

CITY OF WINCHESTER
COMMON COUNCIL
MEETING MINUTES
MONDAY, MAY 6, 2019

Council Chamber/City Hall/113 E. Washington Street
Meeting @ 6:30 p.m.

Pledge – Councilor Sells
Moment of Silence – Councilor Sells

Council President Sells called the meeting to order and presided over the meeting. Clerk-Treasurer, Vicki Haney, recorded the minutes.

Mayor Byrum is absent.

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 Jason Allen

Additional Officials Present:

Greg Beumer, Executive Director Randolph Economic Development Corporation; Jon Reed, Police Chief; Shean Bosworth, Street/Park Superintendent; Dwayne Wiggans, Fire Chief; and Meeks Cockerill, City Attorney

Citizens Present

Sandy Henry, Isaiah Ashley, Cheryl Robbins, Colena Barnard, Kevin Carreno, Joan Ashley, Kate Thornburg, Niles Thornburg, Debbie Henning, Tom Armstrong, Lynn Humphrey, Leslie Jones, and Kristopher Bilbrey

Media Present:

Bill Richmond (Star 98.3 Radio)
Jeff Ward (News-Gazette Newspaper)

Approval of the Minutes:

Councilor Lennington moved to approve the meeting minutes of the April 15, 2019 meeting. Councilor Friend seconded. Motion carried 5-0.

Citizen to Citizens Award of Honor and Recognition – Kristopher Bilbrey to Jade Bradshaw and Kelly Rogers

Councilor Sells stated, on behalf of the Council, gave a citizens award of honor and recognition for actions taken on Wednesday, April 10, 2019 to Jade Bradshaw and Kelly Rogers (neither citizen was present to accept their award). They demonstrated a quick response and thoughtfulness in a time of crisis for fellow citizens. They were nominated by Kristopher Bilbrey.

Council Member Issues and Concerns

Councilor Allen attended a meeting of the Randolph Central School Corporation in regards to the new girls' softball diamond they are preparing to build. He is excited about the project, as the girls have not had their own field. Randolph Central School Corporation is grateful that TOA Winchester, LLC, donated Fifty Thousand Dollars (\$50,000) toward the project. Estimates are out and they're still looking to raise money for the project. Randolph Central School Corporation has created a website so anyone can donate and the link is on the Facebook page and the City website. They still need to raise Forty-One Thousand dollars. The Randolph Central School Corporation committed to contributing One Hundred Twenty-Two Thousand Five Hundred Dollars (\$122,500). A few local contractors have offered to donate labor for building things like dugouts, in the amount of about Twenty-Nine Thousand Dollars (\$29,000). Local business contributions total Fifty-Two Thousand Dollars (\$52,000), including the donation from TOA. Councilor Allen wanted Council and Citizens to know that donations are being accepted for the project. Councilor Lennington asked what the total cost of the project would be. Councilor Allen answered it would be approximately Two Hundred and Forty-Six Thousand Fifty Dollars (\$246,050). They still need to raise about Forty-One Thousand Seven Hundred and Fifty Dollars (\$41,750).

At this point, Councilor Sells paused the meeting in order to ask people to sign in on the yellow attendance chart.

Councilor Loyd asked if the city has an ordinance about lawn waste left on curbs and blowing into the streets. Councilor Sells answered yes, it is supposed to be turned inward to the yard. Councilor Loyd said he would talk to Chief Reed.

Councilor Friend said the newspaper is putting out a full-color glossy community magazine spread like they did last year, with a city guide. Last year the city purchased this space and it would cost Eight Hundred Dollars (\$800). Councilor Sells said he would put it on the agenda.

Public Concerns

Leslie Jones, 230 S Meridian St, brought her concerns as a homeowner about the property located at 214 W South Street. She said she's lived next door to this blighted property for seven years and no one has ever lived in the house. During that time, they noticed broken locks, debris flying into their yard, and large animals living on the property. Their neighbor found six (6) syringes. She's found a stolen purse. The police have been there multiple times and she's aware of two (2) occasions that the SWAT team has been there. The neighbors hear voices there in

the night and glass is constantly on the sidewalk along with broken alcohol bottles. There are Twelve (12) to Thirteen (13) kids who live on the city block and they're worried about the house. She wanted to voice her concerns and see if a timeline could be established for the teardown (demolition of the property). She's also curious about the city's liability when it comes to hazards like the debris.

Kristopher Bilbrey, 801 N Main St, said he had concerns about the Two Hundred and Sixty-Five Thousand Dollars (\$265,000) of E.D.I.T. (Economic Development Income Tax) money Mayor Byrum wanted to give to the VOA (Volunteers of America). Mr. Bilbrey wants the council to "stick to your guns" and not give the money to the VOA. He believes better things could be done with the Two Hundred and Sixty-Five Thousand Dollars. He said Five (5) months after they arrived, they asked for another Seventy-Five Thousand Dollars (\$75,000). He said people sat in many meetings with VOA in which they claimed they were master fundraisers. He said Winchester has not seen that, and he hopes the Council doesn't go any farther with "the train wreck."

