

Fairfield, Illinois  
Council Chambers, City Hall  
Regular Meeting, 6:00 P.M.  
Tuesday, January 26, 2021

The City Council meeting was held with in-person attendance and others joined the meeting via phone conference.

Meeting called to order by Acting Mayor Moore at 6:00 P.M.

Prayer led by DuWayne Nobles followed by the Pledge of Allegiance.

City Clerk Tina Hutchcraft called the roll:

Acting Mayor: Gary Moore  
City Clerk: Tina Hutchcraft  
City Attorney: Darrin Rice  
Aldermen: Ralph Barbre; Brett Coale; Jim Griffith; Tyler Lampley; Eugene McGill; Jerry Lisenbee; Terry Stahl

Also Present: Ken Otey, WFIW Radio; David Mills, Wayne County Press; Keith Colclasure, Police Chief; Andrew Miller, Fire Chief; Tyler Lashbrook, Electric Department; Josh Boyd, Water Filtration; Carroll Dugger, Cemetery Department; DuWayne Nobles, Gas Department; Flo Simpson, Dian Downs; and other citizens from the community.

The minutes of the meeting of January 12, 2021, agendas and bills of January 26, 2021 were sent out to those entitled to receive them. Acting Mayor Moore asked for approval of the minutes for the January 12, 2021 meeting. Motion by Alderman McGill, seconded by Alderman Lisenbee to approve the minutes of the meeting of January 12, 2021.

Vote yes: Barbre; Coale; Griffith; Lampley; Lisenbee; McGill; Moore; Stahl

Vote no: none

Acting Mayor Moore declared motion carried.

Acting Mayor Moore asked for approval to pay the bills for the January 26, 2021 meeting. A motion was made by Alderman Barbre, seconded by Alderman Coale to approve the bills for payment.

Vote yes: Coale; Griffith; Lampley; Lisenbee; McGill; Moore; Stahl; Barbre

Vote no: none

Acting Mayor Moore declared motion carried.

Discussion Concerning a Request to Amend the Liquor Ordinance – Jeff Rehberger spoke to the Council regarding the location of a gaming business in Fairfield. Diamond Café currently has 32 other locations and they would like to locate a facility here. They anticipate having five part time employees. Mr. Rehberger stated they would like to be open from 7:00 or 8:00 a.m. until 2:00 a.m. The hours of operation for gaming must coincide with the city's liquor ordinance. In order for them to have the hours requested, the City would need to amend the current liquor

ordinance regarding hours of operation for liquor sales. In 2019 the City received approximately \$75,000 in revenue from video gaming. Mayor Moore asked the Council if they were interested in granting this request and aldermen indicated support for the change. Attorney Rice will draft an ordinance with the needed revisions, and it will be presented to the Council at the next meeting for their consideration.

Utility Gas Management – The City of Fairfield has a contract with IPEA to purchase gas and that contract will expire in 2024. Darin Houchin is an engineer and is the CEO of USDI. Lori Uhl is the CFO for USDI. USDI currently does work for our gas department. As part of their work with USDI they started to notice that gas marketers were taking advantage of their gas customers. Customers weren't buying gas at the right prices but were paying too much. As a result of that, in 1993 they started Utility Gas Management (UGM) to help their customers they already work for as USDI to purchase gas and not get taken advantage of. UGM has approximately 62 utility customers they buy gas for. Mr. Houchin told the Council that they are currently figuring our rates for us and they have discovered that we are probably paying too much for our gas purchases. Even though we are in a contract with IPEA, Mr. Houchin stated that his company would be willing to work for us for free through the end of that contract if we would be willing to enter into a one-year contract them after our current contract ends. IPEA takes a management fee of \$.045 but they don't actually manage anything. They turn us over to Constellation, a marketer, and Constellation buys our gas for us and sells it to us at a higher price than what they purchase it for. Constellation charges us another \$.04. The UGM management fee is \$.06 and Trunkline charges \$.01. This alone would be an annual savings of approximately \$3,300 on just the management fee. Mr. Houchin also pointed out that Constellation is over charging us for our gas purchases and he feels his company could potentially save us as much as \$22,000 annually. He also stated his company could provide us a savings of \$33,300 annually with a long-term discount program that UGM participates in. Mr. Houchin also believes Constellation is over charging us for the amount of gas we order for the month with incremental buys and sellbacks. The savings here could be significant. Gas marketers are maximizing their revenue from our gas purchases. UGM works as if they are our employee and they would be buying gas as cheaply as they can for us and that is what we pay for. UGM doesn't make any money on the gas itself. If the City were to enter to an agreement with UGM they may be able to save us money even if we are not able to get out of our current contract. Mayor Moore thanked Mr. Houchin for his presentation. Mayor Moore and Alderman Lampley will be having discussions with the IPEA concerning the cost of our gas purchases.

Seek Bids for the Sale of a 1986 Chevy C-10 Pick-up Truck – We have a 1986 Chevy pick-up truck that we need to sell and Mayor Moore asked for permission to seek bids for the sale of this truck. A motion was made by Alderman Lampley, seconded by Alderman McGill to approve seeking bids for the sale of this truck.

