

CITY OF WINCHESTER
COMMON COUNCIL
MEETING MINUTES
MONDAY, OCTOBER 6, 2014

Public Hearing @ 6:30 pm for Tax Abatement of 926 and 930 Waterview Street
Mayor Croyle opened the floor for public comment on the matter of tax abatement for 926 and 930
Waterview Street. There being no one requesting to speak for or against the floor was closed and the
public hearing was adjourned at 6:31 pm.

Pledge of Allegiance – Mayor Croyle
Prayer – Larry Lennington, Council member

Regular meeting @ 6:32 p.m.
Council Chambers / City Hall / 113 E. Washington St.

Mayor Croyle called the meeting to order and presided over the meeting. Clerk-Treasurer, Vicki Haney, recorded the minutes.

The Clerk's roll call showed five City Council Members present.

Precinct 1	Councilor Larry Lennington
Precinct 2	Councilor Tom Sells
Precinct 3	Councilor Santiago (Jim) Nunez Jr.
Precinct 4	Councilor Leesa Friend
At Large	Councilor Todd Schroeder

Additional Officials Present:

Tom Cockerill, City Attorney; and Mike Burk, Police Chief

Citizens Present:

Tim Yost, Deb Henning, and Jeff Naylor

Media Present:

Darrel Radford

Approval of the Minutes:

Councilor Schroeder moved to approve the minutes of the September 15, 2014 meeting. Councilor Friend seconded. Motion passed 5-0.

UNFINISHED BUSINESS

Resolution No. 2014-15

Resolution No. 2014-15 was presented by Mayor Croyle and was entitled, "CITY OF WINCHESTER, INDIANA, COMMON COUNCIL CONFIRMATORY RESOLUTION GRANTING TAX ABATEMENT TO KLEM WINCHESTER PROPERTIES, LLC."

Councilor Schroeder moved to have the reading of Resolution No. 2014-15 by title only. Councilor Nunez seconded. Motion passed 5-0. Reading complete. Councilor Schroeder moved to accept the

reading of Resolution No. 2014-15. Councilor Preston seconded. Motion passed 5-0. Thus it becomes Resolution No. 2014-15.

Resolution No. 2014-16

Resolution No. 2014-16 was presented by Mayor Croyle and was entitled, "CITY OF WINCHESTER, INDIANA, COMMON COUNCIL CONFIRMATORY RESOLUTION GRANTING TAX ABATEMENT TO JEFFERY D. NAYLOR."

Councilor Schroeder moved to have the reading of Resolution No. 2014-16 by title only. Councilor Nunez seconded. Motion passed 5-0. Reading complete. Councilor Schroeder moved to approve the reading of Resolution No. 2014-16. Councilor Friend seconded. Motion passed 5-0. Thus it becomes Resolution No. 2014-16.

Lighting at Willard Elementary School

At a previous meeting, Mr. Paul Beatty, 516 Westwood Court, reported a concern of the lighting around Willard Elementary School. Councilor Nunez explained he is worried about the safety of the people in the area. Mr. Jeremy Duncan, Principal, Willard Elementary School met with Councilor Nunez about this issue and looked at the problem areas. Council Nunez stated there are three lights needed in this area. Councilor Lennington suggested the school place lights at the corners of the school property for the evening. Councilor Nunez believes the lights need to be on all night, not just in the evening. A timed light could be a very good option for this area. Mayor Croyle will discuss this issue with Superintendent Hinshaw. A street parking issue in front of Willard Elementary School on W. South Street was also discussed. A parking ordinance for the area will be drafted for the next meeting.

Aging in Place

The Aging in Place Grant administrator has received new applications. Mayor Croyle is hoping the City will be able to use all of the allocated grant money available for the project. Several of the homes have been let for bid.

NEW BUSINESS

Tax Abatement

Mayor Croyle explained Steve Sandifar plans to purchase the former Mutual Bank building located at 110 Pearl Street and make it part of his service station. He would like the Council to consider tax abatement for the new building that will be built on this property. The property is located within a TIF (Tax Increment Financing) District. The building location will have to be designated as an Economic Revitalization Area (ERA) to make it eligible for abatement. Resolutions will be presented at the next meeting for this property.

Mowing for the Gateway Project

Councilor Nunez presented two bids for the mowing of six islands once the Gateway Project is complete. The bids were received from John Slocum and Myers Landscaping.

