

CITY OF DECATUR
COMMON COUNCIL MINUTES
MAY 2, 2017

The City of Decatur Common Council met on Tuesday, May 2, 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 18, 2017 meeting. There being no corrections, Dyer made a motion to approve the minutes. Coshow seconded the motion. Motion carried.

Pam McCoy and James Rumschlag presented the event form for the ABATE of Indiana's Mayor's Ride for Motorcycle Safety on June 11, 2017. The Department Heads have reviewed and signed the form. The Street Department will supply trash cans for the event. A motion was made by Dyer and seconded by Fullenkamp to accept the event form as presented. The motion was adopted.

Fullenkamp made a motion to make the Certificate of Appointment for Curt A. Witte as Building & Zoning Supt., effective April 24, 2017 a matter of record. Sirk seconded the motion. Motion carried.

City Attorney Tim Baker prepared Ordinance 2017-3, an amendment to salary ordinance No. 2016-5 to provide two (2) Department Heads for the Planning/Building & Zoning Superintendent for Curt Witte who was hired to train alongside Roger Gage who will be retiring at the end of May. A motion to place Ordinance 2017-3 on its first reading by short title only was made by Collier, seconded by Dyer, and passed. Ordinance 2017-3 was read by Baker by short title only. A motion was made by Collier to pass Ordinance 2017-3 on its first reading. Motion seconded by Fullenkamp, the motion passed on a roll call vote of 5-0. Collier made a motion to place Ordinance 2017-3 on its second reading by short title only. Motion seconded by Sirk, the motion passed. Baker read Ordinance 2017-3 by short title only. Collier made a motion to pass Ordinance 2017-3 on its second reading. Seconded by Sirk. By roll call vote the motion passed 5-0. Collier made a motion to suspend the rules and place Ordinance 2017-3 on its third and final reading by short title only, and to make the pay for Witte retroactive to the date of hire as of April 24, 2017. Motion seconded by Coshow. Motion carried. Baker read Ordinance 2017-3 by short title only. Collier made a motion to adopt Ordinance 2017-3 on its third and final reading. Seconded by Sirk, the motion passed by 5-0 on a roll call vote.

Councilman Cam Collier announced he has filed a letter with the Adams Circuit Court Clerk that he has recently received orders to return to active duty status as an officer in the United States Navy. Collier has requested temporary leave of absence from his position as Common Council representative of District 4, effective July 1, 2017. The leave of absence will remain in effect no less than 374 days. Upon his release from active duty and subsequent return to the local area, he will resume his position as an elected official. Collier's last council meeting will be June 6, 2017. Sirk made a motion to make the letter to the Adams County Circuit Court Clerk a matter of record. Seconded by Coshow, the motion was adopted. Mayor Meyer thanked

Collier for his service and noted that anyone living in District 4 who is interested in filling Collier's position temporary may contact the Republican Chairman Jerry Walker. The Chairman will appoint someone by May 9th.

Mayor Meyer shared that following last month's meeting and the non-granting of tax abatements for Prime, Inc., they were offered an opportunity for a public hearing. A motion was made by Sirk and seconded by Dyer to make it a matter of record that Prime's Corporate Counsel, Justin Collins replied by email that Prime declined a public hearing. Motion carried.

City Attorney, Tim Baker prepared Resolution 2017-4 to affirm the action taken at the April 18, 2017 meeting regarding Prime, Inc, not being in substantial compliance with employment and annual payroll for the tax abatements. Fullenkamp made a motion to introduce Resolution 2017-4 by short title only. Seconded by Dyer, the motion passed. Resolution 2017-4 was read by short title only. Dyer made a motion to adopt Resolution 2017-4. Seconded by Collier. Motion was adopted.

A motion was made by Dyer to give Clerk-Treasurer, Phyllis Whitright the authority to advertise for an additional appropriation of \$125,000.00 from the CEDIT fund for demolition of the former Schafer building. Seconded by Coshow, the motion was adopted.

Ordinance No. 2017-2, which amends Schedule V of Chapter 77 of the Decatur Code of Ordinances of 2015 to establish one way travel on portions of alleys located within the City block bordered by Monroe Street, Madison Street, 2nd Street, and 3rd Street was passed on its first two readings at the previous meeting. Collier made a motion to place Ordinance 2017-2, regarding one way entrance of alleys into the city parking lot located behind the former City Hall, on its third and final reading by short title only. Seconded by Sirk, the motion passed. Ordinance 2017-2 was read by short title only. Collier made a motion to adopt Ordinance 2017-2 on its third and final reading. Seconded by Sirk, roll call vote showed 5-0 passage. Ordinance 2017-2 will be in effect as soon as signage is in place.

