

Fairfield, Illinois
Council Chambers, City Hall
Regular Meeting, 6:00 P.M.
Tuesday, November 23, 2021

Meeting called to order by Mayor Mike Dreith at 6:00 P.M.

Prayer led by David Mills followed by the pledge of allegiance to the flag.

City Clerk Tina Hutchcraft called the roll:

Mayor: Mike Dreith
City Clerk: Tina Hutchcraft
City Attorney: Darrin Rice
Aldermen: Dewey Eckleberry; Brett Coale; Clifford Reeve; Tyler Lampley; Eugene McGill;
Jerry Lisenbee; Terry Stahl; Gary Moore

Also Present: Ken Otey, WFIW Radio; David Mills, Wayne County Press; Richie Fulkerson, Police Chief; Keith Colclasure, Assistant Fire Chief; Andrew Miller, Fire Chief; Josh Boyd, Water Filtration; Kevin Leonard, Water Distribution; Kayla Warren; Dian Downs; Libby Lingafelter; Flo Simpson; Ed Potts; Andrew Gifford; and other citizens from the community.

The minutes of the meeting of November 9, 2021, agendas and bills of November 23, 2021 were sent out to those entitled to receive them. Mayor Dreith asked for approval of the minutes for the November 9, 2021 meeting. Motion by Alderman Stahl, seconded by Alderman Moore to approve the minutes of the meeting of November 9, 2021.

Vote yes: Lampley; Lisenbee; McGill; Moore; Reeve; Stahl; Coale; Eckleberry

Vote no: none

Mayor Dreith declared motion carried.

Mayor Dreith asked if there were any corrections or objections to the bills for the November 23, 2021 meeting. Motion by Alderman Eckleberry, seconded by Alderman McGill to approve the bills and drafts be drawn on the several funds for their respective amounts.

Vote yes: Lisenbee; McGill; Moore; Reeve; Stahl; Coale; Eckleberry; Lampley

Vote no: none

Mayor Dreith declared motion carried.

Public Comments – Andrew Gifford addressed the Council. He stated that he had read on the radio website the topics the Council would be discussing at the meeting and noticed there was to be discussion concerning a potential hotel. He wanted to give the Council an update on his hotel project. Next week he will close on the purchase of the old Peoples Bank building and will begin construction on a 47-room hotel with a restaurant on the lower level along with a fitness center and business center. He has been working on a strategic plan with a local bank from Mt. Vernon, IL. He is working with the SBA and Greater Wabash Area Development on several different grants. Construction will begin next week. He stated the project should take one year to complete.

Ordinance to Approve TIF Redevelopment Agreement with McBride Asset Management, LLC – Flo Simpson told the Council McBride Asset Management had addressed the TIF Committee about getting \$160,000 in additional funds. This money would be used to complete the renovations needed for Potts Family Pharmacy that will be going into part of the building owned by Save-a-Lot. A motion was made by Alderman Eckleberry, seconded by Alderman Moore to approve the ordinance for a TIF Redevelopment Agreement with McBride Asset Management, LLC in the amount of \$160,000.

Vote yes: McGill; Moore; Reeve; Stahl; Coale; Eckleberry; Lisenbee

Vote no: none

Abstain: Lampley

Mayor Dreith declared motion carried and Ordinance No. 21-1123-270 approved and adopted.

Ordinance to Approve TIF Redevelopment Agreement with Legg's Manufacturing – Legg's Manufacturing bought a business and brought it to Fairfield. He is asking for Council to approve a TIF Redevelopment Agreement to reimburse him for the cost of moving a gas line in the amount of \$745.91. A motion was made by Alderman Lampley, seconded by Alderman Coale to approve the ordinance for a TIF Redevelopment Agreement with Legg's Manufacturing Company in the amount of \$745.91.

Vote yes: Moore; Reeve; Stahl; Coale; Eckleberry; Lisenbee; Lampley; McGill

Vote no: none

Mayor Dreith declared motion carried and Ordinance No. 21-1123-271 approved and adopted.

