

**City of Harrington  
MINUTES  
City Council Workshop  
April 14, 2015**

**Public Comments**

There were no Public Comments.

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A workshop with the Harrington City Council was held at Harrington City Hall, 106 Dorman Street, on April 14, 2015 and was attended by the following: Mayor Anthony R. Moyer; Vice Mayor Cheryl J. Lahman; Council Member Duane E. Bivans; Council Member Fonda Coleman; Council Member Amy L. Minner; Council Member Charles W. Porter; Council Member Kenneth W. Stubbs; Norman Barlow, Chief of Police; William Pepper, City Solicitor; Teresa Tieman, City Manager; Dean Gary, Accountant; and Kelly Blanchies, Clerk of Council.

Planning Commission Members present: Chairman James Coudriet; Willam Rogers; and Elizabeth Brode.

Also present: Debbie Pfeil, City Planner, AECOM; Tom Wilkes, City Engineer, Remington, Vernick, and Beach; Christine Hayward, Library Director; Eric Marquis; Barbara Bullock; Charles Carr; Marie Cunningham; Judy Ferguson; and Jennifer Antonik.

Mayor Moyer called the meeting to order at 6:31 p.m.

The Pledge of Allegiance was given.

**Comprehensive Rezone introduction**

The City Planner stated that City's Comprehensive Land Use Plan was certified in 2014 and includes the Future Land Use Map, which was discussed extensively at meetings. The Zoning Map has to match the Future Land Use Map. There is a new mixed zone called Traditional Neighborhood Development for larger parcels. The current Zoning Code does not allow mobile homes, so in the new Zoning Code they are allowed as replacements to existing mobile homes as part of R-1. The downtown district (C-2) is being expanded and allows mixed uses. Over the years nonconforming properties have been allowed, and the zoning is now being changed to match the nonconforming use.

The City Planner stated that there are one hundred eighty (180) parcels with zoning changes being notified by certified mail. The letters include the current zoning, proposed zoning, and the website link to review the proposed Zoning

Code. There will be a public hearing, and meetings with the City Planner and City Manager are being offered to property owners.

The City Planner stated that the Zoning Map and Zoning Code are being adopted on the same night to avoid conflicts between the two.

Council Member Minner asked if property owners with changes were notified when the Future Land Use Map was considered. The City Planner stated that public hearing notices were posted but individual property owners were not notified.

Council Member Lahman asked if changes to the Comprehensive Plan would be done all at once. The City Planner stated that if an individual property or properties request a change than it can be done with the cost paid by the property owner. The City can make a change for a group of properties and pay the costs to do so.

### **Harrington Fire Department parking lot**

Mayor Moyer stated that the Fire Department has asked to be removed from the agenda.

### **Budget**

The City Manager stated that the budget is being worked on and not ready to be presented. Revenues are stable, and there is no projected tax increase. Health insurance rates are increasing. Workers' compensation rates remain the same. Salaries are projected to increase and a part-time employee to become full-time. Audit fees will be reduced. Street maintenance will be funded from Municipal Street Aid. Vehicle replacements include a street sweeper, backhoe, City Hall vehicle, and Police and Public Works vehicles. Other capital purchases include a document imaging system, camera systems for Public Works, Library, and Parks and Recreation, City Hall improvements, minor Library improvements, Price Center bathrooms, and a Parks and Recreation floor cleaner. Programs to replace water system parts will be implemented. Water and wastewater revenues are down because of usage rates.

Council Member Porter asked about the increase in health insurance costs and if those costs would be passed along to the employees.

Mayor Moyer stated that he is concerned about energy costs. The City Manager stated that the City has signed a contract to pay a lower electricity rate and fuel prices are currently lower than last year.

Vice Mayor Lahman asked for an estimate for when a new Library building would be ready. The City Manager stated probably five years.

## **Transfer tax**

The City Manager stated that the City collects a transfer tax of one and a half percent (1.5%) when a property changes ownership. This revenue is not budgeted, because it can be volatile. The City Council approves any expenditure from the CIP fund. Usually about half of the fund is used for capital projects each year. To date, the City has collected two hundred sixty-eight thousand three hundred eighty-seven dollars (\$268,387) in transfer tax this fiscal year. One transfer tax payment was one hundred forty-nine thousand two hundred fifty dollars (\$149,250) for the sale of the Midway Shopping Center and related properties and is considered extraordinary income.

The City Manager stated that she would like some of the extraordinary income to be allocated as seventy-five thousand dollars (\$75,000) to the Library Fund, eighteen thousand dollars (\$18,000) for camera systems for the Library, Public Works, and Parks and Recreation, and twenty-five thousand (\$25,000) for a new City Hall car.

Vice Mayor Lahman asked about a tax refund. The City Manager stated that there is not money in the operating budget for that, but the CIP fund can be used for a one-time payment.

Council Member Minner asked if the camera systems would include alarms too. The City Manager stated alarms would be included too.

Council Member Minner asked if the City Hall car is for the Code Enforcement Officer. The City Manager replied yes and that it would be ordered from the State contract.

## **Dedication of Parks and Recreation building to William (Bill) Falasco**

Council Member Porter stated that he asked this be put on the agenda, because Bill Falasco has been dedicated to the Lake Forest School District and has gone above and beyond his job duties for Harrington Parks and Recreation. He has the gratitude of the citizens of Harrington.

Mayor Moyer stated that Bill Falasco would prefer that the City waits until he retires to name the building after him. The City Solicitor stated that can be voted on at a City Council Meeting.

There being no further business, the City Council Workshop adjourned at 7:15 p.m.

Respectfully Submitted,

Kelly Blanchies  
Clerk of Council