

COMMON COUNCIL

APRIL 1, 2013

7:00 P.M.

Mayor Randy Strasser opened the meeting. The pledge to the flag was given by all present for the meeting.

Roll call was given and all council members were present: Carolyn Pearson, Brian Garrison, Nelson Smith, Dick Traeger and John Bennett.

Minutes from the March 4, 2013 meeting were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Brian Garrison. Motion carried. (5-0)

**OLD BUSINESS:**

Corey Whitesall from HWC presented the quarterly update on Stellar. The first year has been spent working on administration, focusing on getting set up. Now Stellar moves into the design stage with a small amount of construction. Most of the construction will be done in the third year.

Owner occupied housing: There are 14 homes in this first phase. The BOW approved contracts today. John Bennett had questions concerning the lead paint issue. Corey explained they bid more than they can do and then strike certain items off the list. If the projects total more than \$25,000 a lead abatement must be done.

Downtown Facades: Meeting has been held with owners of the buildings in the historic district. The next step is to list what the owners want done and compare that to what the architects feel needs to be addressed. It is a process of working together to meet all goals.

Downtown Streetscapes: Work is being done on a LPA agreement with INDOT and it is running a little behind but expected to move on very soon.

Opera House: Shield Sexton has been named the construction manager for the Opera House. This company is experienced in historic restoration,

Washington Street Trail: Right now it is in the process of working on contracts. Work may start this fall but could be later in spring of 2014.

Downtown Lofts: This project involves public and private partnership. The internal goal is to have recommendations by July of 2013.

Parking: There will always be a need for more parking. We are no different than other cities in that respect. We need to determine the impacted area and find a solution. We are looking at buying property and that will be on a voluntary basis. Title searches will need to be done and then meet with owners. This process is tricky and slow.

Utilities: The utility lines under the street need to be looked at and addressed. John Bennett questioned if the timeline to finish was 2014 and what concerns with the highway relinquishment would be to the construction. Corey explained the highway is not where the main work will be done. Corey reminded the council the utilities will have to be addressed before streetscapes can be completed but he does not see this to be a problem.

Brian Garrison questioned why we do surveys and title work before we talk to the buyers. Corey explained we can have some general conversation but we cannot take further until the surveys and title work is done due to legal issues. The laws protect the property owners and keep the cities in check.

John Bennett noted his wife is working on Safe Routes to Schools as a representative of the Delphi Community Schools and would like to see more communication between HWC and Stellar on the project status. Corey explained this project is ready to be let and will probably start in August.

**NEW BUSINESS:**

Resolution 2013-3 Floodgate City Funding. The city share of cost will now be \$219,067. Originally we would have had a cost of \$150,000. We now need to add clearing and grubbing and that could cost up to \$60,000. All the engineering and design work is done. We need to get our application of the grant in, be approved and then be able to start the project in 6 months. Brian Garrison wanted an explanation of why we did not get approved on the first application. Brian stated our first application went in 3 years ago and we had an extension that was good for 2.5 years and we didn't meet the deadline. Brian also stressed we hired BF&S so we wouldn't have issues. Where is our guarantee this won't happen again? Mayor Strasser responded we did not have design and engineer work 3 years ago and now we are shovel ready. Mike Turchi of BF&S explained there had been several issues. BF&S did not put enough money in their estimate of cost to satisfy the rules of Corp of Engineers and IDEM. We tried to do with less money and now we have a better design and in the long run it is probably worked out for the best, assuming it gets approved. Brian questioned where the money is coming from for the city's share. Mayor Strasser said it would be determined at budget time. Brian Garrison responded that does not seem better for the taxpayers. Brian further stated that if the budget wasn't set high enough to work with, then the project wouldn't have been a good one. Nelson Smith wanted to know how long before we will see this done. Mike Turchi replied it could be 2 to 3 years and that would be if we could look at bids this fall. John Bennett wanted to know if there were any obstacles in the construction. Mike listed the protection of the channel (canal is waterway), water certification contracts with IDEM and Corp of Engineers, bank protection, bedrock is an issue, DNR concerns are oxygen level in water and fish spawn. Mike expressed even though these are issues, they can all be dealt with. Mike also explained that water line and fencing is not back in the project so we can do cheaper. We've had a bid process 2 times and now it is questionable as to what bidders will do. Mike is hoping for lots of contractors but also doubtful. The first let received 3 bids but the second let only received 1 bid. Carolyn Pearson questioned if land acquisition is done. Abbie Diener, city attorney, explained that Mr. Rhine, a beneficiary of Jean Sales will work with us on the permanent easement. Underhill has not settled and he now wants to sell all the land. Abbie explained we have to do an option and then get the grant, then purchase the land. She explained at first OCRA said to have a purchase agreement contingent on grant approval and now OCRA states an option on land is what they want in order to approve the grant. Brian Garrison does not feel we can approve the resolution until we have land issue resolved. Nelson questioned where we would stand if we don't get the grant approved. Abbie stated the extra money for Underhill property was coming from city not OCRA and originally it was \$15,000 and now will be \$25,000. John Bennett wanted to know what would happen to the project if we did not get the option to purchase. Mayor Strasser replied we could move the pump station. Dick Traeger stressed we can't do on city money and we have to do something as this has been going on since 2009. The city needs to proceed. Carolyn Pearson remarked this has not been an easy journey but must be completed. Carolyn Pearson made the motion to approve Resolution 2013-3 Floodgate. Second by Dick Traeger. (4-1) Carolyn Pearson, Nelson Smith, Dick Traeger and John Bennett voted aye. Brian Garrison voted nay. Motion carried.

