

SYRACUSE TOWN COUNCIL

REGULAR MEETING

August 20, 2013

Brian Woody, Council Vice President, called the Regular Meeting of the Syracuse Town Council to order at 7:00 p.m. Other council members present were Kathy Beer, Larry Siegel, and Paul Stoelting. Town Manager Henry DeJulia, Town Attorney Vern Landis, and Clerk Treasurer Julie Kline were also present. Bill Musser was absent.

The meeting opened with the Pledge of Allegiance.

Brian asked for Public Comment on agenda items. Sharon Fowler asked where we have a river for the proposed riverfront development. Brian explained there is no clear definition in the law.

Paul moved to approve the minutes of the July 16, 2013 meeting; Larry seconded. Four voted for the motion; none against. The motion carried.

Claims #891 through #1040 were presented for payment. Larry moved to approve the claims; Paul seconded. Four voted for the motion; none against. The motion carried.

Ken Jones, of JPR, provided a summary report prepared by Brett Konarski; the report shows where we are on the budget for the industrial park project. Ken Jones went over the change orders for the project contracts and the amounts. He noted Change Order #5 is included for \$12,700.00; it is for replacement of the subgrade in the passing blisters. There is also a quantity adjustment for paving. Mr. Jones explained the discrepancy in the quantity. At one time, paving the cul de sac was considered for elimination. It was decided to keep it in as part of the project, however, it was left out of the final bid quantity. A change order is not needed, however, it will increase the contract price by \$60,000.00. Ken Jones noted the total overall project is still under contract. The total amount for the Cripe contract is \$977,808.05. The contract for H & G is significantly under the original bid. Ken Jones reported he has been discussing things with Henry such as landscaping the entrances; it would have to be approved by EDA. The estimated cost would be about \$28,000.00; that could be reduced depending upon how much landscaping is done. JPR is prepared to get quotes from contractors if the council would like. Henry added he is also looking at solar panels as part of the signage since this is a technology park. Kathy asked about landscaping in the right of way; she pointed out the plantings may have to be removed when a building is put in. Julie asked if there would be an additional cost from JPR to obtain the quotes; Ken Jones stated there would not be.

Mr. Jones discussed the culvert on Long Dr. Cripe declined to quote; H & G quoted \$22,055.00, and Kline Excavating quoted \$6,587.00. Ken Jones stated EDA would have to approve the landscaping and the Long Dr culvert. It was the consensus of the council to move ahead on Long Dr and landscaping.

Larry noted NIPSCO has torn up the new passing blister on SR 13; Ken Jones stated NIPSCO is responsible to restore it. Paul made a motion to approve Change Order #5 for \$12,700.00; Larry seconded. Four voted for the motion; none against. The motion carried.

Public Works Director Jeremy Sponseller introduced Tim Campbell; Mr. Campbell owns property just east of the Steele Dr. subdivision. Mr. Campbell explained his property borders the town; he is requesting to hook on to our town sewer. The county is pushing him to connect to our sewer. Larry asked if he was going to petition for annexation. Brian noted we have adopted a resolution requiring anyone outside the town limits to file for annexation in order to hook onto town utilities. Brian asked council members if they have any issues with Mr. Campbell petitioning for annexation. Kathy pointed out Mr. Campbell is interested in time issues to connect to the sewer. Larry suggested working with Vern to create an agreement. Henry stated it could take at least 45 days for the process. Vern suggested the agreement could state Mr. Campbell will petition for annexation, will not remonstrate, and will sign

an agreement as soon as possible. Henry stated the Public Hearing could be next month. It was the consensus of the council to allow Mr. Campbell to work with Vern and Henry on an agreement; Mr. Campbell can connect once the agreement is signed.

