

CITY OF OLNEY
CITY COUNCIL MEETING
NOVEMBER 14, 2022

AGENDA #1 “CALL TO ORDER” The November 14, 2022, meeting of the Olney City Council was called to order at 6:00 p.m. in the Council Chambers of the Olney City Hall located at 300 S. Whittle Avenue, Olney, Illinois, with Mayor Mark Lambird presiding.

AGENDA #2 “PLEDGE OF ALLEGIANCE TO THE FLAG-PRAYER” Council members and visitors joined in the pledge of allegiance to the flag. Mayor Lambird led the group in prayer.

AGENDA #3 “ROLL CALL” The following Council members were present: Mark Lambird, Morgan Fehrenbacher, Belinda Henton, and Greg Eyer. Councilman John McLaughlin was absent. Also present were City Manager Allen Barker, City Treasurer Jane Guinn, City Engineer Mike Bridges, City Attorney Bart Zuber and City Clerk Kelsie Sterchi.

AGENDA #4 “PRESENTATION OF CONSENT AGENDA”

4-A “Approve Minutes of the Council Meeting on October 24, 2022”

4-B “Approve and Authorize Payment of Accounts Payable November 15, 2022” Pooled Cash \$213,107.35, Manual Pooled Cash \$122,192.77, Petty Cash \$82.94, Foreign Fire \$741.16, Police Pension \$16,435.73, MFT \$29,389.14, IMRF \$27,610.22, Tourism \$144.69, Christmas Light Display \$2,399.12, Route 130 TIF \$280.50, South Olney TIF District \$132.00

4-C “Raffle License: Olney Central College”

4-D “Raffle License: Olney Firefighters Association”

AGENDA #5 “REMOVAL OF ITEMS FROM CONSENT AGENDA” No items were requested for removal from the consent agenda.

AGENDA #6 “CONSIDERATION OF CONSENT AGENDA” Councilwoman Fehrenbacher moved to approve the items on the consent agenda, seconded by Councilman Eyer. A majority affirmative voice vote was received.

AGENDA #7 “CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA” No items were requested for removal from the consent agenda.

AGENDA # 8 “PRESENTATION OF ORDINANCES, RESOLUTIONS, ETC.”

8-A “Discussion/Possible Action: Erosion Along City Owned Property Adjoining Property Index Number 06-25-100-001” The Council was provided with an aerial image of Goosepoint Lane. Frank Gassmann was present to speak with the Council.

Mr. Gassman owned the East Fork Campground off of East Fork Lake. The southern “finger” of the campground had a tip that was owned by the City of Olney. That area of City-owned land had been eroding away ever since the lake was built. Mr. Gassmann felt that the

erosion was becoming a nuisance. If that land eroded away, it would then erode back to Mr. Gassmann's property. Mr. Gassmann wanted to bring this to the City's attention, and wanted to see if the City had any plans regarding that property.

Mayor Lambird asked what the staff recommendation had been. Mr. Barker indicated that Water Plant/Park Department Supervisor Frank Bradley had no issue if Mr. Gassmann wanted to riprap around that tip, but Mr. Bradley did not feel that the City had much use for that portion of land.

Mr. Barker had been under the impression from Mr. Bradley that Mr. Gassmann had offered to riprap around that area, including the City's portion. Mr. Gassmann said that he would like the area to be riprapped, but could not do it on his own.

Councilman Eyer asked why Mr. Gassmann felt that the erosion was a nuisance. Mr. Gassmann replied that he felt it was a nuisance because the land was eroding and trees were falling into the lake.

Mr. Gassmann then said if the City wanted him to riprap, he could start riprapping but it would be a slow process. He again pointed out that the tip was not his property.

Councilman Eyer asked Mr. Zuber if there would be any issue with a private individual riprapping a public parcel. Mr. Zuber stated there would be no ramifications for Mr. Gassmann to just riprap what was his property.

Councilman Eyer pointed out that the property tip could not be accessed on land without going through Mr. Gassmann's property.

Mr. Gassmann estimated that riprapping that portion of land would cost about \$25,000.00. If he riprapped the area, he wondered if he would be able to use the land.

