

COMMON COUNCIL
SEPTEMBER 2, 2014
7:00 P.M.

Mayor Randy Strasser opened the meeting for business and led council members and guest in the pledge of allegiance to the flag.

Roll call was given by the clerk treasurer and the following council members were present: Carolyn Pearson, Dick Traeger, Brian Garrison, Nelson Smith and John Bennett were present for the meeting. Minutes from the meeting held on August 4, 2014 were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Dick Traeger. Motion carried. (5-0)

OLD BUSINESS:

- A. Mark Zimpher reported on the status of the new addition. Area Plan has approved the 2 family homes section as drawn. The drainage board will have an attorney and outside engineering firm to look over the specs and will report if is satisfactory or if there are needed items.
- Belinda Morrow resides along 800 and is a concerned property owner by the addition. Mrs. Morrow is concerned with water issues as well as increased traffic on the narrow road. She wanted to know if the city will address the road issue and Mayor Strasser stated it was a county road. Mark responded the water will have a secondary drainage and this will divert water from the Morrow area. Mark assured Mrs. Morrow the homes planned for this area are single family homes with 2,000 to 3,500 sq. ft. Evergreen trees will be planted along the property line that will provide privacy as well as a good appearance. Mrs. Morrow stated she was still concerned with the late notice of Zimpher's plans and would have purchased the property had she known of the situation.
- B. Brock Dawson brought the proposed change to Ordinance 3-71 with #6 being added to the ordinance. Mayor Strasser noted the parking study showed we have plenty of parking spaces. Mayor Strasser also noted 50% of the apartments are on the 2nd floor of buildings and this does not meet current zoning. He also noted we are still looking at purchasing property for parking and we will be changing parallel to angle parking on Main St. and this will increase parking spots. Brian Garrison stated he eats at the Sandwich Shop and there is always a problem finding parking spots. Corey Whitesell of HWC stated parking is always a challenge for any city. He also stated it is rare for cities to provide all day parking lots. The angle parking on Main should be done by 2016 and the bump outs are still on the table around the square where we will lose a few spots but keep in mind we are gaining on Main St. John Bennett stated he along with the council members had worked hard on the parking ordinance and it is a hot bed. Mayor Strasser stated he often walks around downtown and there are plenty of empty spaces. Brian Garrison noted he understands we're building our city but Tippecanoe County makes the developer solve the issue and not the taxpayer. Dick Traeger stated downtown Lafayette follows their parking ordinance and does not give upstairs residences all day parking. Mayor Strasser explained Area Plan will be having a special meeting on the 16th of September and would like our council to hold a special meeting the week of the 21st. Jeff Watson stated he is concerned about legal issues as well as zoning and if we are compliant as well as buildings being grandfathered in. Jeff

expressed his concern with smashing buildings to make parking lots. The council members decided to have a special meeting on the 22nd at 6 PM to discuss this issue. Mayor Strasser stated he wants and is starting process for our own city zoning.

- C. Façade Project Bidding Update: Corey Whitesell of HWC stated the bids are in on the facades and came in at 1.67 and the budget was 1.4. Kemme Construction can cut \$95,000 from his bid but this will still leave us short \$150,000. A decision needs to be made to either move forward or to rebid. KJG had contacted over 40 contractors and only 2 bids on the project. Corey feels we need to move forward and we can tighten up numbers on water projects and pull some money from other projects like streetscapes. Brian Garrison stated we are constantly being asked to provide more funds and this can't continue. Mayor Strasser noted he is constantly talking with KJF and HWC. Shawn Cain stated we have made changes from the plan but the overall program is still on target. Corey stated we need a letter for OCRA guaranteeing we have \$415,430 in funds available for this project. Carolyn stated it would be ideal if property owners would step up and contribute more. John Bennett wanted to know how far along we are with Stellar projects. Carey stated we are half way. John also asked if we could go back to owners. Shawn Cain stated we would have to go back to OCRA to arbitrate. Dick Traeger made the motion to approve the letter to OCRA in the amount of \$415,430. Second by Carolyn. Motion carried. (5-0)

- D. Resolution 2014-5 needs to be signed and a copy goes to IHCD for Opera House records. Carolyn Pearson made the motion to approve resolution 2014-5. Second by Brian Garrison. Motion carried. (5-0)

- E. Flood Plain Hazard Ordinance: A copy of this ordinance is filed in the Clerk's office. At this time, no action is needed. Council members need to read this and this will be addressed at a later time. There is plenty of time to work on this ordinance.

- F. Department Head Reports:

Clerk: Leanne reminded the council members an additional appropriation will have to be done and filed with DLGF by the 15th of November. City share of funds will have to be cleared on the books. Funds and grants can have a negative balance but only if it will be reimbursed.

Utilities: Dick VanSickle reported grading and seeding is finished at both lift stations and some ballards are needed as protections from traffic. Accu Dig is working on the issue with debris in lines in the bottoms.

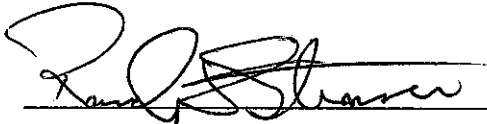
Street: Aaron Lyons attended a meeting with CCRC and Burlington has dropped out of the project. Aaron passed out a financial report on CCRC. Clerk's office did not receive a copy. John Bennett asked for clarification on the cost per household. Mayor Strasser questioned if the council would like for a committee be formed to work with Aaron on this issue. Brian Garrison and Carolyn Pearson volunteered to work on the committee.

Police: Steve Mullin gave a written report to the council members. Steve also reported the server for the police department went down and was replaced with data being saved. The new car will be delivered soon. Steve is working with Delphi Community School on the SRO position and a tentative offer has been made.


Community Development: Kevin Kologinsky reported Freedom Bridge will be set in place on the 9th of September. Due to issues, the Interurban Trail will be one year from now. Owner

Occupied Housing had 8 applicants. Brian Garrison wanted to know if time had run out in order to participate. Shawn Cain stated owners could still apply. Brock and Kevin completed the grant application for blight properties.

Meeting was adjourned at 9:10 PM



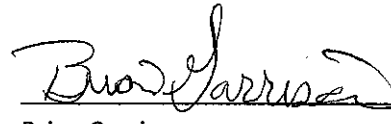
Mayor Randy Strasser



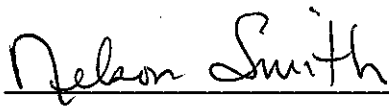
Dick Traeger, President



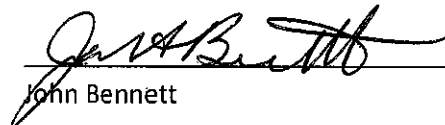
Carolyn Pearson



Brian Garrison



Nelson Smith



John Bennett