**DEPARTMENT HEADS:**

Fire: No reports as computer system not working. There was a meeting with fire board and attorneys and 2 council members and the issue before them was turned over to attorneys. On April 8, 2013 the first meeting of the building committee will be held.

Waste: Dick reported the booster package arrived on the 25<sup>th</sup> of March. Maddox removed the old one and installed the new one. Maddox and Xylem will be here tomorrow to work on glitch with booster.

Street: Aaron reported work has begun on replacing signs to match ordinance. Spring clean up will be the 8<sup>th</sup> and 14<sup>th</sup> of April with a dumpster at Riley Park Annex.

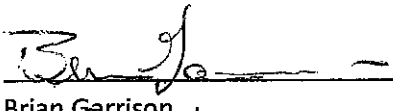
Community Development: Kevin Kologinsky reported we need to find a way to pay additional cost for the Floodgate Project. Freedom Bridge will be let on April 3, 2013. We have to prove it is all American steel and that is due to a federal requirement. Owner Occupied Housing Project has lots of good benefits including heating/air conditioning, porches and roofs. The Downtown Façade Project is a wish list to realities situation. Three or four businesses did not wish to participate and this will open the door to other businesses. Most of the buildings in the historic downtown will get updated. John Bennett had attended a meeting with Methodist Church and informed DPS is going to take over the church building downtown. John noted DPS has Young's Culligan, old church building and Opera House and would like to know what their plan is. Kevin informed the council DPS could sell any of these buildings and use the money to fix up other buildings. Dick Traeger is on the board of DPS and assured all they do not want to keep these buildings forever.

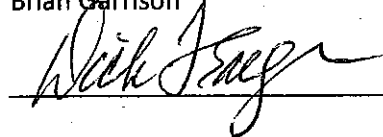
Mayor: Mayor Strasser informed the council of the meeting with Consolidated Union Insurance will be on Wednesday at 5:00 P.M. They will discuss what the city needs to do to fit into the affordable health care act. IACT will be having seminars in Plymouth and Carmel with good information on being compliant with the plan. Mayor Strasser handed out copies of budget estimates with revenue and disbursements.

Police: John Chapman informed council the officers had received training in rapid response. John recently attended a meeting held by IACT and learned a lot on compliance regulations. John also informed the council he had recently received ammo that had been ordered several months previously. Ammo is becoming hard to purchase as well as the cost rising.

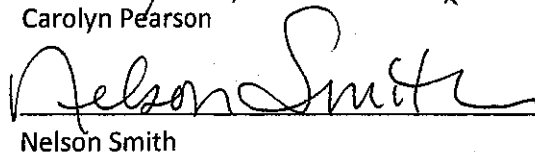
Meeting adjourned at 8:45 P.M.

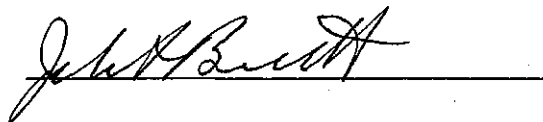
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Mayor Randy Strasser

  
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