

CITY OF WINCHESTER
COMMON COUNCIL
MEETING MINUTES
MONDAY, JUNE 17, 2019

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

Mayor Byrum opened the public hearing for additional appropriations. Clerk-Treasurer Haney explained that the council would consider the additional appropriation during the common council meeting, but a public hearing is necessary first in case there is any agreement or dissent. The first appropriation would be for the Beeson Park Fund for Ten Thousand Dollars (\$10,000). This would be for ceiling fans, countertop supplies, and utilities. The appropriation for the Sidewalk Fund is for projects approved by the Board of Works in October of 2018 in the amount of Thirty Thousand Dollars (\$30,000). Those projects include Union St sidewalk, 4th St at Jackson, Willard, and the north side of Morton. The CCI fund would require funding for the demolition of blighted properties in the amount of Fifty Thousand Dollars (\$50,000). The final appropriation is to the E.D.I.T. fund in the amount of Two Thousand Four Hundred Dollars (\$2,400). Clerk-Treasurer Haney then opened the floor for questions. There being no questions, Mayor Byrum closed the public hearing.

Council Chamber/City Hall/113 E. Washington Street
Meeting @ 6:33 p.m.

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 four City Council Members present.

District 1	Councilor Larry Lennington
District 2	Councilor Tom Sells
District 3	Councilor Ron Loyd
District 4	Councilor Leesa Friend ABSENT
At Large	Councilor Jason Allen

Additional Officials Present:

Greg Beumer, Executive Director Randolph Economic Development Corp (REDC), Gary Girton, Randolph County Commissioner; James Fry, City Judge; Meeks Cockerill, City Attorney; Jon Reed, Police Chief; Dwayne Wiggins, Fire Chief; Chris Martin, Wastewater Superintendent and Shean Bosworth, Street and Park Superintendent

Citizens Present

Jim Nunez Jr., Debbie Henning, Judy Moody, Karen Wilkens, Tom Carpenter, Amiko Yoshida, Yuka Kikuchi, Mark Burton, Richard Waters, Rick Sanders, Joan Ashley, Logan Humphrey, Roger Miller and Kevin Carreno

Media Present:

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

Approval of the Minutes:

Councilor Allen moved to approve the meeting minutes of the June 3, 2019 meeting. Councilor Lennington seconded. Motion carried 3-0.

Council Member Issues and Concerns

Councilor Allen pointed to item D and asked for it to be put on the agenda. He also pointed to Item E and mentioned that in the last meeting Sanders Service came in and asked to put together a proposal for help from the City Council for renovations. They would need to take action on that tonight. Mayor Byrum said that for future reference, agenda items are typically put on the agenda before the meeting because of the division of powers.

Public Concerns

Mayor Byrum opened the floor to public concerns. Jim Nunez, Jr. brought Fountain Park meeting minutes and reviewed the Fountain Park annual meeting of lot owners. It was a regular meeting accepting bids and Nunez was nominated and accepted the nomination for the seat he previously held. In the regular meeting, they discussed accepting bids and an employee departed and Mike Shannon will be the new groundskeeper until that position is filled. They had a successful memorial day and would like to thank the Street, Fire, and Police departments and the Mayor. The time capsule, sealed for Fifty (50) years was also buried. The 4th of July WCCPC fireworks will begin at dusk. Also on July 20 they'll celebrate Winchester with the 4-H event, the Hawaiians will be in town, as well as the farmer's market.

Judith Moody, a 72 year resident, said that the land where the car lot is located has mounds of chipped asphalt and wonders why it's there. Rick Sanders said the city gave that instead of having it hauled out and they would spread it as soon as the fence is done. Moody said she was driving by and noticed it and is glad it's being spread out.

Councilor Allen said that demolition of 214 South Street begins on Wednesday and he wondered if there was any more discussion on when the others would be torn down. Mayor Byrum said they couldn't do any more until they went through the process.

There being no further public comments, Mayor Byrum closed the floor.