Councilman Eyer asked if the land would become Mr. Gassmann's at some point if he made improvements. Mr. Zuber said the land would not transfer to Mr. Gassmann.

Councilman Eyer failed to see any issues about the topic.

The City of Olney had no use for the property. Councilwoman Henton suggested that the City could sell the property, but wondered how to sell property with no accessibility. Mr. Zuber replied that the sale would be subject to not having access by land.

Councilwoman Henton was aware that there was much shoreline, like near the old section of Bird Haven, that had also been eroding. She felt the City had more of a use for that property than this particular piece.

Councilwoman Fehrenbacher asked Mr. Gassmann if he was looking for the Council's permission to riprap this property or if he wanted the City to place the riprap. Mr. Gassmann said he could afford the riprap, but noted it would be expensive.

Mr. Gassmann asked if the City was interested in saving the land. He also asked if the City would sell it to him. Councilman Eyer said that the sale of such property would have to go through a lengthy process and would have to be offered to the general public for bids. He asked Mr. Gassmann if the nuisance was worth the expense of riprap.

Mayor Lambird suggested that Mr. Gassmann could be offered an easement to use that piece of property while it still belonged to the City. Mr. Zuber felt that could work, but noted that he was not 100% certain.

If the property was ripped up, it would become more valuable. Mr. Gassmann was not too interested in increasing the City's property value.

Mr. Zuber believed that if Mr. Gassmann just ripped up along his property, then his problem would be solved.

Mr. Gassmann asked the Council if they would really let that property just wash away. The Council indicated so.

Mr. Gassmann shrugged his shoulders, accepted, and said that at least the City was aware.

8-B "Request: Class V Liquor License for Thelma & Louise's Place" The Council was provided with a Class V liquor license application for Thelma & Louise's Place. Kurt (Eric) Gubelman was present to explain the request.

Mr. Gubelman told the Council that he was a Robinson native that had built the Eagle Theater there back in 2004. About 5 years ago, Mr. Gubelman had entered into discussions with RCDC, and some other potential investors, about possibly purchasing the Arcadia or building a new theater. Unfortunately, the venture could not move along quickly enough and then the pandemic hit. His 3 Illinois theaters barely survived the pandemic, so that venture was off the table for the time being.

Because of the pandemic, Mr. Gubelman had to get more creative. His theaters now offered more than just showing moving pictures, and he had been turning them more into entertainment centers that included the sale of alcohol, and video gaming. His Robinson theater also offered a private screening room for party rental.

Mr. Gubelman still had his sights set on Olney, but only for a stand-alone gaming café at this point. He hoped to be able to stabilize his business' financial situation through gaming after being battered due to the pandemic. If he received a good reception in Olney, he would be willing to re-engage in discussions on building a movie theater here. That was his good-faith commitment.

Councilman Eyer felt that Mr. Gubelman's good-faith commitment was all well and good, but pointed out that this evening's consideration was for a Class V liquor license for a gaming café only, and a movie theater may or may not come at a later time. As with past Class

V liquor license requests, Councilman Eyer was not in favor. Since his time on the Council, there had been six new establishments with gaming placed in Olney. While the argument for gaming had been that there were only so many gamblers available that each establishment would receive less of the “pie,” more establishments would still mean more exposure. He was even more so against the location of this request because of its proximity to the high school and its exposure coming into town from the east.

Councilman Eyer continued to report that approximately \$400,000.00 was lost to gambling in Olney each month. While some tried to justify this as entertainment, the Councilman felt it was a poor form of entertainment, and that it was directly related to alcohol. He felt that such activities contributed to accidents and social problems. He did not support such establishments as new businesses for Olney.

Mr. Gubelman told the Council that he would likely sublease portions of his location for other uses.

From the audience, RCDC Executive Director Lauren McClain asked if Mr. Gubelman would have space available for party rentals. Mr. Gubelman felt that would be a potential, but probably would not be an option for another year or so.