Ryan Stuckman was the next item on the agenda. Mr. Stuckman was to appear before the council to appeal an invoice he received from the town for weed removal on a property he owns. Henry advised Mr. Stuckman will not be able to appear. Brian asked if we should table it; Julie pointed out the ordinance states an appeal is to be heard at the next regular council meeting. Henry added there is still a situation there; nothing has been done since the town mowed it. Jeremy described the current conditions on the property. Neighbor Randy Niles spoke about the problems there. Tony advised the first complaint came in April; Tony provided a timeline for complaints, notices, and abatements. Kathy moved to approve the bill for weed abatement as it stands; Paul seconded. Four voted for the motion; none against. The motion carried. Tony advised he will move forward on steps to get it cleaned up again. Henry will send a letter informing Mr. Stuckman of the council's decision.

Attorney Steve Snyder presented a right of way request from Treco. Attorney Snyder advised the Pack Rat Project was approved by the BZA subject to approval of a drainage plan. Walker and Associates has designed a drainage plan to direct the storm water to the north; the drainage will be in the town right of way. Attorney Snyder went over the drainage plan; he requested permission from the town to install the drainage system in the town right of way. He noted the plan will improve the drainage in the area and also in the alley if it is ever improved. If the council approves the request to install the drainage partially in the town right of way, the plan will be sent to James Emmons of Kosciusko County. Discussion followed on the design. Brian asked if they would sign an agreement in case the town would need to use it in the future; Attorney Snyder stated yes. A resident of 1012 N Harrison said a drain pipe on the current building goes into his yard; Attorney Snyder stated this would solve the problem. Luke Tuttle objected to the traffic and 23 more units; he also complained the BZA did not designate hours of operation.

Paul asked Jeremy for his input. Jeremy stated from a utility standpoint he does not have an issue with the catch basins; there would be room for a water line if needed. Discussion followed. Paul stated he normally doesn't like to allow use of public land for private purposes; he would like an agreement in case we need to use the right of way. Larry asked who would be required to maintain it; Vern answered Tranter would have to unless the town accepts dedication of the drainage lines. Brian stated he is with Paul; he also sees Luke Tuttle's point of view. Brian would also like an agreement. Attorney Snyder stated he has no problem with an agreement for maintaining or moving the line if needed. Larry noted he feels the project will be built no matter what we do about the drainage. Paul moved to permit catch basins and lines in the public right of way subject to Vern's approval of an agreement to protect the town in regards to repairs and installation of other utilities. Kathy seconded. Larry stated he is typically against something like this, however, this resolves some neighborhood drainage issues. Four voted for the motion; none against. The motion carried.

Jason Traycoff appeared to discuss his request for a Riverfront Development. He presented a new map of the proposed riverfront district; a lengthy discussion followed on the map for the riverfront district and the redevelopment area. Vern advised the riverfront district can not be bigger than the economic development area. It was clarified that the council will set the guidelines on the businesses that will be eligible for the Riverfront Development permits. Larry confirmed the most we can do is establish an area within 6000 feet and within our economic development district.

Brian made a motion to approve Resolution 2013-1 Establishing a Riverfront Development District; Exhibit A in the resolution is to be a map of the Syracuse Economic Redevelopment Area. Larry seconded. Four voted for the motion; none against. The motion carried.

TOWN MANAGER

Town Manager Henry DeJulia reported on the Industrial Park. NIPSCO will hopefully be done next week; once that is done, it will take a couple more weeks for Cripe to complete their work.

Henry attended an Open House at the new KCH facility; there is an issue with amish buggy parking. He had Vern prepare an agreement to deal with that. Paul asked how this is any different from other businesses. Henry said the issue is not getting the manure into our sanitary sewer or storm water drains. Council members had no problem with the agreement. Kathy asked if Henry is going to go from business to business and ask every business owner to do this. Henry answered if everyone wants it.

Henry reported they are working with the contractor to get the helical piers put in for the Harkless Bridge. The decorative lights have been ordered; the vendor is looking at four weeks to receive them. Road milling and pavement for S.R. 13 will begin next week; it will probably take 5-6 days to complete.

