

CITY OF DECATUR  
COMMON COUNCIL MINUTES  
JUNE 20, 2023

The City of Decatur Common Council met on Tuesday, June 20, 2023, at 7:00 P.M. at City Hall in Council Chambers, 172 N. Second Street, Decatur. The meeting was called to order by Mayor Dan Rickord. Roll call was taken to show Councilmen Craig Coshow, Matt Dyer, Tyler Fullenkamp, and Wylie Sirk were in attendance. Also present were Clerk-Treasurer Phyllis Whitright and City Attorney Anne Razo. Councilman Scott Murray was absent.

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

The Clerk-Treasurer had emailed the minutes from the June 6, 2023 meeting and Dyer made a motion to accept the minutes as emailed. Seconded by Fullenkamp, the motion was adopted.

The first item on the agenda dealt with abatement applications filed by Champion Home Builders, Inc. Appearing before the Council to request abatements for the personal property and real estate was Champion Home Builders Decatur plant manager, Adam Oszakiewaki along with Colton Bickel, Executive Director of the Adams County Economic Development Corporation (ACEDC). The application included 232 additional employees once the facility is completely up and running. The average hourly pay would be \$24.30 with bonus as a result of the number of homes completed each day. The company is requesting in their application two (2) ten (10) year abatements, with a schedule of the abatement for real property be at 100% for the first year, and then be reduced by 5% for each year to the 10<sup>th</sup> year of the abatement. For the personal property, be at 100% for the first year, and then be reduced by 10% for each year to the 10<sup>th</sup> year of the abatement. The first action needed is a motion declaring the property of 39.934 acres located at 1418 S. 13<sup>th</sup> Street as an economic revitalization area, and determine the number of years the deduction/abatement is allowed. In seeking the two (2) abatements, it was noted that the investment in the real property is approximately \$8,429,940 and the investment in the personal property is approximately \$20,067,409. Mayor Rickord thanked Champion Home Builders for investing in the community and reopening the facility.

Next the Declaratory Resolution 2023-13 was presented, a resolution for the Designation of an Economic Revitalization Area for Champion Home Builders, Inc., which allows a deduction/abatement for ten (10) years for both real and personal property as requested in the application. Sirk made a motion to introduce Resolution 2023-13 by short title only. Seconded by Dyer, the motion passed and City Attorney Anne Razo read Resolution 2023-13 by short title only. Sirk made a motion to pass Resolution 2023-13. Seconded by Dyer, the motion was adopted.

Following the passage of the Declaratory Resolution 2023-13, City Attorney Anne Razo stated that a Public Hearing would be necessary and announced that a Public Hearing would be held at 7 p.m. on Wednesday, July 5, 2023. Following the Public Hearing the Confirming Resolution will be considered.

Next on the agenda was a presentation by Ron Storey and Tim Ehlerding, members of the Decatur Redevelopment Commission, regarding a proposed project. Ehlerding handed out a proposed Riverview Lofts and Downtown Redevelopment concept along 1<sup>st</sup> Street south of Monroe Street, and possibly the parking area near the Chamber of Commerce. The project would include a splash pad as part of the riverfront development that is part of the Parks & Recreation plan, putting market-rate housing and the splash pad together in hopes to get funding

through a READI (Regional Economic Acceleration and Development Initiative) grant, which is 60% private funding and having housing along with quality of life projects together will help with funding. A Memorandum of Understanding (MOU) was being sought by the Commission members that includes the Housing Resource Hub. The MOU is the first step to allow moving forward with this project. The Decatur Redevelopment Commission members have agreed and are willing to enter into an agreement with the Housing Resource Hub dedicating \$50,000 to fund the study. Mayor Rickord mentioned that the \$50,000 is reimbursable if the project goes through. A sub-committee will be appointed by Mayor Rickord, and the sub-committee will include several groups such as, the Decatur Park Board, Decatur Main Street, a Council member, and so forth. There was some hesitation from Council members since there was a building not owned by the City along 1<sup>st</sup> Street, and also regarding the location of the City's infrastructure in that area. Another concern was the loss of parking spaces available for events held downtown such as the Thursday night concerts. The City Attorney stated that the Memorandum requires both Decatur Redevelopment Commission and Common Council's signatures. Following the discussion Fullenkamp made a motion to move forward with the Memorandum of Understanding pending the City Attorney's review of the MOU. Seconded by Dyer, the motion was adopted.

Final reading of Ordinance 2023-9, an ordinance regarding the annexation of Lake Shores Addition Phase 9, was brought forward. Sirk made a motion to place Ordinance 2023-9 on its third reading by short title only. Seconded by Dyer, the motion passed and City Attorney Anne Razo read Ordinance 2023-9 by short title only. Sirk made a motion to adopt Ordinance 2023-9 on its third and final reading. Seconded by Dyer, a roll call vote was held and passed 4-0. The City Attorney commented that the Ordinance will need to be published, if no appeal, the land will become part of the City 31 days from the publication, and the Ordinance recorded.

Next on the agenda Operations Manager, Jeremy Gilbert handed out information regarding various items for budgeting purposes. The first item centered around replacement of dump trucks, which have ranged in purchases since 1996 to 2015. Gilbert noted he has been doing some research and the current cost, which is from State bid, for a chassis is \$101,373.03 if ordered before the end of July, 2023. The cost will increase to \$105,445.20 if ordered on or after August 1, 2023. In addition, the estimated cost for the bed and equipment would be \$120,000 with the estimated total cost ranging between \$221,373.03 to \$225,445.20. Gilbert commented that a decision was not necessary this evening, but Coshow made a motion to proceed with ordering a chassis since delivery time would be nearly 18 months. Seconded by Sirk, the motion was adopted.

