

CITY OF WINCHESTER
COMMON COUNCIL
MEETING MINUTES
MONDAY, OCTOBER 1, 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:

Greg Beumer, Executive Director Randolph Economic Development Corporation; Brian Pohlar, PE, HWC Engineering; Dwayne Wiggins, Fire Chief; Jon Reed, Police Chief; Chris Martin, Wastewater Superintendent and Sean Bosworth, Street Superintendent

Citizens Present:

Kathy Bond, Paul Faddis, Lynn Humphrey, Linda Rittenhouse, Jim Martin, Karen Wilkens, Alex Schelling, Mary Ann and Andy Williams, Julian Franklin (senior from Monroe Central high school that requested to job shadow Mayor Byrum), Alex Schelling and Patrick Moone

Media Present:

Bill Richmond, Star 98.3

Approval of the Minutes:

Councilor Lennington moved to approve the meeting minutes of the September 17, 2018 meeting. Councilor Williams seconded. Motion passed 5-0.

Committee Reports

Blight Committee- Councilor Williams informed the council that a nuisance complaint has been filed through the courts for the property located at 214 W South Street. The nuisance on the property, located at 622 North East Street, is planned to be abated.

UNFINISHED BUSINESS

Ordinance 2018-9

Ordinance No. 2018-9 entitled “ORDINANCE FOR APPROPRIATIONS AND TAX RATES” is being presented for a second reading. This ordinance is for the budget year ending December 31, 2019.

Councilor Friend motioned to read Ordinance 2018-9 by title only for the second reading. Councilor Sells seconded. Motion passed 5-0. Reading was completed. Councilor Sells moved to approve the second reading of Ordinance 2018-9. Councilor Loyd seconded. Motion passed 5-0.

NEW BUSINESS

Economic Development Agreement

Jim Martin asked the council previously about purchase of the right of way on N West Street. Mr. Martin plans to establish a coffee shop (located in the back room of his lawnmower business) with a drive-up window. At that time the council agreed they would pay for the survey through the economic development agreement. Mr. Martin reviewed the agreement and came before the council to answer questions. Councilor Lennington wanted to know if Mr. Martin was going to pay for the survey and then be reimbursed, or if the city would pay outright. Councilor Friend suggested Mr. Martin pay and the city reimburse him. The survey will cost Fifteen Hundred Dollars (\$1,500.00). Councilor Williams moved to sign the agreement with intent to pay using money from the EDIT fund for the survey requested by Jim Martin. Councilor Friend seconded. Motion passed 5-0. Attorney Cockerill stated if the business is not open for a year, then Mr. Martin would have to reimburse the City for the expense of the survey.

Vision Park Site Certification

Greg Beumer and Brian Pohlar came to present the Vision Park Site Certification Proposal to the Council. Mayor Byrum said they presented this proposal to the Randolph County Economic Development Cooperation and they approved his request to pay for half, Ten Thousand Five Hundred Dollars (\$10,500.00) in order to get the property up to speed for marketing purposes. Mr. Pohlar said that in 2007 the city submitted to the State of Indiana an application to get the Visions Business Park certified as Shovel Ready. At that time the City entered into a purchase agreement to purchase property. This agreement was renewable for five years, but the State has now changed the program. They did away with the Shovel Ready Program and now have a program called Site Certified. The State has a website that businesses looking for land can go on and find properties that are Site Certified and ready for development. There are different levels of Site Certified: silver, gold, and prime. The City has to do certain things to reach the various levels of certification. Mr. Pohlar provided the Council with paperwork that laid out the details. In order to be rated silver, Pohlar estimates the cost at Sixteen Thousand Six Hundred Dollars (\$16,600). In order to be rated gold the estimated cost is Twenty Thousand Nine Hundred Dollars (\$20,900). In order to be rated prime, the estimated cost is Twenty Five Thousand Seven Hundred Dollars (\$25,700). As previously stated, the Randolph County Economic Development Committee has agreed to pay half the cost to be rated gold. The rest of the money will have to come from the City. Pohlar explained that being certified gold may help us attract more businesses to the park, because it includes archaeological reconnaissance. Greg explained that gold gets us where we want it to be in the market. The Randolph County Economic Development Board is taking money for this project out of their budget; they are not requesting additional funds from the County Commissioner. Councilor Loyd asked if we have other Site Certified sites. Mr. Beumer said no, this is the only one in the county that currently qualifies. Councilor Friend asked if the gold standard of limiting development to Twenty (20) acres would limit what the city could do with the land. Beumer said that at silver level prospective businesses don't know what they control; gold standard says that we control twenty (20) continuous acres. Each level just helps to define the level of commitment. Gold standard requires a public entity to have some type of option to give the prospect more confidence that they will be able to purchase the property. Councilor Loyd asked how much of the red outlined area the city owns. The city owns the right of way next to the roads; the rest is owned by HAB Development. The city owns the pond and the wind turbine, but nothing else. Mayor Byrum said the city would have no reason

