

CITY OF DECATUR
COMMON COUNCIL MINUTES
JULY 19, 2011

The City of Decatur Common Council met on Tuesday, July 19, 2011 at 7:30 P.M. at City Hall in Council Chambers. The meeting was called to order by Mayor John Schultz. Roll call was taken to show Councilwoman Barb Engle, Councilmen Charlie Cook, Bill Crone, Matt Dyer and Ken Meyer were in attendance. Also present was City Attorney, Tim Baker and Clerk-Treasurer, Phyllis Whitright.

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

The meeting was called to order by Mayor John Schultz. The Clerk-Treasurer had emailed the minutes from July 5th meeting. There were no corrections or amendments. Dyer made a motion to approve the minutes as emailed. Cook seconded the motion. Motion carried.

Meyer made a motion to make the proof of publication on July 6th in the Decatur Daily Democrat for a Public Hearing for the City to apply for a Community Development Block Grant to demolish the former Street Department Garage a matter of record. Crone seconded the motion. Motion carried.

Minutes

The City of Decatur 1st Public Hearing
for a
Community Focus Fund Grant Application
Former Street Department Garage Demolition Project
July 19, 2011

Administration

The City of Decatur held the first of two required public hearings for the Community Focus Fund (CFF) grant application at its City Hall during the City Council meeting beginning at 7:30 p.m. on July 19, 2011. Matt Vondran, Grant Administrator with the Northeastern Indiana Regional Coordinating Council (NIRCC) was designated to act as the City's agent to conduct the public hearing.

Attendance

Twenty-one (21) people were in attendance. (Sign-in sheet is attached)

Introductory Comments

Mayor Schultz adjourned the Council meeting and opened the public hearing. Mr. Vondran introduced himself and explained the structure of the hearing. He then stated that it was the first of two required public hearings for the City of Decatur's Community Focus Fund grant application. He stated that NIRCC is assisting the City in obtaining a CFF grant from the Indiana Office of Community and Rural Affairs, known as OCRA, to help fund former street department garage demolition project.

Mr. Vondran stated that the total project is estimated to cost approximately \$553,598. \$456,850 will come from grant funds and \$96,748 will come from local funds. He then stated that the state funding is federal Community Development Block Grant or CDBG money allocated from the Department of Housing and Urban Development or HUD and administered by OCRA. The maximum amount that can be requested is \$500,000 and the City must provide a local match of at least 10% of the total project cost, however a larger match increases the competitiveness of the application. He stated that to qualify for this grant, the City must show that the project meets 1 of 3 national objectives, it must either benefit low to moderate income individuals, provide the elimination of slum and blight, or be of urgent need (usually associated

with disasters). Due to the condition of the building, this project will eliminate slum and blight on a spot basis. The City qualifies for this grant because it has designated the former street department garage as a blighted structure and has passed a corresponding resolution stating the same. Mr. Vondran stated that the local match will be approximately \$96,748 or 17%. He stated the match will come from the Cumulative Capital Development funds to cover grant administration, labor standards, and engineering. He stated that the City will not increase user fees to pay for any parts of this project.

Mr. Vondran then described the improvements. He stated that the proposed project includes demolition, asbestos abatement, and site restoration of the former street department garage. He stated the project will include the following concerning demolition. Razing of the aboveground structures (7,700 sq ft) with removal and disposal of rubble. Extraction of the below-grade structure and debris (7,700 sq ft) with removal and disposal of rubble. And the acquisition, transportation, placement, and compaction of 4,985 Cubic Yards (CYD's) of fill dirt. He then stated the project will include the following concerning asbestos abatement. Identification of all asbestos materials on site. Determination if materials are able to be removed as part of the general demolition or if they are deemed as friable (hazardous) and must be removed outside the general demolition. Proper removal and disposal of the friable (hazardous) asbestos materials. The utilization of landfill licensed to receive asbestos materials. The release of the site through a final cleaning and clearance sample that shows no remaining asbestos. He stated that these activities will utilize only certified asbestos removal professionals and inspectors. He then stated site restoration would include the construction of 7,700 sq ft 4.5 inch thick asphalt parking lot. Mr. Vondran stated that all of the work would be constructed within the City's existing right-of-way or other area previously disturbed by previous construction.

Mr. Vondran then stated that the CFF process is a 2-step process, a proposal followed by an application with public hearings prior to each. He stated that the proposal would be followed by a site visit from OCRA where OCRA would provide helpful insight to improve the application. Mr. Vondran stated that the applications are extremely competitive and are compared to other clearance projects; typically there is usually 1 to 3 per round.