Vote yes: Griffith; Lampley; Lisenbee; McGill; Moore; Stahl; Barbre; Coale

Vote no: none

Acting Mayor Moore declared motion carried.

Ordinance to Amend the Cemetery Code – At the last meeting the Council discussed language and fee increases that are needed in the cemetery code. Attorney Rice presented the ordinance

with the suggested revisions to the Council. Alderman Coale made a motion, seconded by Alderman Lampley to approve the ordinance to amend the Cemetery Code.

Vote yes: Lampley; Lisenbee; McGill; Moore; Stahl; Barbre; Coale; Griffith

Vote no: none

Acting Mayor Moore declared motion carried and Ordinance No. 21-0126-243 approved and duly adopted.

Resolution – TIF – The City is in the process of remapping our TIF 1 to include additional properties. It is required that we hold a public hearing to discuss this amendment to our TIF 1.

A motion was made by Alderman Barbre, seconded by Alderman McGill to approve the resolution establishing the time and place for a public hearing for the amendment to the TIF

Redevelopment Plan and Project for Central Area Redevelopment Project Area – TIF No. 1.

Vote yes: McGill; Moore; Stahl; Barbre; Coale; Griffith; Lampley; Lisenbee

Vote no: none

Acting Mayor Moore declared motion carried and Resolution No. 21-0126-370 approved and duly adopted.

Refinancing of City Equipment and Vehicles – Mayor Moore told the Council that we have some equipment and vehicles that have been financed at very high interest rates and he would like to refinance them. We currently have a dump truck financed at 5.34%, a backhoe financed at 4.5%, and a back yard digger and trailer financed at 8.28%. The Fairfield Banking Company will finance these at rate of 3.25%. A motion was made by Alderman Stahl, seconded by Alderman Lisenbee to approve the refinancing of the equipment and vehicles pending no penalties for early pay-off.

Vote yes: Moore; Stahl; Barbre; Coale; Griffith; Lampley; Lisenbee; McGill

Vote no: none

Acting Mayor Moore declared motion carried.

Discussion/Approval of Auditor – Our contract with our auditors, Kemper CPA, has expired.

Mayor Moore presented a proposal from them for the next three years. A motion was made by Alderman Coale, seconded by Alderman Barbre to approve Kemper CPA as the auditor for the years ending April 2021, 2022, and 2023.

Vote yes: Stahl; Barbre; Coale; Griffith; Lampley; Lisenbee; McGill; Moore

Vote no: none

Acting Mayor Moore declared motion carried.

Miscellaneous – Mayor Moore told the Council that the offices of the collector and billing will be combined in order to streamline our customer service. Alderman Lampley mentioned that a few years ago we started the program for online bill pay and we also encouraged people to sign up to receive their bill through email. This saves the city a lot of money in postage. Alderman Lampley would like the city to promote these programs by offering an incentive to get people to sign up. He would like to have a drawing for those that sign up and has offered to personally give a \$200 gift card as a prize. Mayor Moore suggested the City give \$300 toward someone's utility bill as first prize and Alderman Lampley's \$200 gift card as a second prize. The drawing will be for those that sign up through the month of February. The aldermen were in agreement to

offer this incentive. We will also give assistance to residents who may need help in completing the application.

Alderman Moore also mentioned that our current policy states that utility bills are due on the 10<sup>th</sup> of the month and after that a 10% penalty is applied. Those that haven't paid are subject to shut off on the 21<sup>st</sup>. Mayor Moore feels it would be beneficial if the Council would give the collector the flexibility to allow residents who contact her office the ability to extend their utility payment until the last day of the month before being shut off. The 10% penalty would still be assessed. If the resident doesn't pay the bill by the end of the month as agreed upon, then by the 10<sup>th</sup> of the next month, that amount plus their new bill will need to be paid in full. If not paid by the 20<sup>th</sup> of the next month, (with the applied penalties), no other extension will be granted and shut off will occur. The aldermen agreed that this should be offered to our residents. Attorney Rice will check to make sure the collector is able to do this without amending our ordinances.

Executive Session – Alderman McGill made a motion, seconded by Alderman Stahl to go into Executive Session to discuss Section 2(c)(21) – discuss minutes of closed session meetings; Section 2(c)(1) – the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body; and Section 2(c)(6) – the setting of a price for sale or lease of property owned by the public body.

Vote yes: Barbre; Coale; Griffith; Lampley; Lisenbee; McGill; Moore; Stahl

Vote no: none

Acting Mayor Moore declared motion carried.

Return to Regular Session – Alderman Barbre made a motion, seconded by Alderman McGill to return to regular session.

Vote yes: Barbre; Coale; Lampley; Lisenbee; Moore; McGill; Stahl

Vote no: none

Absent: Griffith

Alderman Lampley declared motion carried and Council returned to regular session at 7:48 p.m.

Adjourn Meeting – Motion by Alderman Lampley, seconded by Alderman Barbre to adjourn the meeting.

Vote yes: 7

Vote no: 0

Absent: 1

Alderman Moore declared meeting adjourned at 7:51 p.m.

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Tina Hutchcraft, City Clerk

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Gary Moore, Acting Mayor