

At the Public Hearing held in the Council Chambers by the City Council, January 16, 2018, the following proceedings were held and entered in this record in the following words and figures to wit:

City Clerk

Mayor

The Mayor called the Public Hearing to order at 6:30 P.M.

Roll Call - Aldermen Budd, Burtle, Dorchinecz, Lanzotti, Olive, Vota, and Walters were present. Alderman Jones was absent.

Also present were Mayor Barry, City Clerk Lilly, HBO Calvert, City Attorney Romano, Superintendent Speagle, along with Plan & Zone Commission members Pat Kretzer, Jim Altman, Alan Collebrusco, Garrett Ess, Joe Hadley, and Scott McClure. Chairman Joe Hauser was absent.

Mayor Barry announced that the purpose of the Public Hearing was to consider an Ordinance making amendments to the City's Zoning Ordinance and to the Taylorville City Code by amending Section 10-5-6 of Title 10 of the Taylorville City Code regarding indoor firearm ranges a/k/a indoor firing ranges and to consider an Ordinance adding a new Section 10-9-1A to the City's Zoning Ordinance and to the Taylorville City Code amending paragraph H of Section 9-1-1 of the Taylorville City Code concerning building permits for certain detached accessory buildings.

Alderman Jones arrived at 6:40 P.M.

Mayor Barry asked for comments regarding the proposed Ordinances. Mr. Pat Kretzer, Chairman of the Board of Appeals and Plan and Zone Commission member, opened the discussion with his concerns brought forth by the Board of Appeals when addressing the issue of accessory buildings. There is a gray area in interpreting "architecturally compatible," specifically in the case of metal buildings. He reiterated that these accessory buildings can only be up to 200 square feet, and are only taxable to the City if on a concrete slab. The Board of Appeals handles each request on a case by case basis to grant the variance. They look at all properties within 300 feet of the subject property, the placement and type of structure. They also take comments and concerns from neighbors into account when making decisions. He stated that there are roughly half a dozen requests per year.

Many of the Aldermen voiced concerns in regards to the metal carports and quansot huts. They would like to see more guidelines in place, including a specific gauge of metal/steel/fiberglass, or removing metal carports altogether from the City Code. It was also discussed that in the Code, the Zoning Officer has the authority to instruct homeowners who have not gotten a permit and followed the proper procedures to remove their structures. HBO Calvert does not have the time or manpower to search these structures out and police them. It would be difficult to determine if permits had been purchased in the past, so all structures in place to date would be grandfathered in. Mayor Barry feels that the Board of Appeals should have the authority to approve or deny the structures based on the guidelines in the City Code.

Mayor Barry opened the meeting to anyone in the audience to speak in regards to the proposed ordinance changes. There were no additional comments.

Motion by Alderman Vota and seconded by Alderman Burtle to adjourn the meeting. Motion carried (8-0).

The Public Hearing adjourned at 6:56 P.M.

At the Public Hearing held in the Council Chambers by the City Council, April 9, 2018, the following proceedings were held and entered in this record in the following words and figures to wit:

City Clerk

Mayor

The Mayor called the Public Hearing to order at 5:30 P.M.

Roll Call - Aldermen Budd, Jones, Olive, Vota, and Walters were present.

Also present were Mayor Barry, City Clerk Lilly, City Attorney Romano, and interested citizens.

Mayor Barry announced that the purpose of the Public Hearing was to discuss the objectives of TIF District 1. Mayor Barry then invited Mr. Steve Kline with The Economic Development Group, Ltd. to lead the public hearing.

Mr. Kline explained to the audience that a TIF District is set up to attract new private business, investment and redevelopment projects. It is an economic development tool. The goal is to improve a blighted area and to provide mixed use properties including light industrial, residential, commercial, and retail. The minimum property size eligible for a TIF property is 1.5 acres. The City has identified 79 parcels in TIF District 1, with 77.2% of them that will qualify under the guidelines.

At the onset of the TIF District, the County will provide an Equalized Assessed Valuation (EAV) for all properties in the district of the current tax year. This EAV becomes the base value for the property throughout the life of the TIF District. The incremental increase beyond the base value is what becomes available to the City over the 23 year life of the TIF District. These monies are paid to the City in a separate check by each developer, deposited into a separate fund, and are then used to reimburse TIF eligible expenses. These expenses include both City and developer incurred costs, such as streets, sewer, infrastructure, private development costs, other taxing bodies, site prep, land acquisition, and engineering or other professional costs. This is a pay as you go reimbursement, as the funds become available, controlled by the City Council.