Mr. Vondran stated that public participation is extremely important in this process and is documented by attendance at public hearings. He requested that everyone in attendance would sign the sign in sheet. He then stated that the proposal would be submitted by Friday, July 22nd and anticipated a site visit from OCRA in mid August. The grant application would be submitted on or before September 30th. He anticipated an award announcement in December 2011. Mr. Vondran stated that if awarded the grant, it is anticipated that the project will begin in the Summer of 2012 and be completed by November of 2012.

The public hearing was then opened to questions and comments.

Questions (question/comment in bold, answer in regular)

Mr. Vondran then asked if there was a consensus that everyone thinks this project is a good idea and the City should proceed and remove this building. **(head nods from the crowd)**. Mr. Vondran then stated that based on the head nods he would assume that everyone was in agreement. He and the Mayor then asked if anyone else had any questions or comments.

Steve Krull: I think anyone in the neighborhood would be happy with the removal of this building, it would be more compatible with the park next door and would make property values go up. It also goes along with comp plan that identified taking down structures and improving the overall looks of Decatur. I did not know that you planned to make it a parking lot, but I think it's a great idea, it will provide off street parking for the pool and police department.

Tim Baker: From a liability standpoint, the building is a dangerous place and everyone that's been in it knows that. It poses the risk to any children that might happen upon the property, I think there could be serious injury and from a liability standpoint, I think it makes great sense for the City to pursue the demolition of this building.

Ken Meyer: Any idea on the length of time the demolition will take once started, I live in this area and am concerned about all the dump truck traffic. Mr. Vondran : According to the engineer, it will take one to two months, with a majority of the time used for the asbestos abatement. But, the engineers job will be to design, organize, and monitor the project so that the building is taken down in the most efficient manner possible.

Jeremy Gilbert: John and I and Roger have worked with you pretty intensely on this project, which we've been working on for the last couple of years since identifying it as a liability issue. I'd like to thank you for all your hard work. I know you have come down, and the day you were taking the pictures in the basement, it was a little scary down there. I think it's a very good project and we could go on and on about the liability issues. But just wanted to thank you for helping us to try to get this done. Mr. Vondran: Yeah, I was disappointed I didn't have an intern on the day I had to take those pictures, because that wasn't much fun at all (laughter).

There were no adverse comments or complaints about the project.

Conclusion

There being no further questions or comments, Mayor Schultz adjourned the public hearing.

Matthew E. Vondran
Grant Administrator
Northeastern Indiana Regional Coordinating Council

Council members approved a \$1,000 raise at the July 5th Council meeting. The Clerk-Treasurer prepared Ordinance No. 2011-5, an ordinance fixing the salaries and wages for employees of the City of Decatur for the year 2012. There were no questions or comments, so Meyer motioned to Place the Ordinance on First Reading by short title only. Motion was seconded by Crone and passed by consent.

Meyer motioned to Pass Ordinance 2011-5 on First Reading. Engle seconded the motion. The roll call was five (5) members voting in favor and none against.

Meyer motioned to Place the Ordinance on Second Reading by short title only. Motion was seconded by Crone and passed by consent.

Meyer motioned to Pass Ordinance 2011-5 on Second Reading. Cook seconded the motion. The roll call was five (5) members voting in favor and none against.

Meyer made a motion to Table Ordinance 2011-5 until the next Common Council meeting on August 2nd, seconded by Dyer. All Council Members were in favor. Motion carried.

The Mayor and the City Attorney met with Dwayne Skaggs to purchase the building located at 167 N. 2nd Street (former Dwayne's Sweeper Shop). The Board of Works members approved the real estate agreement at their meeting. The Board of Works members also approved an environmental study to be done on the building before purchasing. The City will have the right to back out of the purchase if the building doesn't pass the inspection. The Board of Works approved hiring Environmental Management Specialist, Inc. to perform the inspection and to recommend Council members to approve using Cumulative

Capital Development funds to pay for the inspection. Crone made a motion to approve making the expenditure from the Cumulative Capital Development fund. Engle seconded the motion. Motion carried. The Mayor commented that the City wants to purchase this property to get control of this site, and have the building demolished.

There is no threshold for six months effective July 1, 2011 to January 1, 2012 for all public works projects and will be subject to the Common Construction Wage due to a legislative error. After January 1, 2012 the threshold will increase to \$250,000 and \$350,000 in 2013. The Board of Works members at their meeting approved and recommended to Council to appoint Kim Fruechte as the Awarding Agency Industry Rep. and Dan Rickord as the Owner Taxpayer Rep. to the Common Construction Wage Committee. Neil Ogg was appointed by the Adams County Commissioners for the City of Decatur as the County Legislative Body Taxpayer Rep. Cook made a motion to approve appointing Kim Fruechte and Dan Rickord to the Common Construction Wage Committee. Dyer seconded the motion. Motion carried. The Indiana Department of Labor will hold a Common Construction Wage Committee hearing at the Adams County Service Complex on August 9th.