UNIFINISHED BUSINESS

TOA Winchester, LLC

Because there are resolutions pertaining to tax abatements for TOA at this meeting, representatives from TOA have been invited to speak. Greg Beumer, executive director REDC for Randolph County, introduced Mr. Miko Yosita, President of TOA Winchester, and Tom Carpenter, Vice President of TOA Winchester, and Yuka Kapuchi, interpreter for President Yosita. He said he would like to apologize because for the last abatement hearing he personally forgot to put it on his calendar and would like to address the questions that were asked at that. Vice President Carpenter said TOA has been here for a long time and he said they have relocated himself and his family here. Councilor Sells confirmed that the requested model will be implemented over a Five (5) year period. Attorney Meeks asked if the request was for the Sixteen Million One Hundred Thousand Dollars (\$16,100,000). His concern is that the Form CF-1 (Compliance with Statement of Benefits Personal Property) has a current value of Fourteen Million Six Hundred Thousand Dollars (\$14,600,000) and asked what the discrepancy was. Attorney Meeks said there would need to be another preliminary resolution because this one estimated they would do One Million Five Hundred Thousand Dollars (\$1,500,000). The total abatement is Sixteen Million One Hundred Thousand Dollar (16,100,000) figure. There needs to be another public hearing and then a final resolution. He said the Council can do the waiver of non-compliance because they've installed some things, which is against the statute. Councilor Loyd asked why it changed. Attorney Cockerill said that a few cases violated it and made it change. Mr. Beumer said it's more of a case of extended timelines when it comes to working with contractors who are doing the installation. After a discussion, Council consented to having two public hearings on July 15, 2019 for Preliminary Tax Abatement and Designation of ERA. Councilor Lennington asked how many people work at the company. Two Hundred and Eighty (280) employees and this has been the maximum during his time. The intent is to hire Twenty-Four (24) additional people and is working on finding them. The average pay rate per person is Fifteen Dollars (\$15) an hour to start, with the opportunity to scale up.

Economic Development Proposal

Councilor Allen said that at the last meeting Richard Waters came with a request for economic development support at which point the council asked him to put together a proposal. Mr. Waters has done so and brought the proposal to the council. Waters explained the proposal before the Council. The cover page request was for Fifty Thousand Dollars (\$50,000) in help. This is to help with properties in downtown Winchester, which would increase new business and add jobs. The total cost for their current projects is Ninety-Five Thousand Four Hundred Eighteen Dollars (\$95,418). The first cost is the 201 N Main for \$10,250 which would include new glass, new paint, and a cleaned lot. The second cost is 210 N Main St for Sixty-One Thousand Dollars (\$61,000) which would mainly cover a new roof, along with Ten Thousand Dollars (\$10,000) in new paint. The final cost is 119 W Martin St with an estimated cost of (\$9,168) for the new fence. This has been paid and the fence is being delivered this week. They've also mailed One Hundred and Seventeen (117) certified letters for vehicles that have been abandoned and Sanders is in possession of. This starts the legal process to remove

and/or dispose of impounded cars that have not been claimed. Mayor Byrum said that typically the business would pay for everything up front and the City would reimburse. A similar project went through the redevelopment commission and Mayor Byrum asked if there was anything different in this proposal than in the previous proposal. Waters said he was unaware of that project. Mayor Byrum said that they didn't have appropriation money to do what this request covered and there were problems in the way this went through the process. He said he was surprised they had paid money for the project. Waters said it wasn't completed and they needed cash flow for the future portions of the project. Mayor Byrum said he wasn't comfortable working with the whole project, but would be willing to look at it one piece at a time. Waters said there wasn't enough money to invest One Hundred Thousand Dollars (\$100,000) in one building, which is why he approached E.D.I.T. Mayor Byrum said that taking the project one step at a time showed good faith to both parties. Councilor Loyd referred to the roof quote and asked who proposed that quote and how they got that number. He also asked if neo prim rubber roofing was appropriate. Waters said it wasn't, they had people look at it and the rubber roof would only have a Ten (10) year warranty because it shrinks and cracks. He said the roof quoted by Five Star Commercial Roofing was given a Ten (10) year warranty. Councilor Loyd also said that the last time Mr. Sanders was before Council, he asked the Council to give them a small piece of ground and Councilor Loyd wondered what happened to that request. Waters said that the land was an easement. Waters said Mayor Byrum and Sanders will meet to work out some of the details. Councilor Sells said they've had forgivable loans but it doesn't happen often. He said he doesn't remember a loan higher than Thirty-Five Thousand dollars (\$35,000). Rick Sanders said he has a company that hauls cars Monday through Friday and has two (2) trucks. He can't grow as fast as he would like to. He doesn't necessarily have enough room to store the cars but he auctions them off. All cars they keep come from Randolph County and they arrest impounds with wrecks and no plates. Mayor Byrum asked about the cars setting on OMCO. Sanders said it was temporary.