Henry announced a Public Hearing will be held on August 28 at the high school for the bridge across U.S. 6 at CR 29.

Henry advised he has been approached by the property owner north of the community center about the town purchasing the land. Kathy feels it makes more sense than the property in Wawasee Heights. Chad was asked for his input; he noted there is a low drain in the middle of the property that can't be developed. If they want to give the land to the Park Department, that would be ok. Council members tabled the matter.

POLICE

Police Chief Tony Ciriello reported there were 431 calls for service in July; there were 15 wrecks and 15 criminal arrests. He added since the medication drop box was installed in March, 197.7 pounds of medication has been dropped off. Last Wednesday, Day of Caring was in Syracuse; 225 volunteers worked on 23 properties in town. Day of Caring is funded through United Way.

Tony presented Ordinance 2013-6 addressing parking on the west side of Kern Road. The ordinance was discussed with the school; they agree parking creates a safety issue. The ordinance eliminates parking on the west side of Kern Road within the town limits; the school will split the cost for the signs. Paul made a motion to adopt Ordinance 2013-6; Kathy seconded. Four voted for the motion; none against. The motion carried.

Tony announced a new officer, Joe Keene, was hired to replace James Griffith, who resigned. Joe Keene will start on August 28; he is already academy certified.

Tony asked for ADA complaints. Sharon Fowler commented there is only one handicapped space at the post office. Tony explained he only deals with town owned property; that is private property.

PARK

Park Superintendent Chad Jonsson reported the Farmer's Market continues and football games will start this Saturday. Brian stated he received complaints from the Stucky Addition about the triathlon. Residents can not get out of the subdivision and were treated rudely when they tried.

PUBLIC WORKS

Public Works Superintendent Jeremy Sponseller announced the bids for the street paving were received. Jeremy went over the various locations to be paved. The bids amounts with Kern Road removed were Reith Reilly \$152,408.13, Niblock \$99,681.16, and Phend & Brown \$99,262.34. Jeremy understands Phend and Brown will stay in town and do our paving when they finish S.R. 13. Jeremy

stated we budgeted \$105,000.00 from street and \$25,000 from Local Road & Street, for a total of \$130,000.00. So far we have spent or committed about \$4,000.00 for hot mix, and the chip and seal on Kern Road is expected to be about \$5,500.00. He added the chip & seal should extend the life of Kern Road about three to five years. Jeremy advised we will have some paving money left over. He asked the council if he would be allowed to work with the contractor to increase some areas, such as doing the back side of CVS and extending the paving of Sycamore street to the south.

Larry asked about the Oakwood roads. Jeremy explained there is residential paving and the entryway out of Palm. He is working on the ingress and egress from Palm Dr; that would be paid for out of Henry's budget. Paul moved to award the paving contract to Phend and Brown and to authorize Jeremy to work with Phend and Brown on paving the additional areas for an amount not to exceed \$130,000.00. Larry seconded. Four voted for the motion; none against.

Jeremy presented quotes to provide electric service for the new street lights by the high school. Three quotes were received. They were: Middlebury Electric \$11,650.00, Ritter Electric \$11,400.00, and Darr Electric \$7,800.00. Larry moved to approve the quote from Darr Electric; work is to be completed in 45 days. Paul seconded. Four voted for the motion; none against. The motion carried. Jeremy reported Ward Industries is waiting for the copper tops for the new decorative lights.

Jeremy reported sidewalks have been completed on N. Harrison St; sidewalks will be done next on E Washington. For the Harkless pedestrian bridge, it will be about a month until the foundation is put in; we can then get the measurements for the final bridge structure. Marbach and Brady is working on the legal descriptions for the Oakwood roads; Henry will take these descriptions to the auditor once they are completed. Jeremy advised he is also working on getting trash cans for uptown.

Jeremy discussed the Oakwood point repairs. It has been suggested we may want to approach JR Parent about doing the repairs. Larry noted that is in our written agreement with them. Henry suggested we also get other quotes so we know what it is worth. Jeremy was asked about doing it in house; Jeremy advised they decided to do sidewalks in house instead.

