

CITY OF DECATUR  
COMMON COUNCIL MINUTES  
SEPTEMBER 5, 2017

The City of Decatur Common Council met on Tuesday, September 5, 2017 at 7:30 p.m. at City Hall in Council Chambers, 172 N. 2<sup>nd</sup> Street. The meeting was called to order by Mayor Ken Meyer. Roll call was taken to show Councilmen Craig Coshow, Matt Dyer, Tyler Fullenkamp, Scott Murray, 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 August 15, 2017 meeting. There being no corrections, Dyer made a motion to approve the minutes. Sirk seconded the motion. Motion carried.

The first item of business was the introduction of the Bond Ordinance in order to refinance the current Water Bond for a great savings, and also freeing up debt service funds if new rates are needed for new water issues--drilling of new wells and refurbishing others. It was shared that if adopted on all three readings this evening the process could result with the new bond by the end of September, 2017. Sirk made a motion to introduce Ordinance 2017-8 on its first reading by short title only. Seconded by Dyer, the motion passed. City Attorney Baker read Ordinance 2017-8 by short title only. Sirk made a motion to pass Ordinance 2017-8 on its first reading. Seconded by Coshow. Roll called showed passage by a 5-0 vote. Sirk made a motion to place Ordinance 2017-8 on its second reading by short title only. Seconded by Dyer, the motion passed. City Attorney Baker read Ordinance 2017-8 by short title only. Sirk made a motion to pass Ordinance 2017-8 on its second reading. Seconded by Dyer. Roll call vote showed passage by a 5-0 vote. Sirk made a motion to suspend the rules and place Ordinance 2017-8 on its third reading by short title only. Seconded by Coshow, the motion was carried. City Attorney Baker read Ordinance 2017-8 by short title only. Sirk made a motion to adopt Ordinance 2017-8 on its third and final reading. Second by Dyer a roll call vote showed a 5-0 vote of passage. Mayor Meyer announced that Ordinance 2017-8 had been adopted.

Barb Affolder and Attorney Audra Snyder appeared before the Council seeking tax abatement for the ABCinema for 5 years on personal property and 5 years on real estate. Also in attendance were Cory Affolder and Trevor Hobbs, Director of the Adams County Economic Development Corporation as the Economic Corporation is helping the Affolder's with some revolving loan funds. Barb Affolder shared that 14 people were hired but they were not full time equivalent employees. Council members shared their support of the new business. Coshow made a motion to grant a five (5) year abatement for each, personal property and real estate. Seconded by Sirk the motion was adopted. Mayor Meyer shared that while most downtown businesses do not qualify for tax abatement, the movie theater does.

Resolution No. 2017-12, a Declaratory Resolution which designates an Economic Revitalization Area upon the application of ABCinema, Inc. at 130 W. Monroe Street regarding the tax abatement for 5 years (personal property and real estate), was brought forward. Sirk made a motion to introduce Resolution 2017-12 by short title only. Seconded by Fullenkamp, the motion carried. City Attorney Baker read Resolution 2017-12 by short title only. Sirk made a motion to adopt Resolution 2017-12, seconded by Dyer. The motion was passed and

Resolution 2017-12 was adopted. It was then announced a public hearing will be held confirming the abatements, which will be held at the next common council meeting on September 19, 2017.