NEW BUSINESS

Resolution No. 2019-11

Clerk-Treasurer Haney presented Resolution No. 2019-11 entitled "RESOLUTION OF THE CITY OF WINCHESTER, INDIANA, ADDITIONAL APPROPRIATION RESOLUTION FOR VARIOUS FUNDS". Mayor Byrum said that there was a public hearing to appropriate funds, with no one speaking for or against. Councilor Allen asked about the sidewalk project near Morton Hill and where exactly it was. Mayor Byrum said it was on the south side, and there was another on the north side of the Morton square. Councilor Allen asked about the sidewalk on Jackson Street as well. It is on the east side of the street, near Willard Elementary School's field where there is no sidewalk. Mr. Nunez Jr. asked about the through the sidewalk through the cemetery. Mayor Byrum said he proposed it to the Board of Works, who decided not to do the sidewalk.

Councilor Sells moved to have the reading of Resolution No. 2019-11 by title only. Councilor Allen seconded. Motion passed 4-0.

Resolution No. 2019-11 was read by title only. Councilor Sells moved to approve Resolution No. 2019-11. Councilor Lennington seconded. Motion carried 4-0. Thus it becomes Resolution No. 2019-11.

Grass Ordinance

Councilor Allen asked this to be put on the agenda. He had Two (2) phone calls this week and has seen Facebook posts of people commenting that grass and weeds were getting high. He wanted to ask if there was a way to speed up the process. He knows that it has to do with state statute and has been in contact with J.D. Prescott, State Representative and invited him to attend. Though he couldn't, Judge Fry is here in hopes that they can collaborate to speed up the processes of not only grass and weeds but also trash in alleys. Councilor Allen asked if they could give a shorter time frame for those with habitual problems. Attorney Meeks said that they do and the first warning is the longest. People complain every spring because it's not continuous abatement but instead a long notice to give someone an opportunity to abate. He doesn't know another way to do it. Chief Reed asked if they're considered a habitual offender even if they continually take care of the abatement before the time frame is up. Meeks said it is because they respect due process. Chief Reed asked if maintenance can be a part of the abatement and a warning will serve for the future as well. Attorney Meeks said he can look it up. The old statute was made Seven (7) or Eight (8) years ago, and he doesn't think anything has changed. Attorney Meeks said the problem is the time frame of the notice. They've cited Sixty-Four (64) properties and of those Twenty-Two (22) were habitual from last year. Councilor Sells asked if this was a code violation. Attorney Meeks said they call it ordinance but it's similar. Attorney Meeks said they can adjust the rates but it needs to be reasonable and justifiable. Clerk-Treasurer Haney said the current minimum for mowing is Two Hundred Dollars (\$200). Judge Fry said there are a few types of remedies. The first is administrative, which is what they've been talking about. Then there's the more punitive approach which is to take people to court, which could impose a heavier fine. This would have to be balanced against the cost to the city of going to court. The way it is being done now works, according to Attorney Meeks and Clerk-Treasurer Haney. Councilor Allen's objective is to hold people more accountable. He wonders if it would help to raise the fee. Clerk-Treasurer Haney says it costs that base amount to go onto the property and any fees incurred above that get added.

Accounts Payable Vouchers (APV)

Clerk-Treasurer Haney presented the APV's. For the end of end of May APV totaled Ninety Thousand Eight Hundred Twenty-Three Dollars and Thirty Cents (\$90,823.30).

General Fund	\$43,019.85
Motor Vehicle Highway	\$1,551.66
Ambulance Non-Reverting	\$44,134.10
Employee Welfare Benefit Plan	\$1,961.82
Light Fund	\$155.87

June 1-13 totaled One Hundred Twenty-Three Thousand Two Hundred and Forty-One Dollars and Thirty-Two Cents (\$123,241.32).

