

Special Meeting
Monday, June 26, 2023
6:30pm

McFadden nominated Jeff Ellis as Mayor Pro Temp (MPT). Motion to appoint Ellis as Mayor Pro Temp by McFadden; second by Hughes. Motion carried.

MPT Ellis called the meeting to order, followed by the Pledge of Allegiance.

MPT Ellis entertained a motion to approve the agenda and place on file. Motion by McFadden; second by Gallion. Motion carried.

MPT Ellis entertained a motion to approve a reduction in the MFT cost, removing all alleys except by the credit union, and adding Locust Street. Motion by Strebin; second by McFadden. Motion carried.

Discussion on Tennis Court or alternative project. Consensus after much discussion and ideas is to have it taken out and let it sit for awhile and solicit public input on what they would like to have in there. Demolition of the old tennis court would be under \$25,000.00 and would not require a bid, and our guys would plant grass seed. They would leave the posts in to use if needed for a future project.

Discussion on Lawlyes Building: court date coming up (it is old Falconio Building) and how we can take it. Dave Biggerstaff said Municipal Court is good as long as you have a willing participant; otherwise, it costs them a lot with an attorney and the fines with the lien can be high. McFadden asked if we can have the health dept condemn them; Biggerstaff said we can condemn through the ordinances we have.

131-133-135 N. State are all on the same court docket ticket.

141 N. State has no roof. Dave said it is in progress and it has been caved in for years. They have had final notice with a July deadline. No court date yet. Strebin asked what the fine is; Biggerstaff said it is \$200.00 minimum, then after a given time, it is \$100.00 per day and at \$3,000.00 they file the lien. Dave said it is important to catch the damages before they get out of hand and the owners can't afford to fix them. It will be a September court date for this one.

McFadden asked Biggerstaff to condemn those buildings under our current ordinances.

306 Vaught has been burnt probably 10 years. Dave said there is an attorney in Danville, Edward Mudd, who is very experienced with municipal issues with properties and knows what to do to get the ball rolling. He said going after nuisance properties at the municipal level doesn't get them to the circuit court to get a judge to sign off on them. We do need a judge signing off on some of these. Dave will condemn and then we need to reach out to Mr. Mudd. They use affidavits and may use search warrants to show we have been inside; next Dave writes the reports that are used in court. Ellis asked if there are any grants to help take buildings down.

Bill Engel, Paxton Mayor may be helpful regarding grants. Slavik said when we took buildings before, we had them inspected and then when it was actually torn down, you had to have an asbestos inspector watching in case something is uncovered as they tear down and that is expensive for his time. Biggerstaff said now they can tell before they tear them down how many hours it will take to tear them down, because the inspector is paid by the hour.

311 S. State building teardown: Erin Snyder is one to contact regarding tear downs; we have been asking for a cost to tear down. Slavik wondered if there will be an issue tearing it down, as it is attached to the next building.

Police Station: There are rural grants available that cover 50-75% of a new building. They are still using the 2010 census numbers, which are in our favor, so we need to get moving on it before they start using current census numbers. Ellis said USDA will want to be involved from start to finish and you will get your money faster. Gallion said someone needs to sit down with Varvel to see what they need in a new police station. McFadden said Georgetown paid for theirs with Business District funds. Ellis said they got a loan and made monthly payments from their business district. Gaming funds aren't earmarked (we have about \$80,000.00 now)... Slavik asked about history of towns our size getting those grants. McFadden said Varvel will fill out the paperwork. Slavik asked about the cost to file for the grant and how much paperwork would be involved. McFadden has someone who could help write the grant because Varvel is very busy already. Ellis said it is in this year's budget to get an architect to look into it. Dave said in addition to downtown issues there are quite a few others that are not Land Bank targeted that need work and he wonders if we can send those through Mudd, like 116 Market that has had a 7-day notice to abate, and 225 Victor is another one. Dave said grant money will only go so far so it is good to be proactive. Hughes said July is when people would come in with bids to tear down two properties. There was parking lot money budgeted for behind city hall (\$65,000.00) that could go towards the police station if we set the station behind city hall. Gallion asked if the old senior building is on the list. Ellis thought it was sold because of the roof leaking and because of mold. Clerk Slavik said Barney's bought that and the lot north of the old CVS building and the one between the next two buildings north.

MPT Ellis entertained a motion to adjourn at 7:35p.m. Motion by Hughes; second by McFadden. Motion carried.