Mr. Gubelman noted that gaming cafés were not heavy on alcohol sales. They would maybe total \$50.00 in such sales per day. Cafés were different than bars because their target demographic was middle-aged women.

Mr. Gubelman also expected that up to \$30,000.00 per year in tax revenue would be realized. He admitted he was not an expert on the social costs.

In relation to the level of gaming saturation, gaming revenues were easily accessible online. Cities with well-developed gaming establishments saw a per capita revenue of \$45.00 to \$50.00 per person. He stated that Olney’s per capita was in the low to mid 20s. He felt that Olney could see another 10 gaming cafés before it reached saturation.

Councilman Eyer pointed out that many of those gambling in Olney were residents because no one needed to travel anymore for that purpose. Because of this, a majority of the \$400,000.00 lost per month was from the residents of Olney just so that the City could receive approximately \$20,000.00 per month. He did not feel that was a success for citizens.

Mr. Gubelman felt it was the choice of the people on how to spend their entertainment dollars.

Councilman Eyer felt that spending money on watching a movie was much more tangible than feeding a gaming machine.

Mr. Gubelman felt that gaming cafés were much less of a social threat than standard bars. In his café, he would likely have one fridge to offer beer and/or wine slushies. He added that gaming cafés also reached a market that did not typically get reached because certain people did

not want to be seen in standard bars and were concerned about neighbors seeing them in the back of restaurants. He pointed out that Olney had four very nice gaming cafés, and he was impressed by the quality.

Mayor Lambird moved to approve a Class V liquor license for Thelma & Louise's Place, seconded by Councilwoman Henton. Councilwomen Fehrenbacher, Henton, Mayor Lambird, and Councilman McLaughlin voted yes. Councilman Eyer voted no. The motion carried.

8-C "Possible Ordinance: Amend Section 5.12.070 (Restriction on Number of Licenses Authorized) of the City of Olney Municipal Code" The Council was provided with a proposed ordinance that would amend Section 5.12.070 (Restriction on Number of Licenses Authorized) of the City of Olney Municipal Code. The amendment would increase the allowable number of Class V liquor licenses due to the granting of the additional license to Thelma & Louise's Place.

Councilwoman Henton moved to approve Ordinance 2022-35, seconded by Councilwoman Fehrenbacher. Councilwomen Henton, Fehrenbacher, Mayor Lambird, Councilmen Eyer, and McLaughlin voted yes. There were no opposing votes. The motion carried.

8-D "Discussion/Possible Lake Structure Variance: 5435 N. Lakewood Road" The variance applicants had advised they would be unable to attend this evening. The applicants would be present at the November 24, 2022, Council meeting where action would be taken on the request. Even so, Councilwoman Henton had questions.

The applicants were requesting appropriate variances that would allow them to install boat lifts on either side of their new dock. The same applicants had originally been granted a permit for a swimming dock, and were then granted a variance on a boat dock. Circumstances surrounding the granted variance pushed the Council to make changes to ordinances regarding the lakes, and the applicants had been at the meetings where those changes were discussed.

The boat lifts had already been installed on either side of the applicants' boat dock without a permit. Councilwoman Henton asked how this was discovered.

From the audience, Mr. Colwell indicated that a neighbor had sent photos to the Utility Billing Clerk to see if it was legal. After that, Mr. Colwell and Mr. Bradley had gone out to take a look and take photos. Mr. Colwell had gotten into contact with the owners to advise them that the structure was installed without a permit. The owners told Mr. Colwell that they were not aware that it was a structure that needed a permit.

Councilwoman Henton recalled that such topics had just been discussed a few months ago with those applicants present. She felt it was absurd that the lifts had been arbitrarily placed, and that the owners were now asking for a variance.

Councilwoman Henton asked if the owners had been fined for placing the lifts without a permit. Mr. Colwell replied that they had not been fined, but they had filled out a permit application and paid the application fee. Even so, he and Mr. Bradley had to deny the permit

application because it was out of line with the ordinance. Because of the denial, the owners were now applying for a variance. Recent changes dictated that any variance requests relating to the lakes would need to be heard by the Council.