Mayor Schultz reported for the raising of US Highway 224 East, there will be an informational meeting on August 17th, and also a Public Hearing on August 30th at Belmont High School. Construction for this project will begin in 2014.

The Clerk-Treasurer submitted proposed 2012 Budget Form 1 for each department, along with a comparison report from 2011 to 2012 to the Council members for review. Sharon Tester and Rosie Friedt from Adams County Council on Aging, Inc. were present to request an increase in the City's donation from \$10,000 to \$12,000 for 2012. Friedt handed out reports showing the cost for gasoline has increased 43% from 2009 to 2010. The reports also showed the majority of trips are made in Decatur. Tester explained that she isn't allowed to set a fee to the riders, since the program is federally funded, but she does receive donations from other entities. Council members informed Tester they didn't see reducing her proposed amount of \$12,000 once budgets are approved. Fire Chief, Les Marckel explained increasing additional premium for accidental and sickness policy for volunteer firefighters. This policy is to cover when a volunteer is unable to go back to his full time job, due to an accident while working as a volunteer firefighter. The Fire Chief wanted to increase the weekly income benefit, which would increase the premium \$1,193. This was added to the insurance account in Common Council's budget. Steve Krull, Parks & Recreation Supt. explained that he hasn't filled two full-time positions, so he moved these amounts from the wage account to capital outlays account for improvement projects. At the next Council meeting, Krull will request to transfer the amounts left in the wage account to capital outlays for improvement projects for this year too. Krull is not spending more from his budget, just moving the amounts to different accounts within his budget. Krull mentioned the Decatur Parks Board has already approved using these funds for improvement projects. Council members will review the budgets and make any changes at the August 2nd meeting. The Clerk-Treasurer announced the proposed 2012 budget will be published in the Decatur Daily Democrat on August 24th and again on August 31st. The Adams County Council will review the proposed budget on September 2nd. A public hearing for 2012 budget will held September 20th Council meeting, and adoption of 2012 budget will take place at the October 4th Council meeting. Council and the Board of Works members requested the Utilities Departments to also prepare budgets for 2012.

The Mayor appointed Ben Faurote as a non-voting advisor to the Redevelopment Commission for a term of two (2) years commencing on July 19, 2011 and terminating on July 19, 2013. The Mayor also appointed Rex Hinsky, Max Miller, and Ron Storey as members of the Redevelopment Commission.

These members will serve from July 19, 2011 to December 31, 2012. Council members appointed two (2) members to the Redevelopment Commission, Brent Arnold and Larry Isch. These members will serve from July 19, 2011 to December 31, 2012. Dyer made a motion to make the appointments a matter of record. Meyer seconded the motion. Motion carried.

The proposed Storm Water project in Anthony Wayne Meadows addition was discussed at the Board of Works meeting. This project is to put an outlet at the end of Brandywine Lane for storm water to run to the farm land owned by Dan Buchan. The Mayor and the City Attorney have met with Mr. Buchan and he is in agreement with this project. Dyer made a motion to proceed with bids for this project. Meyer seconded the motion. Motion carried.

Fire Chief, Les Marckel announced the Fire Department will be receiving a \$6,000 grant to be used for training.

Street Commissioner, Jeremy Gilbert reported GIA Consultants will be submitting information to INDOT for the sign grant by September 1st. There will be a four (4) month waiting period. The project will be completed February or March of 2012.

Steve Krull, Parks & Recreation Supt. reported due to extreme temperatures, admission at the city pool will be half off through this Saturday, July 22nd. Krull also reported on Saturday, July 22nd the Kids Triathlon will take place at Belmont High School from 9:00 a.m. to 10:30 p.m. Councilman Meyer praised the event and encouraged people to attend.

The City Attorney will prepare for the next Council meeting on August 2nd, the policy change for health insurance, effective October 1st for employees with spouses or dependents that have insurance elsewhere, they can stay on the plan, but the City's insurance becomes secondary. This will help decrease the amount of claims. Employees can remove spouse or dependents anytime through the year, but when adding a spouse or dependents must be done at open enrollment, which is July 1-31.

Larry Isch, organizer of Decatur's 175th Anniversary had brochures for activities scheduled for the event. Isch also received a liability insurance quote for the event. The Decatur Chamber of Commerce and the City will be additional insurers. The cost for the additional insurance is \$1,460.63. Meyer made a motion to approve the City to pay for half the cost of the additional coverage from the Common Council fund, Cook seconded the motion. Motion carried.

Engle made a motion to allow the claims as presented. Cook seconded the motion. Motion passed unanimously.

There being no further business, Meyer made a motion for adjournment. Dyer seconded the motion. Motion carried. Meeting was adjourned at 9:00 p.m.