

MINUTES OF A SPECIAL MEETING OF THE PINCKNEYVILLE CITY COUNCIL

HELD THURSDAY AUGUST 13, 2020, AT 8:00 A.M.

IN THE COUNCIL CHAMBERS, CITY HALL

ROLL CALL

Mayor Robert L. Spencer called the special meeting of the Pinckneyville City Council to order at 8:00 a.m. in the Council Chambers, City Hall. Members present: Commissioners Ricky J. Cicardi, Kevin B. Hicks, Sammy D. Peradotta, William B. Stotlar, and Mayor Robert L. Spencer. Mayor Spencer declared a quorum present. Administrative staff present: City Clerk Melissa S. Kellerman and City Attorney Don Bigham.

APPROVAL TO RELOCATE THE CITY'S ECONOMIC DEVELOPMENT OFFICE TO THE COMMUNITY CENTER

Mayor Spencer requested approval to relocate the City's Economic Development Office from its current location to the Community Center building at 203 North Walnut Street, Pinckneyville, Illinois. Commissioner Hicks made a motion to approve the relocation. Commissioner Stotlar requested to discuss the matter. Mayor Spencer stated a motion was made and a second was needed. Commissioner Peradotta asked if there is a vote and it gets turned down, could it be brought back up again. City Attorney Don Bigham stated he thought it would have to be brought up by a member who voted No. Commissioner Hicks rescinded his motion to approve. Discussion followed.

Commissioner Stotlar asked about the ramifications of the move. Would someone else want to rent the space? Commissioner Peradotta asked if it was a possibility the City could rent the space to someone else? Mayor Spencer stated if the space were rented out to a regular business for profit, then the City would have to pay real estate taxes on the building. City Attorney Bigham concurred, stating that the Extension Service and Library are exempt, so renting it out to them, or for events, is okay. Mayor Spencer stated renting for non-public use triggers real estate taxes.

Commissioner Stotlar asked what percent of the parking lot and renovation costs could be covered by Business District Funds if the Economic Development Office moved into the Community Center. Mayor Spencer stated they must first determine if the office is moving, then they can see what Business District Funds can be used.

Commissioner Cicardi asked why we didn't know about the taxes before. It was his understanding the City bought it to rent it out, and now they are just hearing about the taxes. City Attorney Don Bigham stated he didn't know of any specific plan other than to use it as a public building. Commissioner Hicks stated the hospital gave the building to us to use as a Community Center. City Attorney Don Bigham agreed it was one of the requests in the Resolution when the hospital conveyed the property to the City.

Commissioner Peradotta asked why it was so important to move the Economic Development Office. Mayor Spencer stated the current office is not up to code and needs to be remodeled. Commissioner Peradotta stated it's getting a new roof. Mayor Spencer passed out photos of the current office situation. Commissioner Peradotta stated a lot of it has been like that since the building was there, just like any building in town. Mayor Spencer stated it also need to be brought up to ADA Compliance. Commissioner Stotlar asked if the building should be kept or torn down. Commissioner Peradotta responded the back half stores Street Department equipment, signs, and barricades. Commissioner Hicks stated this meeting was to determine if the office should be relocated, not about the current building.

Commissioner Cicardi said he heard four weeks ago that Carrie was wanting to move in there, and when he first looked at the building, he was told this is Carrie's office. He stated two weeks ago, Carrie called him and asked him what he thought. He asked why it wasn't on the agenda for Monday night's meeting. He said he's been in her current building and it doesn't look that bad. He asked who was going to pay for cleaning and repairs of the building. Mayor Spencer stated he was looking for someone to clean the Community Center. Commissioner Cicardi stated the last he heard the Library was not interested in moving to the

Community Center. Mayor Spencer stated that the Library Board came to him two years ago and wanted to expand, but the hospital wanted \$450,000.00 for that building.

City Attorney Don Bigham asked if the building would be suitable for storage if the roof wouldn't be fixed. Commissioner Cicardi said you can see daylight through the roof. Commissioner Hicks asked if it could be patched. Commissioner Peradotta said to roof it and keep it from deteriorating any more.

Commissioner Cicardi asked what would happen with the Library building if they move to the Community Center. City Attorney Don Bigham stated the title is in the name of the Library District. The City appoints the Library Board and by statute, the Library can't sell the real estate without offering it first to the City. The Library levies a separate Library Tax. If they move to the Community Center, the City would have to negotiate whether they want it or let them sell it. Commissioner Cicardi said the Library thought they could sell the building and use the profit from the sale for rent at the Community Center. Mayor Spencer stated the City wasn't going to charge them rent, they would just pay the same utilities that the other departments pay.

After discussion, Commissioner Hicks again made a motion to approve the relocation of the Economic Development Office. The motion was seconded by Commissioner Stotlar. On roll call: Commissioners Hicks, Stotlar, and Mayor Spencer voted YEA. Commissioners Cicardi and Peradotta voted NAY. Motion declared carried.

APPROVAL OF BID FROM STRAIGHT LINE STRIPING, LLC

Commissioner Cicardi made a motion to accept the bid from Straight Line Striping, LLC, to seal coat the Community Center parking lot at a cost of \$9,009.60. He stated this bid covers two coats of sealant, rubber in the cracks, and striping. The motion was seconded by Commissioner Stotlar. On roll call: Commissioners Cicardi, Hicks, Peradotta, Stotlar, and Mayor Spencer voted YEA. NAYS: None. Motion declared carried.

ADJOURNMENT

Motion made by Commissioner Hicks, seconded by Commissioner Stotlar to adjourn the special meeting. On roll call: Commissioners Cicardi, Hicks, Peradotta, Stotlar, and Mayor Spencer voted YEA. NAYS: None. Motion declared carried and the special meeting was adjourned at 8:42 a.m.