

CITY OF WINCHESTER
COMMON COUNCIL
MEETING MINUTES
MONDAY, NOVEMBER 18, 2019

PUBLIC HEARING
6:30 p.m.

Additional Appropriations

Mayor Byrum opened the floor for the public hearing concerning additional appropriations for the E.D.I.T. (Economic Development Income Tax) Incentive for APEX Ag Solutions, LLC, in the amount of Sixty Thousand Dollars (\$60,000.00).

There being no one to speak for or against, Mayor Byrum closed the floor to the public hearing at 6:31 p.m.

Council Chamber/City Hall/113 E. Washington Street
Meeting @ 6:31 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 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:

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

Citizens Present

Bill Richmond, Bob McCoy, Joan Ashley, Chris Peacock, Kate Thornburg, Levi Cross, Anthony Harless, Steve Sandifar Jr., Jim Nunez Jr., Linda Rittenhouse, and Greg Beumer

Media Present:

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

Approval of Minutes

Councilor Sells moved to approve the meeting minutes for October 21, 2019 as presented. Councilor Friend seconded. Motion carried 5-0

Council Member Issues and Concerns

Councilor Lennington spoke up about the request from Linda Hyre, 519 Maple Street, to install a street light near her property. Councilor Lennington stated it is very dark. Councilor Allen said that he does not think there is a power line in that area and he believes that is the biggest problem.

Councilor Allen wanted to bring to the Council's attention that the house located at 518 N West Street has been demolished and is probably back filled by now. The asbestos that was discovered on the house located at 213 E Short Street has been removed, and that he thinks it will be demolished by the end of next week. Also, Councilor Allen said that the WINGs (Welcoming Indiana's Next Generation) payment from the VOA (Volunteers of America) would be disbursed to the Community Foundation of Randolph County, at the end of November or early December.

There being no further concerns Mayor Byrum closed the floor.

Public Concerns

Mayor Byrum opened the floor for public concerns.

Steve Sandifar Jr. – Neighborhood Watch Program

Mr. Sandifar says that they have been doing a neighborhood watch program for about four (4) months now, and it was started because the thefts and drug houses were getting terrible. He states that with the help of the City and Randolph County police force and the community there has been a major change. People have started calling the thefts in, where as before people were not reporting the thefts and that it has helped things drastically. He also says that the City programs have been a big help too for the people who participated in the thefts and are wanting help. Ridgeville and Saratoga have now asked us to help them get a neighborhood watch program started in their towns. Kate Thornburg stated that the Police Department can use their grant money that was left over from shop with a cop to purchase signs for the neighborhood watch. They will be purchasing 10 signs and window clings. The signs will be \$5 per sign, and they will use the money from the purchased signs to buy more signs for the city. Mr. Sandifar also states that they have had a few local business's donate money to the neighborhood watch fund. Their next meeting will be at City Hall on Thursday, December 5, 2019. Citizens have gotten motion balls at Walmart and it seems to have helped deter thieves. Mrs. Thornburg stated that on November 30, 2019 neighborhood watch is wanting to campaign the dark spots of town, so she is asking that everyone turn on their porch lights to maybe help lighten up some of the darker areas of town. To purchase the signs, Citizens should contact Jon Reed or Steve Sandifar Jr.

There being no more public concerns, Mayor Byrum closed the floor.

Fountain Park Cemetery Report

Jim Nunez Jr. says that they had a pretty good month, but that there were a couple things that they had to realign. He points out there was a loss, but it was because they are working on some repairs to the groundskeeper's house and working on the trucks to get them ready for winter. Sales on monuments, headstones, and property have been good. They are wanting a pick-up truck and are asking the City if they have one that the cemetery could use.