Contractor	First Mowing	Each Additional Mowing
John Slocum	\$1,000.00	\$800.00
Myers Landscaping	\$1,925.00	\$1,350.00

Perhaps the Redevelopment Commission and the Common Council could share the costs of the mowing. Mayor Croyle stated this could give the City the opportunity to clean up other areas around the US Highway 27 and US Highway 32 Overpass. The different areas that will be mowed were discussed.

John Deere Backhoe

Frank Lowrance, Street Superintendent, reported he would like to advertise for sale a 1991 John Deere 870 Backhoe for sale. A mower could also be listed for sale. Superintendent Martin would like to have one of the items for the Waste Water Treatment Plant. The backhoe could be used for the drying beds. Councilor Schroeder moved to allow the Street Department to advertise the items to be sold contingent upon Superintendent Martin's selection of the equipment and the reserve bid of Five Thousand Dollars (\$5,000.00) for the John Deere Bucket. Councilor Nunez seconded. Motion passed 5-0.

Public Concerns

Councilor Nunez, representing WCCPC (Winchester Community Cultural Preservation Committee) would like to thank the community, for an excellent Mardi Gras. He also thanked all the City Departments for their help with the festival. It is a very popular festival.

Councilor Friend spoke to Tom Mathew, owner of BBMT Management. Mr. Mathew wants to know where the City is on the street paving project for the new condominium addition located at Summers Pointe. Mayor Croyle explained the City wanted to include the street paving project along with Phase Three of the Greenville Avenue Project, but the Greenville Avenue Project has been delayed many times. Bill Keller, from Frontier Communications, will be contacting Tom Mathew to discuss this project. BBMT will receive a grant for the street paving. The paving will be expensed from the EDIT (Economic Development Income Tax) Fund. The expenses for Street paving this year is Two Hundred Thousand Dollars (\$200,000.00).

Councilor Nunez stated one of his neighbors repaired their sidewalk. Councilor Nunez encourages anyone in town to repair their sidewalk because the City has the Sidewalk Rehabilitation Program where citizens can be reimbursed for seventy percent (70%) of material costs.

Mayor's Report

Mayor Croyle stated he met with the State of Indiana Lt. Governor's Office Chief of Staff and a representative from OCRA (Office of Community and Rural Affairs) to discuss issues and concerns. The meeting was held at the Randolph County Economic Development Office. The Chief of Staff from the Lt. Governor's Office was excited to be here during Mardi Gras because she was from the Farmland, Indiana area and was previously a Mardi Gras queen candidate.

Mayor Croyle met with the Randolph County Commissioners concerning the Greenville Avenue Project. Two properties which are part of the project are owned by the Commissioners. The Commissioners donated the right of way to the City so the City does not have to purchase it. Several responses have been received from property owners regarding their appraisals and several property owners have consented to relinquish the property needed. Property owners may challenge the appraisals. The appraisals were completed through the INDOT (Indiana Department of Transportation) computer program and the City had no involvement in it. Property owners have thirty days to respond to the appraisals; if appraisals are accepted the process will move on, if appraisals are rejected it will go to court.

Mayor Croyle will meet with Dr. Greg Hinshaw, Superintendent of Randolph Central School Corporation, to discuss building upon the current educational opportunities of the school system.

Mayor Croyle will be attending a Mayor's Roundtable meeting on October 16, 2014 in Crawfordsville, Indiana.

Announcements

The Board of Public Works and Safety will meet in an executive session to interview candidates for the Police Department on October 7, 2014 at 8:00 am in the Council Chambers. The regular meeting will follow the executive session.

The Redevelopment Authority will meet on October 7, 2014 at 5:00pm in the Council Chambers. Jim Meinerding, President of the Redevelopment Commission and Nan Harris, Secretary of the Redevelopment Commission will also be present to sign the final documentation for the bonding issuance for the Greenville Project in the amount of Two Million Seven Hundred Fifty Thousand Dollars (\$2,750,000.00).

The Redevelopment Commission will meet on October 9, 2014 at 5:00 pm in the Council Chambers.

The Park Board will meet on October 16, 2014 at 5:30 pm in the Council Chambers.

The Annual YMCA Dinner will be held on October 30, 2014. Elected officials who would like to attend please contact Mayor Croyle as soon as possible.

Halloween Trick-or-Treat will be on Friday, October 31, 2014 from 5pm to 8pm.

Adjournment

There being no further matters to discuss, Councilor Schroeder moved to adjourn. Councilor Friend seconded. Motion passed 5-0. The October 6, 2014 meeting was adjourned at 7:25 pm.

Mayor, Steve Croyle

ATTEST: _____
Clerk-Treasurer, Vicki Haney