

CITY OF KNOXVILLE
Regular Council Meeting
Knoxville Police Station, 215 N. Hebard St., Knoxville

Monday, November 4, 2019, 7:00 PM

MINUTES

Call to Order: Mayor Maurer called the Meeting to order at 7:00 PM.

All rose to recite the **Pledge of Allegiance**.

Roll Call: Present: Aldermen Benjamin, Eiker, Gruner, Hillier, Howard, Myers and Naslund; Mayor Maurer, Treasurer Bivens, Chief of Police Poyner, Attorney McCoy, and City Clerk Wilt.
Absent: Engineer Cooper. Also in attendance: Mr. Ben Burgland with Blucker, Kneer, & Associates, Cemetery Sexton Geoff Hurd, Mrs. Lynn Unrath, Mr. Craig Unrath, Mrs. Lori Page, Mr. Bob Mitchell and two members of the press.

Public Comments: None.

Approval of Minutes: Alderman **Hillier moved** to approve the Minutes of the October 21, 2019 City Council Meeting. Alderman **Gruner seconded** the motion which **passed** by voice vote with no dissent.

GENERAL REPORTS

Attorney Report: No report.
Engineer Report: No report.
Treasurer's Report: No report.
City Clerk's Report: No report.

INFORMATION ITEMS

Mayor Maurer noted that Zoning Board of Appeals Chairman William Shenaut has resigned from the Board, effective October 22, 2019.

OLD BUSINESS

None.

NEW BUSINESS

- 1. 2018-2019 Financial Audit Report:** Ben Burgland with Blucker, Kneer, & Associates, reported that he had performed the audit, and provided copies for Council members. He noted that the financials were favorable, and that in the General Fund, the revenues were up and the expenses were down.
- 2. Proposed Rate Changes for Cemetery Operations:** Cemetery Sexton Hurd and Alderman Hillier provided a spreadsheet comparing Knoxville cemetery costs with other area cemeteries, and recommendations for rate increases and procedure changes. Overall,

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Knoxville rates are lower, and are not covering related costs, especially for weekend grave openings. It was noted by Alderman Hillier that the proposed rate changes would not be effective until January 1, 2020. Attorney McCoy will draft an ordinance for the proposed changes to be presented at the November 18, 2019 Council meeting.

- 3. Broken Fire Hydrant East Ann St:** Alderman Gruner reported that for approximately two years there has been a broken fire hydrant on East Ann St that would be expensive and labor intensive to repair. The Fire Department is aware of the issue, and there are additional hydrants in the area that can cover for this one. Alderman Gruner would like to address this issue by allocating the approximately \$20,000.00 for repairs out of the 2020-2021 fiscal year, and doing the repairs at that time.
- 4. Zoning Board of Appeals Recommendation – Special Use Permit 705 S. Broad St:** Mayor Maurer reported that the Zoning Board of Appeals met on October 29, 2019, and voted to recommend the approval of a special use permit for a tumbling studio at 705 S. Broad St. Mrs. Ashley Swank and partners are in contract to purchase the property, and would need to have the permit in place before completing the building purchase. Alderman **Gruner moved** to approve the special use permit for a tumbling studio at 705 S. Broad St, with the condition that the property is sold to Swank et al. Alderman **Eiker seconded** the motion, which **passed** with seven (7) Yes votes.
- 5. Zoning Board of Appeals Recommendation – Property Transfer 207 S Line St:** Mayor Maurer reported that at the previously mentioned Zoning Board of Appeals meeting, a request was made to transfer an adjoining piece of the property at 207 S. Line St to the owners of the property at 102 Bayard Ave. This is considered a minor subdivision and no new lots are created. A recommendation to allow the transfer of property was approved by the Zoning Board of Appeals. Alderman **Myers moved** to approve the property transfer. Alderman **Eiker seconded** the motion, which **passed** with seven (7) Yes votes. Attorney McCoy stated that the parties involved will need to record the transfer with Knox County.
- 6. Draft Ordinances: Cannabis Facilities and Cannabis Sales Tax:** Attorney McCoy presented two draft ordinances to the Council concerning the State of Illinois Cannabis Regulation and Tax Act. The first ordinance addresses a sales tax on cannabis sales within the corporate limits of the City of Knoxville. If cannabis sales were allowed, the City would want to impose a sales tax. The Illinois Municipal League urges putting this ordinance in place quickly, even though tax collection would not start before September 1, 2020. This ordinance will be placed on the November 18, 2019 agenda. The second ordinance addresses zoning for all cannabis related businesses wishing to locate within the corporate limits of the City of Knoxville. If the City wishes to allow the sale of cannabis at all, then zoning limits need to be adopted in order to regulate the location of such businesses. The matter will need to go before the Zoning Board of Appeals for a recommendation before the Council can vote. This would also give the public a chance to weigh in on the issue. A Zoning Board of Appeals meeting will be scheduled as soon as possible.

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7. **Close City Hall Day After Thanksgiving November 29, 2019:** A request was made to allow City Hall to be closed the on the day after Thanksgiving this year. Alderman **Hillier moved** to close City Hall on Friday, November 29, 2019. Alderman **Gruner seconded** the motion, which **passed** by voice vote with no dissent. All other City services will be working that day.

8. **Appointment of Zoning Board of Appeals Chairman:** At the October 29, 2019 meeting of the Zoning Board of Appeals, Mayor Maurer asked the Board to choose a temporary chairman to conduct the meeting since Chairman Shenaut resigned. Board member Ken Lockwood volunteered to act as Chair that evening. Mayor Maurer asked the Council for a motion to appoint Mr. Lockwood as Board Chairman. Alderman **Howard moved** to appoint Ken Lockwood as Chairman of the Zoning Board of Appeals. Alderman **Hillier seconded** the motion, which **passed** with seven (7) Yes votes.

9. **Potential Property Acquisition:** Chief Poyner reported that he had approached Mr. Ron Formhals, the owner of the pie-shaped piece of property on the north side of the police station parking lot, to inquire about purchasing said lot. Mr. Formhals has replied that he would exchange that property for the remaining western portion of the Knoxville MidCentury subdivision lot (across East Ann Street from his property) plus pay the City \$5,000.00. By general consensus, the Council was favorable to this exchange. That subdivided property is in the TIF district and had previously been appraised. Attorney McCoy will draft a contract. The issue of East Ann St being dedicated as a street could be addressed at the same time, if it has not already been done at the time of the original subdivision designation earlier in 2019.

Mayor's Report:

- The next regularly scheduled meeting will be held on Monday, November 18, 2019 at 7:00 pm.
- Aldermen will need to begin thinking about tax levies, as they must be submitted by the last Tuesday in December.
- The Ghada Company has had a TIF redevelopment agreement pending since April 2, 2018 for 222 E. Main St, and the company has not signed a release of obligations. Does the City consider them to be in default? Mayor Maurer will contact the building's owner to learn what he intends to do with the building.

Committee Reports

- **Administration:** No report.
- **Cemetery:** No report.
- **Economic Development:** No report.
- **Parks:** No report.
- **Police:** No report.
- **Sanitation:** No report.
- **Streets:** No report.

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- **Water/Sewer:** Alderman Gruner reported that the sewer lining project that was scheduled to start this week by Visu-Sewer is delayed at least one week due to weather and other factors.

Adjourn: At 8:27 PM, Alderman **Gruner moved** to Adjourn the Meeting; Alderman **Hillier seconded** the motion which **passed** by voice vote with no dissent.

Submitted by:

Leslie Wilt
City Clerk