Mr. Kline noted that all taxing districts can continue to levy on the TIF District properties based on the EAV. The Taylorville Community School District and the City are currently in negotiations regarding the increment available to the District. This will reduce any negative effect incurred. An Intergovernmental Agreement will be voted on at the next School Board Meeting.

Interactive discussion between various audience members and Mr. Kline was held.

Motion by Alderman Jones and seconded by Alderman Budd to adjourn the meeting. Motion carried (5-0).

The Public Hearing adjourned at 6:32 P.M.

At the Public Hearing held in the Council Chambers by the City Council, July 16, 2018, the following proceedings were held and entered in this record in the following words and figures to wit:

City Clerk

Mayor

The Mayor called the Public Hearing to order at 6:45 P.M.

Roll Call - Aldermen Budd, Burtle, Dorchinecz, Jones, Lanzotti, Olive, Vota, and Walters were present.

Also present were Mayor Barry, City Clerk Lilly, City Attorney Romano, and Treasurer Nation.

Finance Committee Chairman Budd stated that the purpose of the hearing was to consider the Annual Appropriation Ordinance for the Fiscal Year commencing May 1, 2018 and ending April 30, 2019. The total appropriation is \$47,318,170.00.

Alderman Vota remarked that the total amount is roughly \$20,000,000.00 less than the amount appropriated for the previous year. Attorney Romano reminded the Council and audience that the Appropriation Ordinance simply sets the maximum spending limit for the Fiscal Year. It is not the budget!

Motion by Alderman Jones and seconded by Alderman Walters to adjourn the meeting. Motion carried (8-0).

The Public Hearing adjourned at 6:47 P.M.

At the Public Hearing held in the Council Chambers by the City Council, September 4, 2018, the following proceedings were held and entered in this record in the following words and figures to wit:

City Clerk

Mayor

The Mayor called the Public Hearing to order at 6:00 P.M.

All Aldermen were present along with Mayor Barry, City Clerk Lilly, HBO George Calvert, and City Attorney Romano. Also present were Plan & Zone Commission members Chairman Joe Hauser, Jim Altman, Scott McClure, Tony Verardi, Pat Kretzer, and Garrett Ess. Joe Martin, Matthew Thomas, Kim Bourne, John Iocca, and Ryan Mann represented Taylorville Memorial Hospital, along with Steve Carender from Maplenet Wireless. Taylorville Resident Jim Hanely and Owen Lasswell from the Breeze Courier were present as well.

Mayor Barry announced that the purpose of the Public Hearing was to consider the request of Taylorville Memorial Hospital for a Special Use to build an 80-foot-tall lattice-style communications tower at the hospital, located at 201 East Pleasant Street, Taylorville.

Mayor Barry invited the Plan and Zone Commission to open their meeting and the discussion on the communication tower. The Hospital representatives distributed documentation to the Plan and Zone Commission with detailed information on the plans for the tower. City Attorney Romano cited several issues with the City of Taylorville Zoning Code, Chapter 10 re: Telecommunication Antenna Code, that Taylorville Memorial Hospital must comply with in regards to the communication tower.

Citing City Ordinance No. 2956 as a guideline, City Attorney Romano suggested that the representatives from Taylorville Memorial Hospital revise their application to comply with all the parameters of this Ordinance and specifically address those items that are currently absent from their documentation. This will then need to go back to Plan and Zone Commission, with another Public Hearing, followed by the Plan and Zone Commission submitting Findings of Fact to the City Council. The Council may then take action in the form of an Ordinance to grant a Waiver and/or Zoning Variance or Special Use for this communication tower. This process could involve a total of two Public Hearings. It was recommended that Taylorville Memorial Hospital not be charged for any further Public Hearings to complete this process.

Representatives from Taylorville Memorial Hospital noted that they have provided the majority of this documentation to support the concerns and questions of City Attorney Romano. They have requested that he send a formal, written list of his requirements so that they may address.

Motion by Alderman Vota and seconded by Alderman Olive to adjourn the meeting. Motion carried (8-0).

The Public Hearing adjourned at 6:31 P.M.