Councilwoman Henton asked what would happen if the variance request was not approved on November 24th. Mr. Colwell replied that the boat lifts would need to be removed.

There were already several structures in the lake off of this property. Councilman Eyer pointed out that even though this area was zoned as a Single-Family Residence District, four families owned that property.

8-E “Ordinance: Special Use Permit for a Manufactured Home at 202 S. Polk Street” The Council was provided with a proposed ordinance that would grant a special use permit for placement of a manufactured home at 202 S. Polk Street.

Mr. Colwell told the Council that the Plan Commission had heard this request on November 7, 2022, and they had voted to recommend approval of the special use permit to the City Council. To the south, 2 other manufactured homes were close by, and there was an older home to the north.

Mr. Colwell also told the Council that the property owner had demolished the dilapidated home that had been on the property with hopes to place this brand new manufactured home.

Councilwoman Fehrenbacher moved to approve the special use permit for placement of a manufactured home at 202 S. Polk Street, seconded by Councilwoman Henton. A majority affirmative voice vote was received.

8-F “Request: East Fork Bassmasters Exceptions for Fishing Tournaments at East Fork Lake” The Council was provided with a memo from the City Clerk that detailed exception requests for fishing tournaments at East Fork Lake for the East Fork Bassmasters.

Mrs. Sterchi reminded the Council that the East Fork Bassmasters requested the same sort of exceptions each year. They were requesting a 60-boat tournament on April 22nd and a 40-boat tournament on May 20th. Current regulations limited boat number to 30. The Bassmasters were also hoping to hold 7 tournaments on East Fork Lake. Current regulations limited the number of tournaments to 6.

Councilwoman Henton moved to approve exceptions for fishing tournaments at East Fork Lake, as presented, to the East Fork Bassmasters, seconded by Councilwoman Fehrenbacher. A majority affirmative voice vote was received.

8-G “Resolution: Estimated Amount of 2022 Tax Levy” The Council was provided with a proposed resolution that would estimate the amount of the 2022 tax levy. State statute required the City to establish the estimated amount of the tax levy at least 20 days prior to the passage of the tax levy ordinance. If the estimated tax levy or the actual tax levy increased 5% or more above the previous year’s tax extensions, a truth in taxation hearing would be required.

Mrs. Guinn told the Council that she was proposing an estimated tax levy that would include a 4.99% increase for the City of Olney, and a 4.99% increase for the Olney Public Library.

The tax levy ordinance was scheduled to be approved at the December 12, 2022, Council meeting. Until that time, the Council could discuss tax levy options, but not go beyond the 4.99% increase.

Councilwoman Henton moved to approve 2022-R-76, seconded by Councilwoman Fehrenbacher. A majority affirmative voice vote was received.

8-H “Resolution: Accept Quote for Flange Gate Valve & Amend the 2022-2023 Budget” Mrs. Guinn told the Council that Mr. Bradley had mechanical issues at the Water Plant with the flange gate valves not functioning. These valves were a critical component of the Plant. The quote for the new gate valves was \$5,766.17. Other items had also required maintenance this year that had already utilized the entire \$17,000.00 line item budget. Because of this, Mrs. Guinn recommended accepting the quote from Utility Supply Company and to make a budget amendment that would add \$10,000.00 from reserves to this line item. Doing this would give the Water Plant approximately \$4,000.00 leftover for maintenance of equipment for the rest of the year.

Councilwoman Fehrenbacher moved to approve 2022-R-77, seconded by Councilman Eyer. A majority affirmative voice vote was received.

8-I “Discussion/Possible Action: Request to Begin Solicitation of Bids for RipRap at the City Park Drainage Ditch” Mr. Barker told the Council that the City was in receipt of the necessary permits to move forward with the City Park Drainage Ditch Project. An amount of \$45,000.00 had been budgeted for this. Mr. Barker was seeking the Council’s approval to move forward with solicitation of material bids for this project.

Councilwoman Fehrenbacher moved to approve moving forward with solicitation of material bids for the City Park Drainage Ditch Project, seconded by Councilman Eyer. A majority affirmative voice vote was received.

