

CITY OF WINCHESTER
COMMON COUNCIL
MEETING MINUTES
MONDAY, MAY 21, 2018

Regular meeting @ 6:30 p.m.
Council Chambers / City Hall / 113 E. Washington St.

Pledge – Mayor Byrum
Moment of Silence – Mayor Byrum

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

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

District 1	Councilor Larry Lennington
District 2	Councilor Tom Sells
District 3	Councilor Ron Loyd
District 4	Councilor Leesa Friend
At Large	Councilor Missy Williams

Additional Officials Present:

Shean Bosworth, Street Superintendent and Jon Reed, Deputy Police Chief

Citizens Present:

Niles Thornburg, Judy Moody, April Knasinski, Deb Henning, Jim Nunez Jr, Kristopher Bilbrey and Lynn Humphrey

Media Present:

Bill Richmond (Star 98.3)
Kate Thornburg (News-Gazette)

Approval of the Minutes:

Councilor Friend moved to approve the meeting minutes of the May 7, 2018 meeting. Councilor Williams seconded. Motion passed 5-0.

Committee Reports

Blight Committee- Councilor Williams informed the council that the property at 517 High Street has been demolished.

Winchester House (313 S. Meridian Street) - Councilor Loyd presented an update report for the council and those present. There have been nine project progress meetings held, the most recent of which was Friday May 11, which was the final meeting. All of them were held at the project site and were attended by Mayor Byrum; Councilor Loyd; representatives of the General Contractor; Mr. Brett Dodd, the city's primary representative on the project; Ms. Shannon Shumaker, representative of Volunteers of America, and by telephone Mr. Scott Faulk, project architect. Councilor Loyd was unable to physically attend this meeting, but was present via telephone for the vast majority of it. The purpose of these meetings is to keep all parties involved aware of the progress and create a forum for questions of cost changes and project improvements. The current status of the Winchester House as of Friday May

11 is as follows: work on the project will be 95% complete by Friday, May 25th. There is a water furnace to be installed for fire protection this week, followed by testing of the fire prevention system, and then an inspection by the local fire marshal's office. This will be followed by punch-list inspections by the city architect and contractor, which should occur next week. The first residents may move in by the end of the month. The VOA has been conducting training sessions for their employees.

Fountain Park Cemetery- Jim Nunez Jr. informed the council that the past weekend the cemetery had a big weekend due to tours provided for the bicentennial celebration and the Winchester Community High School alumni. There were 50 people interested in the self-guided tours and books detailing the history of Fountain Park Cemetery. The driveways have been able to be cleared due to sales, and a third driveway was implemented. There will be a Memorial Day Celebration in honor of fallen soldiers, veterans, and those who are currently serving in our community.

WCCPC (Winchester Committee Cultural Preservation Committee) – Mr. Nunez reported that the WCCPC is still struggling to fund the 4th of July celebration. He said that the park is looking awesome, though, and they will do the best they can with what they have.

Bicentennial Committee- Mr. Nunez also informed the Council that the Bicentennial Celebration on Saturday, May 19 went well despite the rain. There were a lot of citizens present. He thanked the street department and the fire department for their help, as well as the police for their help with traffic control. The community picture had to be taken at 2:27 PM due to weather. Committee members are discussing having another community picture done on Founder's Day on August 18 for the citizens who missed the first one.

The Bicentennial Car Show will be held on July 28, 2018, along three sides of the Courthouse square, as well as plenty of games and activities. There will be another bicentennial celebration on August 18 & 19, 2018 at Goodrich Park.

Public Concerns

There being no concerns, the floor was closed to the public.

NEW BUSINESS

TOA Winchester LLC

Clerk Haney presented to the council a Compliance with Statement of Benefits Personal Property (Form CF-1/PP) for TOA Winchester LLC. The form confirms that TOA remains in compliance with their tax abatement. Their tax abatement was approved at the end of 2016. The form requires the council president's signature. Councilor Loyd asked if companies needed to prove they are in compliance every year, and what exactly they were in compliance with. It was explained that they need to comply with a form implemented by the state and that they do need to go through this process annually. Councilor Sells moved to approve the TOA Winchester LLC Statement of Benefits Personal Property form. Councilor Friend seconded. Motion passed 5-0.

Resolution No. 2018-13

Resolution No. 2018- 13 was presented by Omega Enterprises Incorporated and was entitled, "City Council of Winchester, Indiana, Declaratory Resolution for the Designation of an Economic Revitalization Area".

Mr. Cockerill explained the process of tax abatement resolutions to the council. Resolution No. 2018-13 is a preliminary ERA (Economic Revitalization Area) resolution required for tax abatement. There will be two public hearings at the next council meeting, once this resolution and a preliminary resolution for the actual tax abatement pass. Councilor Sells motioned for the first reading of Resolution No. 2018-13 by title only. Councilor Loyd seconded. The motion passed 5-0. Mr. Cockerill completed the first reading by

title only. Councilor Sells motioned to approve the first reading of Resolution No. 2018-13. Councilor Friend seconded. Motion passed 4-0 with Councilor Lennington abstaining.

Resolution No. 2018-14

Resolution No. 2018-14 was presented by Omega Enterprises Incorporated and was entitled, "Common Council of Winchester, Indiana A Preliminary Resolution Granting Tax Abatement to Omega Enterprises Incorporated".

Councilor Sells motioned to have Resolution No. 2018-14 read by title only. Councilor Williams seconded. Mr. Cockerill completed the reading. Councilor Sells moved to approve the first reading of Resolution No. 2018-4 by title only. Councilor Loyd seconded. Motion passed 4-0 with Councilor Lennington abstaining.

