

RECORD OF PROCEEDINGS

MEETING OF COUNCIL

March 8, 2021

Mayor O'Callaghan called the City of Union council meeting to order on Monday, March 8, 2021 at 7:30 p.m.

Attendance was taken and the following council members were present: Mayor O'Callaghan, Mr. Bruns, Mrs. Oberer, Mrs. Thomas-Roth, and Mrs. Kyle.

Other city staff members attending the meeting were John Applegate, City Manager, Denise Winemiller, Clerk of Council, and Joe Moore, Law Director.

Mayor O'Callaghan called for a moment of silence.

Mayor O'Callaghan said that Mr. Blackwell was unable to attend the meeting due to illness so he moved that Mr. Blackwell be excused. Mr. Bruns seconded the motion. All concurred and the motion was passed. Mr. Blackwell's absence was excused.

1. Mayor O'Callaghan asked if there were any additions, deletions or corrections for the minutes of the February 8, 2021 council meeting. There were no corrections so Mr. Bruns moved that the minutes be accepted as presented. Mrs. Thomas-Roth seconded the motion. All the council members voted in favor of the motion so the minutes were accepted as prepared.

2. Citizen's and Visitor's Comments

Mayor O'Callaghan recognized Carlos Colon as wanting to address the council.

Mr. Colon said he lived on Jackson Road, in Butler Township. He said he and his neighbor Mr. Coffey had been approached about selling their properties. He said that the price offered him was fifteen percent lower than the property value listed at Zillow. He said there were other concerns like inspections, being annexed into Union, and no assurances of closing. He said he had talked to Mr. Applegate several times and gotten an appraisal of his home. Mr. Colon acknowledged that he was in no position to ask for help as he was not a Union resident but asked if the

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city could help him negotiate with the company. He also asked if there could be more information on what is happening in the area and new rules to safeguard the tranquility on Jackson Road, limiting noise, etc.

Mr. Applegate said that he had talked to Mr. Colon several times and they had a nice conversation. He said this was a matter between the developer and the homeowner. He had suggested that Mr. Colon get an appraisal of his home to have more information on the value of the property but the negotiation and decisions were between Mr. Colon and the developer.

Mayor O'Callaghan thanked Mr. Colon for coming to the meeting.

3. Presentation by Dave Allen on making a donation/gift of property to the City of Union.

Mr. Allen introduced his wife, Josette, who is the owner of the property to be discussed. He said they currently are not citizens of Union but have a long standing relationship with Union and have made other charitable contributions in the past. He also introduced his support team, with attorneys, and financial people who would be working with Union's law director Joe Moore on this donation of property.

Mr. Allen had a slide show and video presentation of the property. The property is 300 acres, and has a large fresh water aquifer underground, very similar to the depth and quality of the water system that the City of Union already has. Mr. Allen said they have already installed a system similar to what Union uses to manage the aquifer.

Mr. Allen said the property is close to Ludlow Falls and goes to the Stillwater River and starts on Horseshoe Bend Road.

They would like to donate this land to the City of Union. It would include deeds for several parcels of ground, a deed for a future water treatment center, and a separate deed for the aquifer.

Mr. Allen thought as he and his wife were getting older, they thought the City of Union would be the best home for this property. He said that there was a Trout

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and Wilderness Club created, and the property was unique with streams, rivers, fishing opportunities, interconnected ponds, and would provide a great recreational aspect for the city in addition to economic development, property that could be leased, and has a prairie conservation program that brings in \$7,000/year, and a water supply for the future.

The donation would be free to the city, and would include 300 acres and the aquifer. He said that Mr. Applegate with the council behind him had accomplished many improvements in Union and he wanted to add this property to the city for generations to come. He said he hoped that the council would approve him going forward in accepting this gift within 2021.

Mayor O'Callaghan thanked him for his presentation.

Mr. Applegate said he had been with the city for 56 years and he remembers discussing water rates, the Union well field, and buying acres of the Smith Farm so they could have an additional well. He said water is a valuable resource and in thinking ahead to the future, possibly thirty to forty years from now, the city would have access to a tremendous amount of ground water, and this could be a source of water for the city and the entire region. He said this is a huge gift.

Mrs. Thomas-Roth asked if there were any issues in the city in owning what could become a business. Mr. Allen said they wanted the property maintained but they had no requirements on what the city would do. Mr. Bruns said the city already has leased out some farm land that they own. Mr. Applegate said there were plenty of parks in Union and in the area but what was key to this was the aquifer that was below the ground.

4. Motion authorizing and directing the City Manager and Law Director to prepare the necessary legislation to accept, at the time it is offered, the donation/gift of property to the City of Union.

Mr. Bruns moved to authorize and direct the City Manager and Law Director to prepare the necessary legislation to accept, at the time it is offered, the donation/gift of property to the City of Union. Mayor O'Callaghan seconded the motion. All concurred and the motion passed.

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5. Open Agenda

Mayor O'Callaghan announced that unfortunately, Union would not have their annual Easter egg hunt this year.

He also wanted to let people know that vaccines were more available and he recommended that people get the vaccine so they can get back to normal.

Mr. Bruns asked if there was any need for a second meeting in March. Mr. Applegate said at this time, there was not. Mr. Bruns then moved that the second meeting be cancelled. Mrs. Oberer seconded the motion. All concurred and the motion was passed. Mr. Bruns said the next council meeting would be on April 12, 2021.

Mr. Applegate said they had five vehicles, that were not needed or being used and they wanted to sell them at auction. He asked for a motion to authorize the city to sell the vehicles.

Mr. Bruns moved that the city sell the vehicles at auction. Mrs. Oberer seconded the motion. All concurred and the motion was passed.

6. Mr. Bruns moved that the council meeting be adjourned. Mrs. Oberer seconded the motion. All concurred and the council meeting was adjourned.

Respectfully submitted,

Denise A. Winemiller,
Clerk of Council

John Bruns, Vice Mayor