8-J “Resolution: Authorize the Execution of a Program Agreement for the Supply of Electricity for Residential and Small Commercial Retail Customers Who Do Not Opt Out of Such a Program – Electric Aggregation” The Council was provided with a proposed resolution that would authorize the execution of a program agreement for the supply of electricity for residential and small commercial retail customers who do not opt out of the electric aggregation program. The Council was also provided with a copy electric aggregation confirmation and agreement.

For the past few years, the low bidder on the supply of electricity for the City’s aggregation program had been Homefield Energy. Homefield’s current rates would end as of the December 2022 meter read date.

Mr. Barker reminded the Council that the City had a partnership with Good Energy as its energy consultant. Good Energy went out for bids on the electric supply, and market volatility was a challenge. Homefield Energy was not able to supply a sufficient bid. The low bid was received from Constellation NewEnergy, Inc., (Constellation) at a rate of \$0.1189 per kWh and would be guaranteed at that rate from the February 2023 reading date through the December 2024 meter reading date. Ameren's supply rate was expected to be \$0.1224 per kWh.

Mr. Barker also reminded the Council that the electric aggregation program was an opt-out program. Everyone would be automatically enrolled as of the February meter read date unless they chose to opt-out.

Councilwoman Fehrenbacher moved to approve 2022-R-78, seconded by Councilman Eyer. A majority affirmative voice vote was received.

8-K "Discussion/Possible Action: Culvert Installation in Whittle Avenue Industrial Park"
Mrs. McClain would be speaking to the Council on behalf of Brad Ederer of B&B Trucking. Mrs. McClain believed there could have been some misunderstanding in earlier discussions about culverts and Mr. Ederer's new development in the Whittle Avenue Industrial Park. Two culverts existed on the S. East Street side of the property. A culvert was under the entrance directly into Mr. Ederer's property, and the other was to be on the north side of the property where the future road would be installed.

The culvert located where the future road would be installed was in need of replacement. Mr. Ederer believed that the City would be replacing that culvert, but there seemed to be some confusion with some of the staff.

A couple of quotes had been received earlier in the year for culverts, and those quotes were just over \$900.00 each.

Mrs. McClain indicated that Mr. Ederer would be happy to lay road pack from the culvert to the parking area at no cost to the City, but he had no intention of replacing that culvert.

Councilwoman Fehrenbacher asked why Mr. Ederer would not just use the direct entrance into his property. Mrs. McClain believed there had been concern with Mr. Ederer turning sharply at that south culvert. Mr. Ederer would use that area to exit, but not to enter.

Councilman Eyer understood the concern of heavy trucks pivoting on hot asphalt, but he felt that would be an issue whether or not it was taking place to the north or south.

Mrs. McClain added that a farmer had also been using the south area to access a field. She informed the Council that the farmer would no longer be able to do that because it would be crossing Mr. Ederer's property.

Mayor Lambird told the Council that he had spoken with the farmer. He had used that south area to access the field this year because the area was not yet finished. Curbs were very narrow off of Whittle Avenue, and that was a concern with the machinery.

Mrs. McClain also told the Council that she had a conversation with a future developer that was interested in the Whittle Avenue Industrial Park. She felt that replacement of the culvert in that area would show the City's commitment to future plans. She added that signs had also been installed on lot lines showing what land was available. She felt that had generated some good interest. Because of this, she felt that installation of a road would need to be a conversation before much longer.

Councilwoman Fehrenbacher asked if the culvert quote was priced correctly for the right size and type needed for this requested culvert replacement.

Mr. Bridges was unsure. He had not seen these quotes quite yet. Mr. Barker stated the quotes were for a 12-inch culvert. He added that the quotes were from June of 2022, so they would likely be a bit higher at this point.

Mayor Lambird pointed out that needs would also depend on if the future road would be asphalt, gravel, or require curb and gutter. Mr. Bridges felt that the kind of culvert being talked about should work if the future road would not have curb and gutter.

Mr. Bridges then said that the future road would be about 36-feet and would require a 40-foot culvert. Mrs. McClain added that there was only a 10-foot culvert there at present.