Gilbert shared concerns about the need for a storage building as the agreement with the Adams County Regional Sewer District states that the City is to be out of the building on Grant Street by March 1, 2024. Gilbert noted he is presenting the concern as an information piece this evening but noted the Council needs to be considering the issue for the 2024 budget. Gilbert will get quotes on a new building for the next meeting.

The third item the Operations Manager, Jeremy Gilbert shared was in regards to Brooks Construction as he received a call today noting they will begin work on July 10, 2023, if weather permits. Gilbert provided a list of the streets including the handicap ramps, to be repaved this year as a result of the Community Crossings Matching Grant (CCMG) and those included in the City's budget. Twelve (12) streets will be repaved as a result of the CCMG for a construction cost of \$1,052,685.36 with the City's portion being \$263,171.34. Eight (8) streets and alleys were included in the City budget for re-paving that will be paid from the Local Road & Street fund. The total repaving cost is \$1,288,056.36 with the City paying a total of only \$498,536.34.

Operations Manager Jeremy Gilbert handed out a list of possible streets to be repaved in the 2023-2 CCMG application which would be granted in June, 2024.

Gilbert handed out quotes from Brooks Construction to pave various City parking lots that need to be repaved. Funding will need to come from City funds, since they cannot be paid from MVH funds.

Gilbert also mentioned that next year the construction begins on the 5 Points Project. Council will need to think about other improvements around that area.

Mayor Rickord and Operations Manager Jeremy Gilbert shared projects that they hope to complete this year. These projects are the Riverside Center for additional pickleball courts. Fortunately, the County has agreed to help with funding some of that project. The second project is the Kekionga Project to include ball diamonds for the softball league, finishing the dog park, and stocking the pond with fish. Another project is the changing of the pickleball courts at the REV Sports Complex to rearrange them in order to go from two (2) to three (3) courts. Mayor Rickord noted he has been meeting with the skateboarders and they are enthused for the City to find an area for them, which would get them away from using the benches and so forth downtown. With the projects noted it was suggested by Gilbert that these projects could be completed at a cost of \$180,000 and he suggested allocating \$180,000 of American Rescue Plan (ARP) funds to be used to complete the projects. Mayor Rickord noted the projects are for people of all ages and add to the quality of life for all. Sirk made a motion to allocate \$180,000 of ARP funds to be used for the completion of the various projects. Seconded by Dyer, the motion was adopted.

Council members were also informed that there is approximately \$756,000 left in the ARP fund and has to be allocated by the end of 2024.

Ordinance 2023-10, an ordinance to amends Schedule VIII of Chapter 77 of the Decatur Code of Ordinances of 2015 to reduce the speed limit on all streets within the Cross Creek Subdivision from 30 mph to 25 mph, was brought forward. Sirk made a motion to place Ordinance 2023-10 on its first reading by short title only. Seconded by Dyer, the motion passed and City Attorney Anne Razo read Ordinance 2023-10 by short title only. Sirk made a motion to pass Ordinance 2023-10 on its first reading. Seconded by Dyer, a roll call vote was held and passed 4-0. Sirk made a motion to place Ordinance 2023-10 on its second reading by short title only. Seconded by Dyer, the motion passed and City Attorney Razo read Ordinance 2023-10 by short title only. Sirk made a motion to pass Ordinance 2023-10 on its second reading. Seconded by Dyer, a roll call vote showed passage by a 4-0 vote. Sirk made a motion to table Ordinance 2023-10 until the meeting on July 5, 2023 for its third reading. Seconded by Dyer, the motion was adopted.

Clerk-Treasurer Phyllis Whitright encouraged Council members to begin thinking about ideas/concerns for the 2024 budget. Suggestions were as follows; Jeremy Gilbert, Operations Manager suggested adding funds to the sidewalk program, Sirk inquired about the funding for the streetscape to Jackson Street, Fullenkamp noted they need to figure out how to get a shed building for the storage of equipment, and Sirk noted the need to fund the façade program. Gilbert noted input should be presented prior to the evening the budget is considered.

Mayor Rickord noted there is still an open Ordinance (2023-3) regarding the number of pets that are allowed within City limits. The ordinance was first introduced on February 7, 2023. There were three individuals who were concerned with this ordinance, but have not contacted him with their suggestions.

Mayor Rickord thanked all who had helped to make the Downtown Decatur Day a great success.

Department Heads Input:

Fire Chief Jeff Sheets reported the challenge of the dunk tank between the Fire Department and the Police Department. The dunk tank was held during the Downtown Decatur Day and the Police Department earned \$503 while the Fire Department added \$247 for a total of \$750 which goes to the Adams County United Way for the Clothe-a-Child project. Chief Sheets and Chief Gerber encouraged businesses and individuals to match the funds in order to be able to clothe more children for the 2023-24 school year.

Jeremy Gilbert, Operations Manager reported that the fire hydrants and curbs are being repainted. Also, the compost site has a large amount of fire wood available.

Public Input:

A Scout member, Joseph Kozlowski was in attendance along with other 8<sup>th</sup> grader Scouts many are looking for projects for their Eagle Scout project. It was noted that if the City had any projects, that Scout members could help with, please give him a call. Mayor Rickord thanked the Scout and his parents who were also in attendance and suggested there may be something to do on the Riverside Center project.

Local business owner, Corey Affolder expressed concern about the parking and also the infrastructure in the area of the Decatur Redevelopment Commission's proposal.

It was announced that the next Council meeting will be on Wednesday, July 5, 2023 due to the 4<sup>th</sup> of July falling on the regular Tuesday meeting night.

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

Adjournment was at 8:23 P.M.