WCCPC (Winchester Community Cultural Preservation Committee)

Jim Nunez Jr. states that the WCCPC is trying to work with the Fire Department so they can purchase a light tower. The project is four thousand dollars (\$4,000.00), and right now there's about Two Thousand Dollars (\$2,000.00) committed. He says that there is a lot of safety that this project could provide for the City. Mr. Nunez Jr., will bring up the letters for donations. Freedom Life Church will be hosting their 20th annual free Thanksgiving dinner. They are located at 991 E Greenville Pike. He would also like to invite Winchester to be a part of their light parade that is done by the Randolph Riders 4H Horse and Pony Club on December 12, 2019.

Beeson Farm Report, Chris Peacock, Haldeman Farm Management Service

Mr. Peacock wanted to thank the City for inviting him to give an update on the City farm. Mr. Peacock said that despite the challenging weather that we had this year, the crops look very good and have been very productive. They started with a wet fall in 2018 and it stayed wet up until August, so they could not get the repairs and maintenance done for 2019. They are hoping that they will be able to complete that this winter. The farm is approximately 178 acres and about 174.11 is tillable. Golden Grain Farm LLC are the tenants of our farm ground. He is asking for approval to proceed with the 2020 lease agreement with the same terms and conditions. He has not been able to locate any records of where the field tile is. South field has very little field tile in it and that is where their concerns with drainage are. He would like to bump up the amount budgeted for repairs and maintenance to Twelve Thousand Five Hundred Dollars (\$12,500.00) to pinpoint the repairs that need done and be able to address the repairs. Councilor Friend asked if the south field drainage concern was due to the wind turbine, and Mr. Peacock's reply was no. Councilor Allen asked how much Mr. Peacock thought it would cost to do these projected projects. To which Mr. Peacock's response was that coming up with a realistic number is difficult without knowing exactly what needs to be addressed. Mr. Peacock said that retiling the field is not necessary; they just need to address the wet pockets. Councilor Friend asked Mr. Peacock what the acreage size of the wet pockets were. His reply was that it was about 5 acres that needed addressed. He says that the City has been very proactive in the past years by putting money back to keep up with repairs and maintenance, which has resulted in a higher return. Councilor Friend asked what the average base cash rent on farms in Randolph County was. His reply was around two hundred (\$200.00), and Mrs. Friend asked if Mr. Peacock thought that two hundred twenty-five dollars (\$225.00) was all that the City could

get. His reply was that two hundred fifty dollars (\$250.00) was probably the highest that they would get right now.

Councilor Friend motioned to move forward with the same terms and conditions for the 2020 lease. Councilor Allen seconded. Motion carried 5-0.

Councilor Allen motioned to approve an addition to repairs and maintenance up to Twelve Thousand Five Hundred Dollars (\$12,500.00) for the 2020 year. Councilor Friend seconded. Motion carried 5-0.

Greg Beumer, Randolph Economic Development Corporation

Mr. Beumer explained that at the beginning of the year, Randolph Economic Development Corporation wanted to see if they could initiate the merging of two (2) chambers or the formation of the county chamber. He said that they are at the point that it is going to happen and there will be one (1) county chamber. To get this going, they need assistance with the start up funding. They would want to hire the first full-time executive director of the chamber. Economic Development Corporation has pledged five thousand dollars (\$5,000.00) a year for three (3) years. The City of Union City has done the same, and he is asking that the City of Winchester would consider the same funding to get the county chambers started. They have also asked Randolph County for assistance in the amount of Twenty-Five Thousand Dollars (\$25,000.00) a year. Councilor Friend asked if the money would be used for strictly wages, or if it will be for projects as well. Mr. Beumer responded by saying that it could be for multiple purposes and that he is hoping that it will not be restricted to one certain thing. There is a guiding committee that meets every other week right now, so that this can hopefully take place at the beginning of the year, and there is a member from each community on the committee.