Councilman Eyer felt that the City was not near ready to discuss installation of a road. He would hate to spend the additional funds to replace now and tear out later.

Mrs. McClain then told the Council that Mr. Ederer had some old, chewed up road that had been spread for parking, and he would be willing to take some of the extra material to lay out for the future road. It was believed that doing so would make a good foundation for the future road. Mr. Bridges agreed.

Mayor Lambird moved to approve a 40-foot culvert installation at the site of the future road into the Whittle Avenue Industrial Pak, seconded by Councilwoman Henton.

Councilwoman Fehrenbacher asked if the Council was approving the culvert without knowing cost. Most of the Council felt that could be approved at a cost no more than \$1500.00.

Mayor Lambird and Councilwoman Henton amended their motions to include that the culvert installation should not exceed \$1,500.00. A majority affirmative voice vote was received.

AGENDA #9 "REPORTS FROM ELECTED AND APPOINTED OFFICIALS"

9-A "Status Report-City Manager" Mr. Barker told the Council that the Street Department Supervisor had found a dump truck that he was interested in from Hopkinsville, Kentucky. The truck had about 20,000 miles at a price of \$75,000.00.

Councilwoman Henton recalled that a dump truck had recently been of interest out of Harrisburg, Illinois. Mr. Barker confirmed, but it had been discovered that the truck would actually not suit the departments, so the City passed on the purchase.

9-B “RCDC Report” Mrs. McClain told the Council that RCDC was fortunate enough to receive some ARPA funds from the County, and those funds were used to sign Drew Lane Consultants out of Fairfield, Illinois, as grant writers for the community. Mrs. McClain said that the City would also be eligible to use these grant writers.

9-B “Chamber of Commerce Report” Councilwoman Fehrenbacher reported that the Tree Lighting Ceremony would take place at 5:30 p.m. on November 23rd, and Moonlight Madness would take place at 5:00 p.m. on December 2nd. She added that Moonlight Madness was looking to have one of the highest amounts of participants than had been seen for quite some time.

Councilwoman Fehrenbacher then said that the Chamber had new white squirrel shirts available for sale.

9-D “Parks & Recreation Board Report” There was no report.

9-E “Tourism Board Report” The Council was provided with a digital marketing recap from the ILLINOISouth Tourism Bureau.

Councilwoman Henton said that she had attended a quarterly meeting of the Tourism Board last Wednesday. She was impressed with what the Bureau had been doing.

Out of 22 tourism bureaus in the State, the ILLINOISouth Tourism Bureau was ranking 7th on YouTube and Facebook. The Bureau was ranking 1st on TikTok. Additionally, the Bureau was working hard on its 2023 Visitors Guide, and the Bureau was going to be attending several upcoming trade shows.

Before going into closed session, Mayor Lambird acknowledged the Olney Cleaners’ building collapse on Main Street the past weekend. It was extremely fortunate that no one was hurt. Some of the businesses on that block would likely be closed until the building owners could tear down the remaining portion. Progress was being made on the process, and he hoped to have those businesses back open as soon as possible.

Councilwoman Fehrenbacher asked if that portion of Main Street would remain completely closed until after the demolition. Mayor Lambird replied that he had spoken with a structural engineer. In terms of liability, it was best to keep that portion closed. While it was not likely that the remaining parts of the building would fall south, it was not impossible.

Councilman Eyer suggested that concrete barriers could be placed in the center of that portion of Main Street. That would allow traffic flow on the south side of the street. Councilwoman Fehrenbacher agreed.

Councilwoman Henton noted that the Christmas Parade was scheduled for November 26th, and its route would be going down that portion of Main Street.

Mayor Lambird did not believe it would be wise to send the parade west down Main Street.

The Mayor then asked the City Attorney what kind of liability the City would have by re-opening some of these closed areas. Mr. Zuber acknowledged that anything would create a risk. He felt that if no professional could sign off on the integrity of the building, then the City would be at a greater risk of liability concerns.

