

CITY OF DECATUR
COMMON COUNCIL MINUTES
SEPTEMBER 4, 2018

The City of Decatur Common Council met on Tuesday, August 21, 2018 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 was Clerk-Treasurer, Phyllis Whitright and City Attorney, Tim Baker.

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

The Clerk-Treasurer had emailed the minutes from the August 21, 2018 meeting. Sirk made a motion to approve the minutes as emailed. Dyer seconded the motion. Motion carried.

The first item of the evening was Mayor Meyer welcoming Councilman Cam Collier back from his tour of duty, stating that the wisdom and input he brings to the Council was missed. Mayor Meyer shared that while Collier served on the Board of Public Works and Safety prior to his deployment, Collier will now serve on the Adams County Economic Development Corporation Board and Coshow will remain on the Board of Works.

Dyer made a motion to suspend the Council meeting and open a Public Hearing for the purpose of getting input regarding the proposed 2019 Budget. Seconded by Sirk the motion was adopted.

Mayor Meyer shared that the proposed Mayor's Assistant for the Mayor's office would be removed from the 2019 budget.

Collier asked questions regarding how the taxpayers were affected regarding the tax cap that had been set by state law. He inquired what would happen if the assessed valuation does not come in as predicted and it was shared that the budget would be adjusted as needed. It was also noted that the budget that will affect property taxes totals \$8,583,123 an increase of \$346,788 from last year. The Clerk-Treasurer reported that the proposed budget is calculated at the maximum levy allowed at 3.4%, with a proposed tax rate of \$1.4454 per \$100 of assessed valuation. City Attorney, Tim Baker related that the levy was frozen years ago when the City was not at its maximum rate and the City was then punished for having a low rate. However by law the City can get some incremental increase. The CEDIT and COIT rates are set by the County Tax Council. It was noted that as the assessed valuation goes up, the tax rate will go down and vice versa. The City Attorney shared that when the tax caps were first established, the City lost \$300,000 to \$400,000 compared to Monroe that lost \$1,000 and North Adams School lost \$1 million while Adams Central lost \$1,000.

Fullenkamp made a motion to outsource janitorial services for City Hall, and reduce the funding in the 2019 budget to \$19,500 and to also include Madison Street restrooms. Seconded by Sirk, the motion was adopted. Dyer abstained from voting.

Resident Eric Zelt inquired about the plans to redo the Hanna Nuttman Ball Park. Mayor Meyer explained that the preliminary estimate was \$2.3 million. However, he noted that if bidding is done properly and City employees are used for much of the work the cost could be much less. It was shared that the City had been setting aside \$250,000 each budget, but that would take at least nine (9) years to get funds to proceed with the project. It was shared that a Capital Campaign had

been established and the Greater Decatur Committee is working with the City. Meyer pointed out that the Little League had used the fields at Monmouth this past season because the parking at Hanna Nuttman and the concession stands and restrooms were not convenient. However, using Monmouth is not an answer for the long term. Mayor Meyer also shared that the Rube Wynn Field would be 50 years old next year. Mayor Meyer shared that if the project is put out for bids, the lowest responsible bidder would be awarded the project. It was shared that Civil Infrastructure Manager Don Bergdall has had experience building ball fields and might become the general contractor for the project. It was noted that if a local contractor wants to assist the City financially with the project, they could present lower bids. Collier explained that the Hanna Nuttman Park project had been part of the City's long term projects. In reality, most of the items included in the Comprehensive Plan had been accomplished. It was pointed out that many things can be done by City employees which would result in great savings. Mayor Meyer shared that this past week had been a good week for receiving funding but there seems to be a lack of a sense of urgency by the general public. It was shared there is a list of corporations that will be approached for financial assistance.

There being not further public input, Dyer made a motion to close the Public Hearing, seconded by Sirk. The motion was adopted.

Sirk made a motion to reconvene the Council meeting. Seconded by Dyer, the motion was adopted.

Ordinance 2018-19, an ordinance containing the 2019 Budget for the City of Decatur was prepared for introduction. Sirk made a motion to introduce Ordinance 2018-19 on its first reading by short title only. Seconded by Fullenkamp, the motion passed and City Attorney Baker read Ordinance 2018-19 by short title only. Sirk made a motion to pass Ordinance 2018-19 on its first reading. Seconded by Dyer, roll call vote showed a vote of 5-0 for passage. Sirk made a motion to place Ordinance 2018-19 on its second reading by short title only. Seconded by Dyer, the motion was carried and City Attorney Baker read Ordinance 2018-19 by short title only. Sirk made a motion to pass Ordinance 2018-19 on its second reading. Seconded by Dyer, roll call vote was held and resulted in 5-0 passage. Sirk made a motion to table Ordinance 2018-19 for its third reading to be held at the September 18, 2018 meeting. Seconded by Collier, the motion was carried.

It was shared that the Board of Public Works and Safety members had discussed the closing on the home at 134 N. First Street and were recommending to Council that the building be demolished as soon as possible. It was shared that the City employees would do the demolishing at a rough cost estimate of \$2,500. Dyer made a motion to proceed with the demolition as soon as possible. Seconded by Sirk, the motion was adopted. The demolition cost will be paid from the Unsafe Building account in the Plan/Building Dept. budget.

