

CITY OF DECATUR
COMMON COUNCIL MINUTES
APRIL 18, 2017

The City of Decatur Common Council met on Tuesday, April 18, 2017 at 7:30 p.m. at City Hall in Council Chambers, 172 N. 2nd Street. The meeting was called to order by Mayor Ken Meyer. Roll call was taken to show Councilmen Cam Collier, Craig Coshow, Matt Dyer, Tyler Fullenkamp, and Wylie Sirk were in attendance. Also present were City Attorney Tim Baker and Clerk-Treasurer Phyllis Whitright.

The Mayor invited everyone to stand and recite the Pledge of Allegiance.

The Clerk-Treasurer had emailed the minutes from the April 4, 2017 meeting. There being no corrections, Dyer made a motion to approve the minutes. Sirk seconded the motion. Motion carried.

Melissa Norby, Director of Community Development shared that the Hometown Collaboration Initiative Group would be meeting to select a “building block” at their community meeting on Wednesday, April 19, 2017. There are three “building blocks” from which to choose: economy, leadership, or quality of place. Norby noted over 600 volunteer hours had already been given to the process.

Jeremy Gilbert, Operations Manager gave an update regarding the Master Drive Storm Sewer Project. He stated the project had been completed today and they were switching to some housekeeping items. A pre-bid meeting for the water main part of the project has been held and bids are due Tuesday morning, April 25, 2017. It is hoped to have the Master Drive Project completed by the end of June or early July.

Gilbert noted he had met with Steve Hankenson from Biggs Project Management the last couple of weeks and things were progressing as they are working on details for the demolition plans for the former Schafer building at 101 S. 1st Street. He noted preliminary environmental work will be minimal.

City Attorney Tim Baker shared that there will be a Revolving Loan Fund set up using CREDIT revenues in order to demolish the former Schafer building. First Council will need to pass a resolution at their next meeting, on May 2nd. The City will enter into a loan agreement with the developer. The developer will sign a promissory note, funds will be turned over to the developer. The note will be forgiven once certain criteria is met that will be spelled out in the loan agreement. Items such as, the building be taken down, and the project be completed in a timely fashion, monies to go towards the artist loft housing project, repurposing the Schafer property into a parking lot and green space and enter into a lease agreement for the dedicated spaces for loft housing, and to convey the front portion (street level) of the loft housing property on 2nd Street for purposes City requires.

City Attorney Tim Baker had prepared Ordinance 2017-2 which specified all alleys off Monroe, Second, and Madison Streets into the parking lot behind the former City Hall building, now Barger Realty would be one-way into that city parking lot. Collier made a motion to place Ordinance 2017-2 on it first reading by short title only. Seconded by Dyer, the motion passed. Ordinance 2017-2 was read by short title only. Collier made a motion to adopt Ordinance 2017-2 on its first reading. Seconded by Coshow. Roll call vote was 5-0 in favor. Collier made a

motion to place Ordinance 2017-2 on Second reading by short title only. Seconded by Dyer, the motion was adopted. Ordinance 2017-2 was read by short title only. Collier made a motion to pass Ordinance 2017-2 on its second reading. Seconded by Coshow a roll call vote of 5-0 gave passage. Collier made a motion to table Ordinance 2017-2 for its third and final reading on May 2, 2017. Seconded by Coshow, the motion passed.

Justin Collins Corporate Counsel for Prime, Inc., was present to explain the number of employees and amounts for salaries that were provided on the CF-1 form for personal and real property submitted by Prime, Inc. The 2016 figure was 23 employees, which included truck drivers, and the 2017 figure was 17. With fewer employees the salaries had increased \$150,000. Collins noted that the majority of the salaries are based in incentives and that higher paying jobs were filled this year in terms of mechanics. He noted that Human Resources had 20 interviews in 2016 with 3 failing the background check, some did not show for interviews, some were given offers and did not reply, and one rejected Prime's offer. He shared that two have recently been employed and there are current jobs available in the \$70-85,000 salary range: tanker fleet manager, local driver, and trailer/tractor mechanic. Dyer questioned the concept of substantial compliance and made a motion that Prime, Inc., was not in substantial compliance with employment and salary figures provided for the abatement proposal. Seconded by Fullenkamp, the motion passed. Thus, Prime, Inc. did not receive the abatement for 2017, Mayor Meyer responded that they could apply again next year for an abatement.

Melissa Norby, Director of Community Development shared that OCRA is offering a grant for pedestrian alleys, which applications are due by this Friday. She proposed using the alley between Woodwings and The Home Place once the former Schafer building is razed. However, trucks making deliveries to Sherwin-Williams turn into that alley at First Street where they have room to turn. Mayor Meyer will talk with the Sherwin-Williams manager to see if an alternate method can be used for their deliveries. A motion to go ahead with the grant proposal subject to Sherwin-Williams finding an alternate plan was made by Coshow. Seconded by Dyer, the motion passed.

Mayor Meyer shared that he had met with Sheriff Rekeweg and other elected officials earlier. It was noted that the Sheriff was concerned with the number of non-emergency 911 calls as the count was growing and the funding sources decreasing. The sheriff suggested a software program at the cost of \$301,000 and asked that the municipalities pay the larger part of the cost since most of the calls come from within the municipalities. The suggested breakdown of the yearly costs for the municipalities would be as follows: Adams County, \$165,803; Decatur, \$82,000; Berne, \$35,105; Geneva, \$11,382; and Monroe, \$7,399. Mayor Meyer stated there was no action needed at this time, but he wanted to make the Council aware of the situation.

It was noted that proceeding with Phases 1, 2, and 3 of the lighting and sidewalk project from the Bridge to Third Street along Monroe Street had been discussed rather thoroughly during the Board of Public Works and Safety meeting while all council members had been in attendance and been included in the discussion. Operations Manager, Jeremy Gilbert and Mayor Meyer had looked at the cost of projects, and to complete the entire Monroe Street improvements project would cost \$100,000 more than what was budgeted in the CCD fund. Gilbert and the Mayor proposed that the Façade project and the Madison Street project be paid from the Rainy Day Fund rather than the CEDIT Fund, which would free up the extra monies needed for the Monroe Street project, and pay for the demolition of the Schafer building from the CEDIT Fund. By moving these projects to be paid from other funds would allow all 3 phases of the Monroe Street

lighting and sidewalk improvements project to be completed before the State repaves Monroe Street (US Highway 224 East) by the end of June, 2018. A motion was made by Dyer to go ahead with the street lights and sidewalks project from the Bridge to Third Street. Seconded by Coshow, the motion was adopted.

A motion was made by Sirk and seconded by Dyer to approve a contract with Tom Pitman of Barnes & Thornburg at an estimated cost of \$3,000 to \$5,000. Motion passed. Mr. Pitman's contract consist of advising the City on matters relating to creation of a revolving loan fund for the demolition of the former Schafer building.

Mayor's Report:

Mayor Meyer introduced and welcomed Curt Witte as the new Superintendent of Building and Zoning to replace Roger Gage upon his retirement.

Department Heads:

Police Chief Greg Cook shared that the new officer Blaze Brooks was doing well.

City-Treasurer Phyllis Whitright noted she will be working on 2018 budgets in the near future.

Coshow made a motion to pay the claims against the city. Seconded by Fullenkamp the motion passed.

There being no other business to be brought before the Council, Dyer made a motion to adjourn. Seconded by Sirk, the motion passed.

Adjournment was at 8:55 P.M.