

TOWN OF STAR CITY
Council Meeting
December 4th, 2018
7:00 P.M.

Mayor Herman Reid led the group in the Pledge of Allegiance, calling the Star City Council to order.

ATTENDANCE:

Mayor Herman Reid	Councilor Sharon Doyle
Recorder Bob Williams	Councilor Dominick Claudio
Treasurer Lea Hassler (Absent)	Councilor Todd Gregg
Attorney Paul Cranston	Councilor Emma Luzader
Chief Tom Varndell	Councilor Cindy Ulrich
Code Official Lanie Martisko (Absent)	
Public Works Phillip Davis	

APPROVAL OF MINUTES:

Motion to approve minutes from November 20th meeting as prepared by Recorder Bob Williams.

1. Councilor Gregg
 2. Councilor Claudio
- Motion carried

BILLS TO BE PAID November 20th, 2018

(Lea was absent) the bills to be paid in the amount of \$96,637.29, \$51,908.27 of which was P card purchases.

Motion to pay the bills as presented:

1. Councilor Doyle
 2. Councilor Claudio
- Motion carried

SPECIAL SPEAKERS: none

CITIZENS: none

UNFINISHED BUSINESS:

- **Sale of Boyers Ave Property-**

After discussion, this was tabled in order for Council to bring questions to the next meeting in preparation to meet with the County Commission and Attorney Tom Aman.
Motion to table Sale of Boyers Ave.

1. Councilor Luzader
 2. Councilor Claudio
- Motion Carried

- Emma Luzader read the details of the meeting she and Dominick Claudio attended with the County Commission regarding the sale of Boyers Ave properties owned by the Town. The Commission said it has no stipulations as to how the property is sold. Dominick said that he and Emma discussed if the TIF could be adjusted to include the adjoining property that is for sale (Hugharts). Paul Cranston asked if going to back to the previous situation would be permissible under the TIF regulations. Chief Varndell noted that we did gain a 3rd lane on Boyer's and they are waiting for state to paint the dotted lines. Emma's minutes will be attached at the bottom of these minutes.

****Work Session with Mon County Commission Wed, Nov 21st**

Dominick and I met with the commission to inquire about the process of selling the Boyers Ave properties. These properties were purchased by the Town of Star City through the TIF Project.

Notes from meeting are listed below:

- This is the first TIF project property sale, therefore this is new for the County Comm.
- The County Comm doesn't have anything to do with how we market the property. We are free to market on our own or with a realtor.
- The County Comm has no stipulations regarding the use of the land by the purchaser ex. Whether or not it generates revenue or if it's used as green space. The use of the land is dictated by the Town's zoning regulations.
- If we are approved to sale the property, we can have the property appraisal cost paid for with TIF dollars.
- All aspects of the sale process/purchaser must be done following WV Ethics Act/conflict of interest standards.
- As outlined in the email from Tom Aman, the County Comm must approve the purchaser, sale price, and the purpose for which the purchaser intends to utilize the property (NOTE, the County Comm does not have specific guidelines to follow for the approval) ; a modification to the project plan to permit the sale must be approved, and the dollars from the sale must be paid to the bonds. The amount owed as of Oct 18, 2018 was \$884,569.74. The next payment will be made on Dec 1.
- Dominick mentioned the Mon County Development Authority may be of some assistance with this property sale/use.
- We need to have this issue placed on our agenda for council to vote "to consider marketing the sale of the Boyers Ave properties".
- Council needs to compile a list of questions for the TIF attorney to present with the approved motion to the County Comm. A meeting will be scheduled with council members, County Comm, and attorney Tom Aman to discuss questions. We should notify council of the need for questions prior to our next Council meeting.
- Tom Aman will prepare the Project Modification plan.
- The WV Development Office in Charleston must approve the Project Modification plan.

- **Mansfield and Congress Zoning (1st block)**
- Lanie has no new info regarding this.
- **Lease/rental contract with towing company -**
- Paul Cranston is still working on a the lease and requested a list of what the duties Mountaineer Towing will be performing in exchange for use of the property. Emma Luzader stated that she was informed that the city should contact the DEP to address any environmental concerns that the city could end up being liable for.
- Motion to table Lease/Contract with Mountaineer Towing Company.
 1. Councilor Luzader
 2. Councilor Doyle
 Motion carried

COMMITTEE REPORTS:

Emma Luzader presented a request from Lanie to implement a penalty in the building permits ordinance that levees a fine against anyone who starts a project without obtaining a permit. Paul Cranston asked that it be emailed to him so that it can be adopted into ordinance

SUPERVISOR'S REPORTS:

Treasurer Hassler: absent

Lanie Martisko: absent

Phillip Davis

- Christmas Lights were put up with the help of the Westover bucket truck. The Mayor suggested we look into new decorations to replace current outdated decorations.
- Had a small water leak to deal with.
- Still working on Eddie Pratt's basement.
- Clearfiber is drilling into the city ditch lines and it is causing water to pour into yards. Stated that Clearfiber needs to be told not to drill near them.

Chief Varndell:

- November had 579 calls for service, 158 was traffic stops yielding approximately \$15,000.00 in fines.
- Requested that council approve the purchase of updated software that can network with local municipalities and would speed up the transfer of information during investigations, enable our department to run their own registrations, license plates, warrant checks etc. The software will run \$16,00.00 for the first year and can be financed.
- Dominick Claudio asked if council members could be notified of any important events or activity going on including criminal activity, missing persons etc.
- Cindy Ulrich asked if our current fines were state controlled or if we could increase them.
- Emma Luzader has asked for more police presence on Stafford Ave. during peak traffic times. Chief said he will make a list of what can be increased and what is state mandated.

ATTORNEY'S COMMENTS: None

NEW BUSINESS:

-Pay change for council members

Motion to approve pay change for council members to \$40 per meeting effective July, 2019.

1. Councilor Luzader
 2. Councilor Doyle
- Motion carried
Roll Call-
Ayes- unanimous
Noes- zero

- Pay change for City recorder

Motion to approve salary change for city recorder from \$8,000.00 to \$4,000.00 annually.

1. Councilor Luzader
 2. Councilor Gregg
- Motion carried
Roll Call-
Ayes- unanimous
Noes- zero

Riverfront Activities

Todd Gregg suggested utilizing the Riverfront for more activities in the coming year including Farmer's Market, outdoor concerts in the park, fishing tournaments etc.

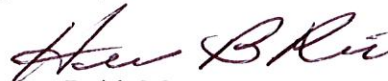
Permits-none

Adjournment

Motion to adjourn made at 8:04 p.m.

1. Councilor Claudio
 2. Councilor Gregg
- Motion carried

Respectfully submitted,



Herman Reid, Mayor

Robert Williams, Recorder