Melissa Norby, Director of Community Development had made application for a grant to make the alley from 1st Street to 2nd Street between Woodwings and The Home Place a pedestrian alley walkway following the demolition of the Schafer building. The City was awarded a \$5,000.00 OCRA grant. As per the April 18, 2017 meeting the Mayor was to see if those making deliveries to Sherwin Williams could use another entrance before the application could be made for the grant. It was learned that deliveries could be made from Monroe Street alley into the parking lot. Operations Manager, Jeremy Gilbert commented that AEP needs to be contacted before making any permanent changes. The Mayor will contact them.

The Madison Street Project was then considered. Mayor Meyer made a presentation of funds available for the project: \$235,000 from Capital Campaign funds, \$100,000 set aside in the Rainy Day budget, \$50,000 from City fund raising with \$50,000 from IHCD Patronicity matching funds, and \$40,000 in-kind services by city employees. Thus, the total funds available are \$475,000 and the project has an estimated cost of \$550,000 to \$575,000. These cost do not include waterline replacement. Meyer presented two options: Option 1—complete the project this year with bids being taken from May 24-June 21 with construction in July through mid-November. Advantages of Option 1 is the plaza would be ready to use by the end of the year and for the entire 2018 season. Disadvantages include not having enough funds and possibly higher bids as contractors are busy at that time and are not looking for projects. Option 2--Advantages are that the bids would be taken in mid-January to late February, 2018 when contractors are

looking for projects so the bids may be lower and the money could be placed in the 2018 budget. The disadvantage is that the project would not be completed for use until mid-July of 2018, so early festivals would not be able to utilize the plaza. Following a lengthy discussion which included what funds would be available for utility work after the completion of Master Drive and needing to get the Schafer building down, it was decided by consensus that Option 3 would work with bids being taken in November-December, 2017. Hopefully, the bids would be lower, but unless there is a mild winter, the project would not be completed in time for the festival season. By consensus it was noted that JPR is to be informed not to seek bids this month, but to continue with the plan design by JPR, the Decatur Main Street Design Committee, and also include the Department Heads and visit and get input from other communities.

City Attorney, Tim Baker prepared Ordinance 2017-4 for Council's consideration. Ordinance 2017-4 which amends Ordinance No. 2015-16, the Capital Improvement Plan that uses local income tax revenue (CEDIT funds) to fund capital improvement projects. Ordinance No. 2017-4 is to increase the level of funding for projects and expands the use of the funds for streetscape projects, environmental remediation projects, and issuance of Revolving Loans to developers, this will increase Capital Projects an additional \$125,000. Collier made a motion to introduce Ordinance 2017-4 on its first reading by short title only. Seconded by Collier, the motion passed. Baker read Ordinance 2017-4 by short title only. Collier made a motion to pass Ordinance 2017-4 on its first reading. Seconded by Dyer. Roll call vote showed 5-0 passage. Collier made a motion to place Ordinance 2017-4 on its second reading by short title only. Seconded by Dyer, the motion passed. Baker read Ordinance 2017-4 by short title only. Collier made a motion to pass Ordinance 2017-4 on its second reading. Seconded by Sirk, the roll call vote showed a passage vote of 5-0. Collier made a motion to table Ordinance 2017-4 until May 16, 2017 meeting for its final passage. Seconded by Dyer, the motion was adopted.

City Attorney Baker noted he hoped to have a resolution to provide for a revolving loan for the demolition of the former Schafer building for the May 16, 2017 meeting.

Mayor's Report:

Ending his agenda with a little humor, Mayor Meyer shared a power point presentation paying tribute to The Red Rocket, the 1990 red Toyota owned by City Attorney Tim Baker that he had recently sold.

Department Heads:

Roger Gage, Building & Zoning Supt, shared that he and Curt Witte, Gage's replacement have been working well together.

City Attorney Baker thanked the Mayor for the tribute. He shared that as the Council discussed the use of funds for various projects he was reminded that much of the groundwork was started 5 years ago. He share he was proud of the City for getting these projects done and that Council needs to be thinking of projects 5 years out. He applauded all who have been involved as it has taken a lot of effort.

Clerk-Treasurer, Phyllis Whitright asked permission to re-establish the CCD fund rate, noting the current rate is at the maximum of \$.05 per \$100 of assessed valuation, but over time with reassessment and trending the rate currently is \$.0442. By re-establishing the rate, this could create an additional \$30,000 in revenue. Whitright will prepare an ordinance and schedule a public hearing for June 6th. Dyer made a motion to give Whitright the permission to re-establish the CCD fund rate. Seconded by Sirk, the motion passed.

Whitright also mentioned to the Council Members to be thinking of raises for the next meeting, as the Department Heads will need a figure to prepare their budgets for 2018.

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

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

Adjournment was at 9:07 P.M.