Councilwoman Fehrenbacher wanted barricades to at least be removed to allow access to Chilly Willy's drive-thru. She did not feel that the building could fall through two other buildings and damage Chilly Willy's. Her goal was to get as many businesses as possible back to normal functions. She and Councilman Eyer also felt that the west bays of the car wash could also be re-opened.

Councilman Eyer asked how long things could take if the building owner dragged his feet. Mayor Lambird replied that a court process would take at least 90 days. If problems occurred, the best solution would be for the owner to quitclaim the building to the City.

AGENDA #10 "PUBLIC COMMENTS/PRESENTATIONS" From the audience, Sheri Gibson asked for any updates on the proposed TNR program. She would be attending the County Board meeting on Thursday and could ask the County for some information. Mayor Lambird said that someone from the City would reach out to the County.

Ms. Gibson then informed the Council that a feral cat was recently picked up because it did attack a dog. She warned that the cat could have easily attacked a person. She was concerned with liability.

AGENDA #11 "CLOSED SESSION: SALE OR LEASE PRICE OF REAL PROPERTY; ACQUISITION OF REAL PROPERTY; AND APPOINTMENT, EMPLOYMENT, COMPENSATION, AND PERFORMANCE OF SPECIFIC EMPLOYEES" Councilwoman Henton moved to adjourn to closed session to discuss the sale or lease price of real property; acquisition of real property; appointment, employment, compensation, and performance of specific employees; and litigation matters, seconded by Councilwoman Fehrenbacher. A majority affirmative voice vote was received.

The meeting adjourned to closed session at 7:09 p.m.

AGENDA #12 "RECONVENE OPEN SESSION" Councilwoman Henton moved to enter back into open session, seconded by Councilwoman Fehrenbacher. A majority affirmative voice vote was received. Open session resumed at 8:15 p.m.

12-A "Discussion/Possible Ordinance: Sale of Real Property to Rides Mass Transit District" The Council was provided with a proposal letter from quasi-governmental organization,

Rides Mass Transit, that offered \$63,500.00 for 5.06 acres of property in the Route 130 Industrial Park.

Councilwoman Henton moved to approve Ordinance 2022-37, seconded by Councilwoman Fehrenbacher. A majority affirmative voice vote was received. Mr. Zuber would create the ordinance.

12-B “Discussion/Possible Action: Employee Compensation” The Council decided to provide for Christmas bonuses this year.

Councilwoman Henton moved to approve a \$150 bonus for full-time employees, and \$30.00 in SOS Bucks for current part-time employees, seconded by Councilwoman Fehrenbacher. A majority affirmative voice vote was received.

12-C “Ordinance: Establish Hourly Wage for Part-Time Janitorial Employees of the City of Olney” The Council was provided with a proposed ordinance that would establish an hourly wage for part-time janitorial employees.

Councilwoman Henton moved to approve Ordinance 2022-28, seconded by Councilman Eyer. A majority affirmative voice vote was received.

Mayor Lambird had been contacted about vandalism taking place in Haven Hill Cemetery. There were lights out in that neighborhood with several tombstones pushed over. Mrs. Sterchi advised that she had been contacted about the same issue a few weeks ago. She had contacted Mr. Bradley and he had told her that he had someone come out periodically to address all of the knocked over tombstones. At any rate, he felt the vandalism and lights should be addressed.

Councilwoman Henton asked for an update on a proposed A/V system for the Council Chambers. Mrs. Sterchi explained some issues related to getting certain components and great cost increases. Alvis Music had said that their first quote would be only about 10% more at this point. Mrs. Sterchi could not recall the amount of the quote at this moment.

Mrs. Sterchi had a couple of concerns about the addition, but Mayor Lambird felt it was the will of the Council and included in the budget. Councilwoman Henton just wanted to be sure that any future Zoom calls were completely clear.

The Council was ready to move forward with the process of installing an A/V system.

AGENDA #13 “ADJOURN” With no further business to discuss, Councilman Eyer moved to adjourn, seconded by Councilwoman Fehrenbacher. A majority affirmative voice vote was received.

The meeting adjourned at 8:21 p.m.

Kelsie J. Sterchi
City Clerk