Councilor Allen moved to make a motion that the council approve Five Thousand Dollars (\$5,000.00) for three (3) years to come out of E.D.I.T fund for Randolph County Chamber of Commerce. Councilor Lennington asked how they plan on funding themselves and asked if they would be back in three (3) years asking for more money. Mr. Beumer's response was that Randolph County has more of a population than Jay County and they have a county wide chamber of commerce and have for years. Jay County's chamber of commerce is funded almost exclusively by membership dues. It takes time for the director to work the territory, but he thinks that we can draw funds in from Winchester.

Councilor Friend seconded.

Councilor Sells spoke up and said that he would prefer the funding be from year to year instead of three (3) years.

Motion carried 5-0.

UNFINISHED BUSINESS

Apex Ag Solutions, LLC

Mr. Beumer apologized for not getting the chance to review the document beforehand, but that he is wanting to talk with the Clerk to make sure that they have the proper wording for the number of jobs and the salary. Attorney Cockerill speaks up and says that Mr. Beumer's copy of the business plan says that the average hourly wage is Twenty-Two Dollars and Twenty-Five Cents (\$22.25) with a fully loaded wage scale of Twenty-Five Dollars and Eighteen Cents

(\$25.18). Clerk-Treasurer Vicki Haney spoke up and said that she sent the drafts out to the council, so they had an idea about what was going on since it was on the agenda for the meeting. The council agreed that once the errors are corrected and everything is clarified then the document will be ready to be signed.

NEW BUSINESS

Resolution No. 2019-24

Clerk-Treasurer Haney presented “A RESOLUTION FOR THE CITY OF WINCHESTER INDIANA RESOLUTION FOR ADDITIONAL APPROPRIATIONS TO VARIOUS FUNDS” Council Allen moved to read Resolution No. 2019-24 by title only. Councilor Friend seconded. Motion carried 5-0. Attorney Cockerill read Resolution No. by title only. Councilor Allen motioned to approve the reading of Resolution No. 2019-24. Councilor Friend seconded. Motion carried 5-0. Thus, it becomes Resolution No. 2019-24

Account Payable Vouchers (APV)

The end of October accounts payable vouchers (APV) equaled Seventy-Seven Thousand One Hundred Seventy-Seven Dollars and Thirty-Six Cents (\$77,177.36).

General	\$1,452.83
Motor Vehicle Highway	\$136.26
Ambulance Non-Reverting	\$67.08
Employee Welfare Benefit Plan	\$73,670.49
Operation Pullover Grant	\$1,850.70

The November 1st through November 13th equaled One Hundred Fifty-One Thousand Nine Hundred Thirteen Dollars and Fifty-Five Cents (\$151,913.55).

General	\$131,622.10
Motor Vehicle Highway	\$263.57
Light Fund	\$5,516.63
Court Cash Due County	\$669.00
City Court User Fee	\$943.00
Fireman’s Pension	\$3,548.50
Ambulance Non-Reverting	\$125.00
Vision Park TIF	\$225.00
Community Crossing	\$472.50
Weed Assessment	\$425.00
Sidewalk Rehabilitation	\$5,904.65
Cumulative Capital Improvement (CCI)	\$2,198.60

Clerk Treasurer Vicki Haney asked that the council consider having a public hearing on December 2nd, 2019 for an additional appropriation in the amount of five thousand dollars (\$5,000.00) for animal control.

Councilor Sells made a motion to have a public hearing on December 2nd, 2019 for an additional appropriation in the animal control budget. Councilor Allen seconded. Motion carried 5-0.

Conflict of Interest

Councilor Allen submitted a conflict of interest for the council to approve a claim he abstained from voting on at the last council meeting. Councilor Friend made a motion to accept the conflict of interest submitted by Councilor Allen. Councilor Sells seconded. Motion carried 5-0.

Adjournment

There being no further information to discuss, Councilor Friend motioned to adjourn. Councilor Lennington seconded. Motion carried 5-0. The November 18, 2019 meeting was adjourned at 7:42 p.m.

Mayor, Shon Byrum

ATTEST:

Clerk-Treasurer, Vicki Haney