Resolution – Revolving Loan to Edwin Potts dba One Step Ahead and HME – Ed Potts addressed the Council and explained that Covid and supply shortages have put his business in a “cash flow crunch”. This loan would be in the amount of \$50,000 and would be used to purchase additional inventory. A motion was made by Alderman Coale, seconded by Alderman Lampley to approve the revolving loan to Edwin Potts dba One Step Ahead & HME in the amount of \$50,000.

Vote yes: Reeve; Stahl; Coale; Eckleberry; Lampley; Lisenbee; McGill; Moore

Vote no: none

Mayor Dreith declared motion carried and Resolution No. 21-1123-419 approved and adopted.

Resolution Pledging City's TIF Surplus Funds for Construction of a New Senior Citizen's Center – Alderman Lampley told the Council the TIF Joint Review Board met last week and the 40% surplus was discussed. At a previous meeting some of the members of the board said if there would be a good community project brought before them, they would consider possibly giving their portion of the surplus toward that project. The new Senior Citizen Center project was discussed. Alderman Lampley would like to see the City give our portion of the surplus in the amount of \$72,114.96 to the IECC for the Senior Center with the stipulation that if the building is not built the money would come back to the city. A motion was made by Alderman Lampley, seconded by Alderman Coale to approve the resolution pledging the City's TIF Surplus Funds for construction of a new Senior Citizen's Center in the amount of \$72,114.96.

Vote yes: Stahl; Coale; Eckleberry; Lampley; Lisenbee; McGill; Moore; Reeve

Vote no: none

Mayor Dreith declared motion carried and Resolution No. 21-1123-420 approved and adopted.

Purchase of Membranes for the Water Filtration Plant – The membranes at the Filtration Plant have a life expectancy of seven to ten years. Leadman Josh Boyd told the Council the current membranes are seven years old and not in good shape. The supplier has stated the cost will go up at least 10% January 1st. They will have to be replaced next year so Josh thinks we should order them now to save the additional cost. A motion was made by Alderman Lampley, seconded by Alderman Lisenbee to approve the purchase of membranes for the Water Filtration Plant.

Vote yes: Coale; Eckleberry; Lampley; Lisenbee; McGill; Moore; Reeve; Stahl

Vote no: none

Mayor Dreith declared motion carried.

Potential Hotel Discussion – Alderman Moore told the Council that he would like to have a branded hotel chain build here. He told the Council that we own property on the west side of town across from El Mexicano that we could give a potential developer. He would like to see a 50-room minimum hotel with a swimming pool. The land is located within the TIF District so we could also provide TIF funds for the infrastructure. The City had previously done hotel studies and had discussions with Cobblestone but with Covid and the lack of local investors, those discussions have stalled. Alderman Moore would like to have the city attorney draft a letter to send to potential investors and franchises to let them know what the city would be willing to offer toward a development of a hotel. He stated that he knows of a least one individual that has shown interest in a project like this. Alderman Moore is not looking to compete with Andrew Gifford and his efforts to build a hotel but he feels a brand name hotel chain could put Fairfield on the map. Attorney Rice will craft a letter and present it to the Council before sending to potential hotel chains.

Mayor's Report – Mayor Dreith told the Council he has met with IDOT representatives and Connor & Connor and we have been informed that not only will the resurfacing on Main and Delaware not be done this year, it will not be done next year either. Curb and ramp work with be bid next year but the resurfacing will not take place until at least 2023. Mayor Dreith also reported that he has hosted the first meeting of a Business District Committee and they discussed several potential projects should the city choose to create such a district. The meeting was a very positive one. The full Mayor's report is attached.

Adjourn Meeting – Motion by Alderman Eckleberry, seconded by Alderman Moore to adjourn the meeting.

Vote yes: 8

Vote no: 0

Mayor Dreith declared meeting adjourned at 6:35 p.m.

Tina Hutchcraft, City Clerk

Mike Dreith, Mayor