Melissa Norby, Community Development Coordinator appeared before Council to continue work started at the August 7, 2018 meeting regarding Rules and Regulations for the Madison Street Plaza. No decision had been made at the August meeting and Norby presented a proposal to Council members for their continued input. Discussion took place on who should be charged a fee. It was shared that people who contributed to the project, which provided the funding of the Plaza want to see it used. Coshow shared that when the Courthouse area of Madison Street was used, the fee was \$25. Collier noted that when not-for-profits and others use the Plaza they will need to complete an Event Form and then the Council will have the opportunity to charge or waive any fees. It was shared that having a user fee is not a bad idea. Sirk suggested that it might be wise to have a deposit. Fullenkamp suggested if the event is a private event perhaps there should be a fee. Even with public versus private events an Event Form would need to be completed for each. Discussion considered

the need to have a fee to help with the costs of cleaning the restrooms and for restroom supplies. Coshow made a motion to table any action until the September 18, 2018 meeting, and give Council members time to review the proposal. Seconded by Sirk, the motion was adopted. It was shared that currently the City pays for utility costs while the Parks Department is paying for the supplies. Also noted was that an ordinance will be needed to designate where any funds would go.

Clerk-Treasurer, Phyllis Whitright reported that when working the 2019 Budget she had to adjust the Parks & Recreation budget due to the revenue estimates didn't support all the items budgeted. She recommended to Council that the renovations to the Legion Park restrooms, to keep half of the cost (\$30,000) in the 2019 budget and pay the other \$30,000 from the Riverboat Fund from this year's budget. Also, remove \$40,000 from the Parks & Recreation's 2019 Budget, the roof repairs at Riverside Center and pay from the 2018 Riverboat Fund. It was also noted \$10,000 for a used truck was removed from the Parks & Recreation 2019 budget. With these adjustments will keep the fund from having a negative operating balance. Coshow made a motion to approve the Clerk-Treasurer's recommendation requested. Seconded by Sirk, the motion was adopted. Operations Manager, Jeremy Gilbert thanked the Clerk-Treasurer for all her work in preparation of the 2019 Budget.

Department Head Input:

Kevin Hackman, Utilities Auditor reported that several landlords are receiving paperwork regarding the new forms with the new utilities software system.

Don Bergdall, Civil Infrastructure Manager shared a list of activities performed by City employees the past four (4) weeks. Included in the list were the following:

1. Installed 600 feet of new 12" sewer and 3 manholes in the field at the end of Bush Street to help with Homestead issues
2. Replaced two inlets and 30' of storm sewer on Central Avenue
3. Installed new 8" water main on Second Street from alley to Madison Street
4. Replaced water service at 364/358 Stevenson Street
5. Installed 180' of 8" and 220' of 6" storm sewer and 6 yard drains and 2 inlets in alley between Line and Schirmeyer St.
6. Removed field tile from Ed Gage's property that was out letting into the sanitary sewer behind the homes on Gage Street

Jeremy Gilbert, Operations Manager shared they are getting a lot of jobs completed. He noted heavy trash pick up will be next week, September 10-14, 2018, and yard waste would be picked up for six (6) more weeks.

Bill Karbach, Code Enforcement Officer made a comment regarding heavy trash pick up that if you have things in your yard for over a year it is likely it should be put out for heavy trash pick up.

Public Input:

City resident, Darrel Haines inquired about the moving of cars for the street sweeper. Karbach shared that people have been very cooperative once they have been informed. He shared that once a schedule gets worked out, it should help.

Resident Al Bedwell asked if the City had done anything regarding Animal Control and the railroads. Jeremy Gilbert, Operations Manager shared that he was working with Bunge to schedule some coordinated work. They plan to set down and work toward a plan for after the harvest season.

Regarding the animal control, Mayor Meyer shared he had contacted Wells County regarding their program for animal control. They have three (3) employees and the City and County share the costs of their program. He shared he had contacted the Adams County Commissioners and they feel the current system is sufficient and a good system. Mayor Meyer shared he did not see it being possible for the City to do something on its own.

Resident Conner Busick shared he was working on the Dog Park concept. He has pictures and a cost of \$21,000 for fencing from H&H. However, he noted locals seem to feel it can be done for less. Mr. Busick will appear before the Park Board on September 10, 2018. Suggestions for any location are yet to be considered.

Council Input:

Collier shared it was amazing to see what had been done in the last year while he was gone. It was noted he was extremely impressed with what had been done and appreciated all that the City workers had accomplished.

Dyer made a motion to make the letter from Cameron Collier to the Adams County Circuit Court Clerk stating that Collier was no longer on active duty and will resume his duties as a Councilman for District 4 effective Sept. 1, 2018. Motion was seconded by Sirk. motion was adopted.

Coshow made a motion to pay the claims against the City. Seconded by Fullenkamp, the motion was adopted.

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

Adjournment was at 8:55 P.M.