General Fund	\$26,989.13
Motor Vehicle Highway	\$30,939.60
Light Fund	\$5,259.63
Court Cash Due County	\$476.00
City Court User Fee	\$914.00
Fireman's Pension	\$3,548.50
Winchester Fire Dept. Professional	\$101.38
Sidewalk Rehabilitation	\$1,434.73
Ambulance Non-Reverting	\$275.37
Employee Welfare Benefit Plan	\$52,743.46
TIF Vision Park TOMASCO	\$42.38
Beeson Estate Farm	\$517.19

Payroll totaled Sixteen Thousand Five Hundred Fifty-One Dollars and Eighteen Cents (\$16,551.18).

Total APV equaled Two Hundred Thirty Thousand Six Hundred Fifteen Dollars and Eighty-Five Cents (\$230,615.85). Councilor Sells moved to approve APV Councilor Loyd seconded. Motion carried 4-0.

2019 Microsoft Office Upgrade

Clerk-Treasurer Haney brought the new 2019 Microsoft Office upgrade. The quote was made based on the number of full time employees. They have not upgraded Microsoft office for Ten (10) years. She's been told Spillman Software and Odyssey Software are also being updated to 2019 office this year and the other software needs to be compatible. She is asking that the upgrade be considered at the cost of Fourteen Thousand Three Hundred Fifty Dollars (\$14,350). The appropriation would be distributed based on employees so it would be seven employees from the MVH fund, four from the Wastewater fund, 2 from the Clerk's Perpetuation Fund and 26 employees from the General Fund. Councilor Sells moved to agree to the expenditure and give Clerk-Treasurer Haney authority as chief financial officer to pay for the Microsoft Office 2019 upgrade by whatever means she determined necessary. Councilor Allen seconded. Motion carried 4-0. Councilor Sells said that perhaps certain things in the future could be moved from paper to tablets. Clerk-Treasurer Haney said that could be considered in discussion for the 2020 Budget.

2020 Budget

Clerk-Treasurer Haney said she would prepare a 2020 Budget Timeline that she'd asked the Council to consider for budget workshop meetings which would probably start after July 15. She also recommends that Council would not meet again until July 15.

It was also determined to have one meeting in July, that being July 15, to determine the budget timeline and hold a public hearing for TOA at that time.

Mayor's Report

Mayor Byrum said he received a claim for the signage located at the Winchester Speedway. In the past, the City has given an E.D.I.T. (Economic Development Income Tax) appropriation to promote the Speedway but he can't sign his name to it because there's no appropriation to be had in the E.D.I.T. Fund. The W.C. H.S. Band-Aides have hosted an annual "Drums at Winchester" Band Contest and asked if the City could sponsor it through trophies or otherwise. He said he's been contacted by Cancer Service of Randolph County for Hips and Sips sponsorship fee, but he can't do it because he has no money to spend. He asks for an appropriation of E.D.I.T. funds. Councilor Loyd asked if those funds have always been dispersed from E.D.I.T. Clerk-Treasurer Haney said that the speedway signage has always been disbursed from E.D.I.T.; however the other two have come out of the Mayor's Promotional. She said there is Four Thousand Nine Hundred Eighty-One Dollars and Sixteen Cents (\$4,981.16) in the Mayor's Promotional budget. Councilor Loyd said he thinks that if there is money in the Promotional budget and the Mayor thinks it's worthy, then he can. Because he thinks it's a worthy cause and doesn't care where it comes from and the Three Thousand Dollars (\$3,000) for the Speedway.

Councilor Lennington moved to consider the appropriation from the E.D.I.T. fund on the 15th. Councilor Sells seconded. Motion passed 4-0.

Mayor Byrum reported that during the Board of Public Works and Safety meeting held previously this evening Six (6) residents attended to discussed the sewer project on N. Main Street. Neighbors can opt in and the City will pay for grinder pumps. If they opt out, they'll be responsible for that cost.

Adjournment

There being no further information to discuss, Councilor Sells motioned to adjourn. Councilor Lennington seconded. Motion carried 4-0. The June 17, 2019 meeting was adjourned at 7:58 p.m.

Mayor, Shon Byrum

ATTEST:

Clerk-Treasurer, Vicki Haney