIONER CHAMBERS ASKED IF THEY COULD APPROVE THIS WITHOUT IT BEING ON THE AGENDA. COMMISSIONER BLADES MADE THE MOTION TO APPROVE, SECONDED BY COMMISSIONER CHAMBERS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

15. THE NEXT ITEM IS APPROVAL FOR PAYMENT OF AN INVOICE FROM COLLIER APPRAISERS, LTD. IN THE AMOUNT OF \$3,000.00 REGARDING AN APPRAISAL REPORT OF THE WEST FRANKFORT OUTLET MALL. COMMISSIONER SIMPSON MADE THE MOTION TO APPROVE, SECONDED BY COMMISSIONER HARKINS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED

16. THE NEXT ITEM IS APPROVAL FOR PAYMENT OF AN INVOICE FROM WYANT SURVEYING COMPANY IN THE AMOUNT OF \$1,790.00 REGARDING THE SURVEY OF THE WEST FRANKFORT OUTLET MALL. COMMISSIONER HARKINS MADE THE MOTION TO APPROVE, SECONDED BY COMMISSIONER SIMPSON. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED

17. OFFICER'S REPORTS:

CHIEF ALLEN READ THE FIRE DEPARTMENT'S REPORT.

CHIEF TALLUTO READ THE POLICE DEPARTMENT'S REPORT.

CODES OFFICER, ED HAMMONDS, READ THE CODES REPORT.

18. BUILDING AND SIGN PERMITS:

THE CODES OFFICER STATED A REQUEST FOR 1 BUILDING PERMIT AND 1 SIGN PERMIT.

REGINA SANDERS IS REQUESTING A BUILDING PERMIT FOR 908 E. MAIN ST. SHE HAS DEMOLISHED HER OLD GARAGE AND IS BUILDING A NEW 900 SQUARE FOOT GARAGE. COMMISSIONER HARKINS MADE THE MOTION TO APPROVE, SECONDED BY COMMISSIONER CHAMBERS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

EDWARD JONES INVESTMENTS IS REQUESTING A SIGN PERMIT AT 15 N. LOGAN STREET THE SIGN WILL BE ON THE FRONT OF THE BUILDING AS WELL AS ON THE GLASS. COMMISSIONER CHAMBERS MADE THE MOTION TO APPROVE, SECONDED BY COMMISSIONER HARKINS. ROLL CALL VOTE: ALL COMMISSIONERS AND MAYOR JORDAN VOTED TO APPROVE. MOTION CARRIED.

19. MAYOR'S REPORT:

I ALWAYS APPRECIATE ALL OF OUR EMPLOYEES THAT WORK FOR THE CITY. ABOUT TWELVE DAYS AGO I HAD THE UNFORTUNATE NEED TO CALL THE AMBULANCE. MY MOTHER HAD A STROKE ON FRIDAY MORNING OCTOBER 2<sup>ND</sup>. WEST FRANKFORT FIRE DEPARTMENT'S FAMILIAR FACES ARRIVED. THEY DID AN EXCELLENT JOB I CANT SAY ENOUGH ABOUT HOW GREAT OF PERSONNEL WE HAVE THAT WORK FOR THE CITY. SHE WAS TRANSPORTED BY AMBULANCE TO HERRIN HOSPITAL. I WANT TO THANK THE DOCTORS AND STAFF THEY SAVED

HER LIFE. AT YOUR WORST MOMENT THEY ARE THERE TO HELP YOU. I APPRECIATE ALL OF OUR DEPARTMENTS. WE HAVE A GREAT BUNCH OF EMPLOYEES. I WANT TO GIVE A SPECIAL THANKS TO THE AMBULANCE PEOPLE WHO PICKED UP MY MOTHER.

20. COMMISSIONER'S REPORTS:

COMMISSIONER HARKINS STATED OUR POLICE AND FIRE DEPARTMENT DO A GOOD JOB. BOTH OUR CHIEFS DO A GREAT JOB DIRECTING THINGS. I AM PROUD TO BE PART OF IT. YOU CAN SEE FROM THE REPORTS THEY TURNED IN HOW BUSY THEY STAY. THEY DO VERY PROFESSIONAL WORK AND WE ARE VERY WELL COVERED.

COMMISSIONER SIMPSON STATED HE IS GLAD WE ARE MOVING FORWARD WITH THE PURCHASE OF THE OUTLET MALL. I WOULD LIKE TO THANK THE TREASURER AND COMPTROLLER WHO HAVE SPENT A LOT OF HOURS PUTTING THIS ALL TOGETHER AND MAKING IT HAPPEN.

COMMISSIONER BLADES STATED WE HAVE TWO GUYS IN THE WATER DEPARTMENT RIGHT NOW WE NEED TO GET SOME HELP.

COMMISSIONER CHAMBERS STATED SHE IS EXCITED FOR ALL THE THINGS HAPPENING IN OUR COMMUNITY. WE MADE A MILLION DOLLAR INVESTMENT INTO BECOMING COMPETITIVE IN ECONOMIC DEVELOPMENT. THIS IS GOING TO HELP US GAIN SOME GROUND ON THE COMMUNITIES AROUND US THAT HAVE EXCELLED WHERE WE SHOULD HAVE BEEN FOR FAR TOO LONG. WE NEED TO GET IN THE GAME AND THIS IS GOING TO GIVE US THE ABILITY TO DO THAT. I AM SUPER EXCITED TO SEE WHAT THE FUTURE FOR WEST FRANKFORT LOOKS LIKE. I AM EXCITED TO GET THE ABANDONED HOUSES DEMOLISHED THIS WILL IMPROVE OUR NEIGHBORHOODS. THE CITY BUYS THESE LOTS FOR \$650 A HOUSE, WE TEAR THEM DOWN, WE PUT THEM IN AN AUCTION, AND THEY GET BOUGHT FOR MORE THAN WE HAVE INVESTED IN THEM. THAT MONEY THEN GOES BACK INTO AN ACCOUNT THAT WE USE TO TEAR DOWN MORE HOUSES. THERE IS A LOT GOING ON BEHIND THE SCENES THAT WE JUST CAN'T TALK ABOUT YET. I AM BLESSED TO BE A PART OF IT.

21. AUDIENCE QUESTIONS OR COMMENTS:

22. MAYOR JORDAN ASKED FOR APPROVAL TO GO INTO EXECUTIVE SESSION TO DISCUSS CONTRACT NEGOTIATIONS, PERSONNEL, LAND ACQUISITION AND/OR PENDING LITIGATION, WITH POSSIBLE ACTION.

COMMISSIONER HARKINS MADE A MOTION TO APPROVE, SECONDED BY COMMISSIONER CHAMBERS. ROLL CALL VOTE: ALL COMMISSIONERS ALONG WITH THE MAYOR VOTED YES. MOTION CARRIED. THE COUNCIL WENT INTO EXECUTIVE SESSION AT 7:43 P.M.

23. THE COUNCIL RETURNED TO OPEN SESSION AT 8:37 P.M. ON A MOTION BY COMMISSIONER HARKINS, SECONDED BY COMMISSIONER BLADES. ROLL CALL VOTE: ALL COMMISSIONERS ALONG WITH MAYOR JORDAN VOTED TO RETURN TO OPEN SESSION. MOTION CARRIED.

24. WITH NO FURTHER BUSINESS TO BE DISCUSSED, THE MEETING WAS ADJOURNED ON A MOTION BY COMMISSIONER HARKINS AT 8:38 P.M.

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MAYOR TOM JORDAN

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ANGIE BAKER, CITY CLERK