Colena Barnard, 812 N West St, wants to give the property located at 629 N Main Street to the City of Winchester. Attorney Cockerill advised the Council to put it on the agenda for the May 20, 2019 meeting. The Council could (in the meantime) look at the property. Barnard said the trailer is all set up. Councilor Lennington asked if there is anything on the property. She said there is a trailer and a garage on the property and it's unlivable. Councilor Sells said he would put it on the agenda for May 20, when it would be put to a vote. Attorney Cockerill said this would be the same process the council went through for the property on High St. Councilor Sells spoke to Officer Reed and they will try to delay the ordinance violation on the property until they can get it resolved. He asked if anyone had any objection to the ordinance violation being postponed.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Request for Public Hearing

There is a request to hold a public hearing for tax abatement for TOA Winchester, LLC. Attorney Cockerill said the council has to adopt a preliminary resolution before deciding on public hearings. The hearing also has to be in the papers Ten (10) days prior to the hearing. The TOA request will be scheduled for June 3, 2019. Greg Beumer asked if TOA representatives should be present at that meeting. The council does want TOA representatives there. Two (2) hearings would be required, according to Attorney Cockerill. One would be for the waiver of noncompliance and the other would be for tax abatement. Both would happen on the same day. Attorney Cockerill explained the Council can discuss the schedule of the tax abatement. Attorney Cockerill provided (email to the Council) a resolution which included a deduction schedule for ten (10) years; however, if Council so chooses, then the tax abatement schedule

could be for 3, 5, or 10 years its Council's choice. Councilor Allen asked who the council could contact for the length and Attorney Cockerill said the council could talk to Greg Beumer beforehand, it's up to you.

Councilor Allen moved to have public hearings for a request of tax abatement for TOA Winchester, LLC, on June 3, 2019. Councilor Friend seconded. Motion carried 5-0.

E.D.I.T. Fund Proposals

This was on the agenda, but Councilor Sells said they needed more information and until they had it they would table it until the next meeting. He asked if anyone was opposed, which no one was.

Quotes for the Demolition of 214 W South St

Councilor Sells said they have received some quotes for the work needed at the 214 W South St property. Attorney Meeks said they do not have an order on the property yet, but that he fully expects to have an order to be able to demolish it by Wednesday. He said if the Council wants, they can approve the demolition today. The other properties will not be eligible until thirty days after June 19. Councilor Friend asked why the other properties were not being given a judgement as well. Attorney Cockerill replied "the City is going to own the other properties." Attorney Cockerill said the City filed suit on the 214 W South St property earlier because at the time 214 W South St was not eligible for tax sale. Councilor Friend said she and Councilor Allen have received multiple bids. Councilor Friend spoke to one of the companies, who would like to get it down in the month of May, if it's approved. They hope to have the rest of the properties down by the end of the year. Councilor Sells said the city can move on this quickly and can approve on bids as a package. Councilor Sells said there are Two (2) bids available, one from Burton Excavating and Trucking and one from Culy. Since there are other outstanding bids, he will not publicly announce the amount. Councilor Lloyd asked if there was a deadline for the submission of bids. The bids are in, but they have not been physically given. Councilor Loyd asked if they decided how they were going to pay for this. Councilor Allen said it was normally taken out of the CCI fund as opposed to the E.D.I.T. fund. If the amount exceeded the CCI fund, then Clerk-Treasurer Haney said they may be able to pull revenues from another line item. This could perhaps be from the Weed Assessment Fund. The balance in CCI is Fifty-Eight Thousand Dollars (\$58,000). Councilor Friend would like to have all bids combined. Attorney Cockerill said they could vote on that tonight and give the Mayor the authority to authorize funds for the teardown. Councilor Sells proposed the Council ensure all bids are in by May 20 and to put it on the agenda. Councilor Allen moved to have all bids presented on the May 20, 2019 meeting to be approved and awarded to a contractor. Councilor Loyd seconded. Motion carried 4-1, with Councilor Lennington casting the negative vote.

Upgrade Recording (Audio) Equipment

Clerk-Treasurer Haney requested an upgrade to the current audio equipment. The equipment was purchased in 2008 for the purpose of livestreaming and recording the City's public meetings. It's a Thirty-Two (32) Bit system. If it's not updated, then it will eventually quit working. The total upgrade is Two Thousand Seventy-Seven Dollars (\$2,077). When it was purchased in 2008, it was expensed from Four (4) different funds. The general paid a fourth of it, the sewage

fund paid a fourth of it, the clerk's perpetuation fund paid a fourth of it, and the park fund paid a fourth of it. She will be requesting that the Board of Public Works and Safety consider approving the expense of Five Hundred and Nineteen Dollars and Twenty-Five Cents (\$519.25) during their meeting on May 20, as well as the park and the city judge. She asks the council to consider paying the same amount for the upgrade of the city recorder. Councilor Loyd asks if this is a one-time amount until the next upgrade, and it is.

Councilor Allen moved to allow Clerk-Treasurer Haney to move forward with the upgrade, with the portion of Five Hundred and Nineteen Dollars and Twenty-Five Cents (\$519.25) coming out of the general fund. Councilor Friend seconded. Motion carried 5-0.

Community Guide

Councilor Sells asked Councilor Friend to abstain from requesting a vote on the double page add in the guide for Eight Hundred Dollars (\$800). Councilor Allen said he's for advertising what the city has to offer. He asks how long the advertisement is for. Councilor Friend said a year. Councilor Allen moved to advertise in the paper at the cost of Eight Hundred Dollars (\$800). Councilor Sells asked if the money would come from E.D.I.T, and it would. Councilor Loyd seconded the motion. Motion carried 4-1, with Councilor Friend abstaining.

Councilor Sells said as of now, he will preside on first Monday meetings going forward. If anyone has questions, they can contact Melissa Brutchen, Administrative Assistant to the Mayor, because the Mayor still sets the agenda. Councilor Sells serves as a moderator.

Adjournment

There being no further information to discuss, Councilor Sells motioned to adjourn. Councilor Friend seconded. Motion carried 5-0. The May 6, 2019 meeting was adjourned at 7:06 p.m.

Mayor, Shon Byrum

ATTEST:

Clerk-Treasurer, Vicki Haney