to buy the land until they have a perspective business interested in developing. This entire property is within city limits. Mayor Byrum wanted confirmation that the City would pay the claim for half of the cost to become gold standard before taking the money for the other half out of the EDIT fund. Councilor Sells is totally for it. Councilor Loyd asked about the timeline. Mr. Pohlar said this would probably occur in the first quarter. Councilor Williams motioned for the City to pay up to Ten Thousand Four Hundred Dollars (\$10,400) to cover their half of the costs to get the Visions Park Site up to gold certified State Site Certification standards. Councilor Sells seconded. Motion passed 5-0.

2018 Community Crossing Matching Grant

Mr. Pohlar provided the council with a summary of what the City applied for in regards to Community Crossing matching grants from this round which was due to Indiana Department of Transportation (INDOT) by September 28, 2018. This summary is a brief overview. This would cover Maple Street from Short Street to Fourth Street and Beech Street from Maple Street to Walnut Street. This would amount to a total cost of Three Hundred Ninety One Thousand Six Hundred Fifty Three Dollars (\$391,653) with a local match of Ninety Eight Thousand Dollars (\$98,000). The city would pay 25% of remaining cost and INDOT would pay 75%. Pohlar said we are not sure if none, one, or all of these projects will be funded. Last year they funded two out of three. There will be another round of Community Crossings in January 2019, so any money the city doesn't spend will be rolled over until then. Councilor Williams asked when we would know about the first round. Within Thirty (30) days from the September 28 application. Councilor Lennington asked if the projects were already listed by priority. Pohlar said they were, but that did not mean the State had to approve them based on our priority listings. All of these projects are located on the north side of town, because Indiana American Water Utility is going to be focused on improvements on the north side of town. Beech Street and Maple Street were included in the projects, because both are in need of new storm sewers.

Ordinance 2018-10

Ordinance No. 2018-10 was presented by the Area Planning Commission of Randolph County, Indiana , entitled "AN ORDINANCE TO AMEND THE ZONING MAP OF WINCHESTER, IN THE COUNTY OF RANDOLPH, STATE OF INDIANA". Mayor Byrum explained this is the ordinance regarding Casey's General Store. The Commission gave a favorable recommendation on this petition with a 7-0 vote for the area now zoned R-1 (Residential, Medium Density) and hereafter would be zone C-3 (Commercial Regional). Casey's General Store representative Pat Moone was present and available to the Council for questions. Mr. Moone reported that there were questions at the County meeting, but no objections or unfavorable comments. Councilor Sells said he felt all his questions were answered at the last meeting. Councilor Sells said he visited another Casey's site and thought it was a good quality site. Councilor Williams asked when they estimated the project would be completed. Mr. Shelling said from an operations standpoint it was hard to say, but they could begin construction as soon as two months after closing on the property. Their current plans for their sign do not meet the new ordinance, so Councilor Williams asked if the sign height would be a deal breaker for Casey's. Mr. Shelling said that decision would have to be made by corporate office. Their next step will be to petition the board of appeals for a sign variance. Councilor Loyd asked if this store will be the same size as the store in Union City. The store will be the same size; however this location will have more pumps. Councilor Friend made a motion to approve ordinance 2018-10 by title only. Councilor Lennington seconded. Motion passed 5-0. The reading was completed. Councilor Sells motioned to approve. Councilor Lennington seconded. Motion passed 5-0. Councilor Sells motioned to suspend the rules to have a reading of Ordinance 2018-10 by title only for the second reading. Councilor Friend seconded. Motion passed 5-0. Reading was completed. Councilor Sells motioned to approve. Councilor Lennington seconded. Motion passed 5-0. Councilor Sells motioned to approve Ordinance 2018-10 by title only for

the third and final reading. Councilor Lennington seconded. Motion passed 5-0. Councilor Sells moved to suspend the rule to hold the third and final reading of Ordinance 2018-10 by title only. Councilor Lennington seconded. Motion passed 5-0. The reading was completed. Councilor Sells motioned to approve. Councilor Loyd seconded. Motion passed 5-0. Thus it becomes Ordinance 2018-10.

Ordinance 2018-11

Ordinance No. 2018-11 was presented by Area Planning Commission of Randolph County, Indiana, entitled "AN ORDINANCE TO AMEND THE ZONING MAP OF THE WINCHESTER, IN THE COUNTY OF RANDOLPH, STATE OF INDIANA".

