

SPECIAL MEETING
COMMON COUNCIL
JUNE 27, 2016
5:30 P. M.

Mayor Shane Evans called the meeting to order. The pledge of allegiance to the flag was given.

Roll Call: Present Carolyn Pearson, Brian Garrison, Richard Traeger, Dale Seward, Mike Shockley.

Mayor Evans stated the reason for this special meeting was discussion of chapter 150, Building Regulations and opened the floor for discussion by council members.

Richard Traeger stated he has experience with Tippecanoe and other counties. Updates are needed as well as looking to what is covered and the fees. There is no reason to be afraid of addressing the codes. It is not penalizing; it is for protection of every property owner.

Brian Garrison agreed and stated there are changes to look at and it will be a way to better our standards.

Mike Shockley feels we could have more empty buildings. Mike stated he could remember a time when the buildings were full both down and upstairs. He feels we will be putting another burden on small business owners.

Mr. Wagner of Area Plan explained everyone needs to understand what requires permits and inspections. Basically a remodeling project not requiring the changing of 100' of bearing walls would not require either. Understanding would replace fear.

Carolyn Pearson used Pizza King as an example. They have made many improvements and Carolyn doesn't want to stop this in the future. Her main concern is to over regulate.

Dale Seward agreed with Carolyn. Dale stated he does not feel more government regulations will help our residents. Dale questions if there are numbers to justify additional government control. Dale feels we have lost businesses from Stellar. Richard Traeger disagreed with Dale's statement.

Richard Traeger stated most projects will not need a permit. It will be our responsibility to come up with a list.

Dale questioned if want to repeal the present ordinance or amend ordinance 92-4.

Brian stated we do not want to repeal, we need to make amendments that will work for our community. We can't stay the same. We need to move forward. There is no quick way to accomplish this task. It could easily take the rest of this year or next before we are ready to amend chapter 150.

Mayor Evans opened the discussion to the guests present.

Jeff Watson stated he had written the letter after a meeting with Mayor Evans and was told the ordinance had to be repealed or adapted. Jeff agreed there are places needing updating but does not want us to push people out.

Anita Werling stated we do not have a licensing procedure to ensure it's a good contractor being hired. Codes are geared toward health and safety. In a community, your actions affect those around you. Reasonable code is needed. If property values go down, tax revenue will go down. Services needed to be provided by the city won't go down and therefore the tax revenue the city depends on will need to go up not down.

Katrina Coghill noted she doesn't want run down properties. Small business owners can't afford much and doesn't want more regulations. Katrina does not want the codes repealed but amended with as little government regulations as possible.

Krista Watson feels the codes need to be repealed. Krista doesn't like the printed info given out. She feels this material can read many different ways. This must be a balanced effort between business and residential. A task force should be put together. Krista noted she has traveled a lot in the northwest section of the state and other cities she has visited have more blight than we are dealing with.

Todd Price is a contractor and property owner and feels codes can hamper new business. Todd could not have afforded to buy buildings if enforced regulations would have been present. Todd felt one solution would be to leave the old buildings out of the equation and codes would apply to new buildings only.

Sam Deiwert spoke and informed the ordinance 92-4 was established during his term as mayor. Details of this ordinance should have been developed. Sam feels there are three things we must consider.

1. How are we looking to the future and how can we capitalize on improvements made by Stellar? We have to attract others to our community.
2. In order to attract others, we must prove we can keep them safe in their investments.
3. Lots of work is needed to bring this old ordinance up to date. It is the responsibility of the Common Council to work on this. To repeal would say we're done and remain in the past.

To amend would work towards a better future for all of us.

Dick Bradshaw stated chapter 150 is our guide but not enforced. "Government that governs best, governs least." Dick feels our present ordinance needs to be simplified. A group should be appointed to research and determine the needs of our community.

Kevin Kologinsky reported he had worked on the grants for our community and realizes the needs for codes. Kevin felt a safety list must be addressed. The code should be amended to reflect our concerns. Adam Livers doesn't think a list will excite people of the community. There are other ways to give incentives. One way would be tax abatements.

Andy Royal questioned if the changes we are discussing would go back to the date of the 92-4 ordinance. Mr. Wagoner of Area Plan stated it would only apply to current projects.

Patty Brown stated she left Tippecanoe County because of regulations and came to Carroll County. Ms. Brown does not want the problems she experienced previously.


Tina Breinack, VP of Area Plan said fear over regulation is not correct. We need to figure out what works for our community. There is a liability to our city since we have but don't enforce the current ordinance. Kevin Kologinsky wanted to know if there is room in this code for problem homes in the community. It was noted that was a separate code.

Mayor Evans addressed the council and questioned their intentions.


Richard Traeger made a motion to form a study group to work towards amending the code 150 and for Mayor Evans to lay out code. Second by Brian Garrison. Motion carried. (5-0)

The appointments to the committee are: Mr. Wagner, Richard Traeger, Jeff Watson, Todd Price, Pat Brown, Adam Liver and Scott Billings.

Carolyn Pearson made the motion to adjourn. Second by Dale Seward. Motion carried. (5-0)



Mayor Shane Evans



Carolyn Pearson, President

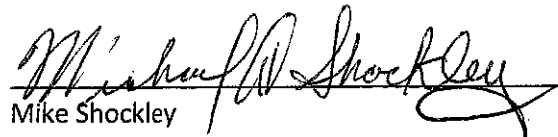
Brian Garrison



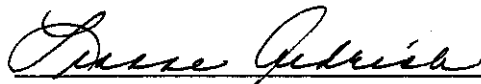
Richard Traeger



Dale Seward



Mike Shockley



Leanne Aldrich, Attest