Brian asked about pumps. Jeremy advised they are working on that; they are waiting to see if they can get parts. If not, we will have to purchase new pumps. Brian noted if Jeremy has to wait for approval until next month, it could end up as an emergency repair. New pumps are about \$3,000.00 each and there are four of them. Council members gave Jeremy approval to purchase the pumps if they can not be repaired.

Larry asked if the variance in water flow from the plant vs the metered amount has been solved. Jeremy is trying to determine if there is a lag in the telemetry. A few leaks were found and fixed; one more spot will be checked again. Larry asked if the proposed NIPSCO power line is going to run through our industrial park. Henry stated he is already looking into it.

CLERK

Clerk Treasurer Julie Kline advised the sewer bond payment on the claims docket is for the last payment on the bond. She stated after the August claims are paid, the balance in depreciation will only be about \$64,000.00. Jeremy asked the council how they felt about looking in the cost of a rate study. Julie pointed out we have over \$9,000.00 that was encumbered for London Witte that has not been spent. Jeremy was given permission to contact London Witte about a rate study.

TOWN ATTORNEY

Town Attorney Vern Landis had nothing further to report.

DISCUSSION FROM THE FLOOR

Sharon Fowler asked about police cars and the drug disposal box; Tony stated her questions were answered in previous meetings. She also asked about commercial truck parking, building permits, and housing ordinances.

OLD BUSINESS

Brian discussed the recent Fire Territory meeting; the Fire Territory Board has whittled down the cost of remodeling Fire Station #1 down to \$541,000.00. He noted the sprinkler system was a big cost. He asked the council to vote on that expense.

Paul stated he would prefer that approval of something like this be an agenda item; he is not prepared. Larry stated we usually have tons of information before making this kind of decision. Larry stated he was told we need quarters that will accommodate men and women and provide drug storage for the EMS. Larry spoke about the Equipment Repair levy; Brian stated the agreement was to levy \$170,000.00 for 10 years starting in 2015. Larry made several comments about the budget and levy, and needs versus wants.

Brian pointed out the council already approved \$450,000.00 in 2012; he would like approval for \$541,000.00. Three boards have already approved the \$450,000.00. A lengthy discussion followed on the fire territory. Henry suggested we ask the fire chief to make a presentation.

Larry moved to rescind the motion from last year approving an expenditure of \$450,000.00 to remodel the fire station; Paul seconded. Larry and Paul voted for the motion; Brian and Kathy voted against. Clerk Treasurer Julie Kline declined to break the tie. The motion did not carry.

NEW BUSINESS

Brian stated he would like a town e-mail address.

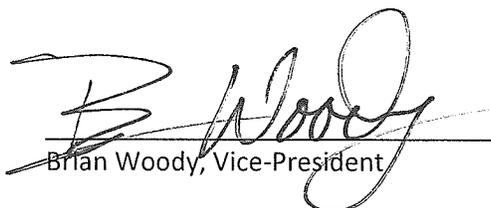
2014 BUDGETS

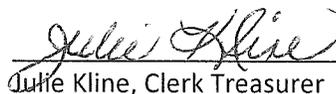
Clerk Treasurer Julie Kline provided a copy of the proposed advertisement for the 2014 budget. She explained we received information that our assessed value only dropped by 1.8%. Based upon the information she has today, Julie said the tax rate will drop by about 1¢. The proposed levy will be under the maximum levy by \$101,328.00. Julie added the budgeted amounts are exactly the same as presented in July.

Paul made a motion to approve the budget advertisement as presented; Larry seconded. Four voted for the motion; none against. The motion carried.

Paul moved to adjourn the meeting; Larry seconded. Four voted for the motion; none against. The Syracuse Town Council adjourned at 9:27 p.m.

ATTEST:


Brian Woody, Vice-President


Julie Kline, Clerk Treasurer