Andrew K Williams petitioned to amend the zoning map at 428 N West Street from M-2 to C-2. This change of zoning was given a 7-0 approval by the Area Planning Commission of Randolph County. Andrew and Mary Ann Williams were present to answer the Council's questions. Mr. Williams said the M-2 taxed on the property and changing his property from M-2 to C-2 will create a buffer zone. Councilor Williams asked what this facility will be used for. Mr. Williams said its primary use will be residence, but he is leaving the door open for possible business use, but that is not the priority. Councilor Sells asked if the grass will remain or if they plan to pave. Mr. Williams said the grass will stay for the time being, but a concrete slab may be added for parking, nothing grandiose. That would depend on whether or not Mrs. Williams clients will be content to work with her remotely online or not. Councilor Friend spoke with Debra Johnting (Area Plan) who said that changing the property from M-2 to C-2 would not be detrimental to any adjacent property.

Councilor Friend motioned to have a first reading of Ordinance 2018-11 by title only. Councilor Williams seconded. Motion carried 5-0. The reading was completed. Councilor Sells motioned to approve the first reading. Councilor Lennington seconded. Motion carried 5-0. Councilor Sells motioned to suspend the rules and have the second reading of 2018-11 by title only. Councilor Lennington seconded. Motion carried 5-0. The reading was completed. Councilor Sells motioned to approve the second reading. Councilor Lennington seconded. Motion carried 5-0. Councilor Sells motioned to suspend the rules and have Ordinance 2018-11 read by title only for the third and final reading. Councilor Lennington seconded. Motion carried 5-0. The reading was completed. Councilor Sells motioned to approve. Councilor Lennington seconded. Motion carried 5-0. Thus it becomes Ordinance 2018-11.

Ordinance No. 2018-12

Ordinance No. 2018-12 was presented by City Council entitled, "AN ORDINANCE TO ESTABLISH THE SALARIES AND WAGES OF APPOINTED OFFICERS AND EMPLOYEES OF THE CITY OF WINCHESTER, RANDOLPH COUNTY, INDIANA AND TO PROVIDE FOR ADDITIONAL COMPENSATION TO CERTAIN ELECTED AND APPOOINTED OFFICERS OF THE CITY OF WINCHESER, RANDOLPH COUNTY, INDIANA FOR THE YEAR BEGINNING JANUARY 1, 2019."

This is the employee salary ordinance that reflects the hourly wage increase for Street Department part time positions and Life Guards. Councilor Loyd pointed out that the ordinance had been rewritten for clarity, but he felt there were some things that still needed to be changed. Councilor Loyd thought the Pool Ticket Clerk Part Time position was to stay at Eight Dollars and Eighty Three Cents (\$8.83). Clerk-Treasurer Haney requested the council listen to the budget workshop recording, because during that meeting they directed a salary increase to Nine Dollars (\$9.00) for the ticket clerk position. The council decided they did not want to change the salary to Nine Dollars (\$9.00). Councilor Loyd motioned to have Ordinance 2018-12 read by title only as amended. Councilor Friend seconded. Councilor Williams wanted to clarify that in section two it details that overtime can only be claimed once the employee has worked Forty (40) hours that week, regardless of the number of hours worked on a particular day. Clerk-Treasurer Haney confirmed that was the case and said if Councilor Williams was seeing something other

than that happening that it was approved by the department heads and should be taken up with them. Councilor Williams also pointed out that the Waste Water Treatment Part Time Position (no experience required) only makes Eight Dollars and Forty Eight Cents (\$8.48) which is the lowest salary in the City. She suggested it be raised to Eight Dollars and Eighty Three Cents (\$8.83) to match the Pool Ticket Clerk, but the salaries are based on percentages. Motion passed 5-0. First reading completed. Councilor Sells motion to approve. Councilor Loyd seconded. Motion passed 5-0. Councilor Sells motioned to suspend the rules to have the second reading of Ordinance 2018-12 read by title only. Councilor Friend seconded. Motion passed 5-0. Reading was completed. Councilor Sells motioned to approve the reading. Councilor Lennington seconded. Motion passed 5-0.

All About Flowers

Councilor Williams informed the council that All About Flowers has moved and there new location is 215 S Main Street . They are now next to Drab 2 Fab. They would like to know if the City will consider angled parking for the benefit of their two businesses. The Council said they will look into it to see if that could happen and maintain two driving lanes.

Adjournment

There being no further matters to discuss, Councilor Friend moved to adjourn. Councilor Sells seconded. Motion passed 5-0. The October 1, 2018 meeting was adjourned at 7:27 pm.

Mayor, Shon Byrum

ATTEST: _____
Vicki Haney, Clerk-Treasurer