Kevin McCrory and Andrew Cunningham from JPR spoke about the Madison Street Plaza project. McCrory noted he was surprised to receive only one bid and also shared he had never seen the situation of having more work than contractors through his career. He shared areas such as Auburn doing a Streetscape project of over \$1 million had received no bids. Mr. McCrory shared the result of meeting with Primco, Inc. representative Rick Baumer, Mayor Meyer, Tony Murray, Melissa Norby, Jeremy Gilbert, and Don Bergdall which resulted in a savings of \$83,926.74. Deductions were in the following areas: Extending time by one month (\$12,000), reducing concrete testing (\$10,000), switch paver field by using some scored concrete (\$26,392), reducing the quantity of main field pavers (\$5,641.74), substituting trench drains (\$21,802), reduce bollards from 16 to 12 (\$4,640), and accent pavers (\$3,451). It was shared that a few things could possibly be changed with a reduction of \$2,000 or so. With these changes the cost of the project would be around \$700,000, which would be around \$150,000 over the engineer's estimate. It was shared that the Capital Campaign Fund has \$245,000 to \$250,000, and as of this morning the Patronicity funding level was at \$56,309 with 112 donors, plus \$50,000 match from IHEDA. It was shared there was \$150,000 in the 2018 budget for the renovations to the Mark's Heating building which could be delayed a year. By consensus, the Council members shared their thoughts in that they would rather delay action on the Mark's Heating building in order to move ahead with the Madison Street Plaza project. A motion was made by Sirk to approve the contract with Primco with the deductions of \$83,926.74 and authorize the reallocation of up to \$150,000 set aside for Mark's Heating building from the 2018 budget for the Madison Street Plaza project. Seconded by Coshow, the motion was adopted. Mayor Meyer made a plea for residents of the City and surrounding area to continue contributing to Patronicity with the hopes of reaching at least \$65,000.

At the August 15, 2017 meeting Councilman Sirk had asked for a review of the current Fireworks Ordinance. After studying the Ordinance it was noted there probably wasn't much to change as it had to be in compliance with the State Statute. However, a closer look to the penalty language and the amount of the fines could be considered. It was shared there may be a need for an enforcement campaign and residents were encouraged to be considerate of others in their use of fireworks.

Mayor Meyer then shared that Resolution 2015-16 gave the Mayor the authority to negotiate and get appraisals on properties. Currently he has had some communication with the owner of the apartment building located on the southeast corner of 1<sup>st</sup> and Monroe Streets. Dyer made a motion to give the Mayor the authority to proceed as needed. Seconded by Sirk, the motion was adopted.

The 2018 salary ordinance was tabled until the next meeting.

The City Attorney prepared Ordinance No. 2017-9, which amends Chapter 78, Schedule III of the Decatur Code Ordinances of 2015 requested by Operations Manager, Jeremy Gilbert to add a handicap parking space on at 615 Madison Street on the south side, and removing a handicapped parking space at 928 Line Street on the north side. Sirk made a motion to introduce Ordinance 2017-9, amending the handicap parking spaces, on its first reading by short title only. Seconded by Dyer, the motion carried. City Attorney Baker read Ordinance 2017-9 by short title

only. Sirk made a motion to pass Ordinance 2017-9 on its first reading. Seconded by Coshow. The roll call vote was 5-0 in favor. Sirk made a motion to place Ordinance 2017-9 on its second reading by short title only. Seconded by Dyer, the motion carried. City Attorney Baker read Ordinance 2017-9 by short title only. Sirk made a motion to pass Ordinance 2017-9 on its second reading. Seconded by Murray a 5-0 roll call vote showed passage. Sirk made a motion to suspend the rules and place Ordinance 2017-9 on its third reading by short title only. Seconded by Coshow, the motion passed. City Attorney Baker read Ordinance 2017-9 by short title only. Sirk made a motion to adopt Ordinance 2017-9 on its third and final reading. Seconded by Dyer, a roll call showed passage by a 5-0 vote. Mayor Meyer announced that Ordinance 2017-9 had been adopted.

#### Department Heads Input:

Don Bergdall, Infrastructure Manager, shared that the Nature Preserve has been paved and work on Master Drive is nearing completion with driveway approaches being done.

Police Chief, Greg Cook shared that traffic control at Bellmont has been going quite well under the circumstances with the Highway 224 project.

#### Council Members Input:

Councilman Dyer complimented Sgt. Tharp and School Resource Officer, Kevin Gerber for doing a great job relating to parents, especially with the construction work on Highway 224.

Councilman Murray thanked the Chamber of Commerce and Decatur Main Street for the summer concerts, and Mayor Meyer noted that the last summer concert will be on Sept. 21<sup>st</sup> featuring the Corey Cox band.

Councilman Coshow shared that 15 individuals had qualified for the Highland Games to be held on October 7<sup>th</sup>.

Murray 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 8:45 p.m.