Public Hearings

Councilor Sells moved to hold a public meeting for a Waiver of Non-compliance of Certain Conditions Concerning the Granting of a Deduction for Rehabilitation or Redevelopment of Real Property by Omega Enterprises Incorporated on June 18th at 6:30 PM before the council meeting. Having the public hearing on the 18th provides enough time for the meeting to be published in the newspaper. Councilor Friend seconded. Motion passed 5-0. Councilor Sells also motioned to have a public hearing on the Designation of an Economic Revitalization Area and tax abatement. Councilor Williams seconded. Motion passed 5-0.

UNFINISHED BUSINESS

Waterview Street

Mayor Byrum informed the council that they are not ready to move forward with the Waterview Street project because there is no legal description of the street. Mr. Meeks Cockerill, City Attorney, explained that the initial survey of the property was done by Mr. Warren Sudhoff, who is now the surveyor of Fayette County. Mr. Sudhoff did not have any survey of the streets for Mr. Cockerill. There are descriptions of the lots, but not of the streets. Mr. Cockerill then contacted Howell Ashton of Ashton Land Surveyors, and he does not believe he would have to do field work to survey the streets. Mr. Ashton offered to legally do the surveying for Four Hundred Dollars (\$400). This may become a higher price if he does have to do field work. The council would need to approve this funding. He explained that they do not want to do a survey of just the paved portion because there may be a legal gap on the lot, which would cause the lot to go into parcel. Mayor Byrum opened the floor to questions from the council. There being no questions, Councilor Lennington motioned to hire Ashton Land Surveyors to make a survey of the street at the Waterview Street location. Councilor Williams seconded. Motion passed 5-0.

Ohio Valley Gas Street Dedication (Energy Drive)

Mr. Cockerill informed the council that the documents have been sent. The legal description is three and a half pages, so it was a large undertaking. Once the documents are signed and returned, the council can move forward. The holdup with this project was also the survey work.

Accounts Payable Vouchers

Clerk Treasurer Haney presented the accounts payable vouchers for the end of April totaling Eighty Eight Thousand Five Hundred Twelve Dollars and Seventy One Cents (\$88,512.71). May 1 to May 16 accounts payable vouchers totaled Three Hundred Forty Two Thousand Two Hundred Fourteen Dollars and Nineteen Cents (\$342,214.19). The Payroll accounts payable vouchers totaled One Hundred Twenty Four Thousand Six Hundred Twelve Dollars and Three Cents (\$124,612.03). The total of all accounts payable

vouchers is Five Hundred Fifty Five Thousand Five Hundred Thirty Eight Dollars and Ninety Three Cents (\$555,538.93). Clerk Haney explained that she added an accounts payable voucher payable to Matchett & Ward for the Workman's Compensation Insurance. Councilor Friend asked a question about the cost of dog food for animal control. She pointed out that they bought food at Walmart, but asked if they could find cheaper food at a wholesaler. Deputy Chief Reed stated that he knows that Officer Sheets has been trying to find cheaper food, donations are being provided by a Nonprofit located in Kokomo, Indiana and he said he is not sure if a wholesaler has been contacted or not. Councilor Loyd asked another question about the animal shelter regarding Imagine Networks. Deputy Chief Reed said that is the wireless internet service for the computer and phones at the animal shelter. The cable had to be rerun because a dog managed to chew through the original cable. It cost Three Hundred Forty Nine Dollars (\$349) to have the cable rerun and an additional Nine Hundred Dollars (\$900) for basic setup. Councilor Williams asked if there was any way they could have the windows washed at the Beeson Clubhouse, which was confirmed by Mayor Byrum. Councilor Loyd asked about the costs the council incurs for paper advertising, clarifying that he did not want to sound ungrateful to the News Gazette because he knows they need to run their business, too. Clerk Haney explained that the rates are computed based upon the Indiana Code for public notices for legal advertising. Thus a newspaper follows the basic charges. Councilor Sells motioned to approve the accounts payable vouchers. Councilor Friend seconded. Motion passed 5-0.

Accounts Payable Vouchers end of April, 2018

General	\$2,668.52
MVH	\$895.24
Ambulance Non Reverting	\$97.05
Employee Welfare Benefit Plan	\$77,542.42
Animal Control	\$95.54
C.E.D.I.T. (EDIT)	\$767.76
Beeson Estate Farm	\$6,446.18
Accounts Payable Vouchers May 1- May 16, 2018	
General Fund	\$87,139.58
Motor Vehicle Highway Fund	\$22,097.01
Light Fund	\$5,441.78
Park Donation Fund	\$45.79
City Court User Fee Fund	\$951.00
Win Police Dept. Prof Development	\$371.35
Fire Dept. Non-Revert Training	\$112.38
Fireman's Pension Fund	\$5,201.58
Ambulance Non Reverting Fund	\$50,911.51
CEDIT Fund	\$2,771.40
Employee Welfare Benefit Fund	\$81,579.13
Donation K-9	\$88.96
Animal Control	\$3,204.69
LLECE Fund	\$200.99
Winchester House Project	\$81,282.04
Court Cash Due County Fee	\$815.00
LOIT Fund	\$0.00

Councilor Friend thanked the Garden Club for purchasing hanging baskets of flowers and the street department for hanging them.

Adjournment

There being no further matters to discuss, Councilor Sells moved to adjourn. Councilor Williams seconded. Motion passed 5-0. The May 21, 2018 meeting was adjourned at 7:00 pm.

Mayor, Shon Byrum

ATTEST: _____
Vicki Haney, Clerk-Treasurer