

SYRACUSE TOWN COUNCIL

REGULAR MEETING

SEPTEMBER 18, 2012

Larry Siegel, Council President, called the Regular Meeting of the Syracuse Town Council to order at 7:00 p.m. Other council members present were Bill Musser, Paul Stoelting, and Brian Woody. Also present were Town Manager Henry DeJulia, Town Attorney Mike Reed, and Clerk Treasurer Julie Kline. Councilman Jeff Morgan was absent.

The meeting opened with the Pledge of Allegiance.

Larry asked for public comment on agenda items; there were no comments.

The minutes of the August 21, 2012 meeting were presented for approval. Paul moved to approve the minutes; Brian seconded. Four voted for the motion; none against. The motion carried.

Claims #969 through #1085 were presented for payment. Paul made a motion to approve the claims; Bill seconded. Four voted for the motion; none against. The motion carried.

Kristine Christlieb, Community Development Planner for Region III-A, opened the Public Hearing for the CEDF Oakwood Acquisition. She asked the council to grant her permission to conduct the Public Hearing and record and prepare the minutes. Mike Reed read the document to authorize this request. Paul moved to have Larry sign the letter authorizing Kristine Christlieb to conduct the public hearing and prepare the minutes; Bill seconded. Four voted for the motion; none against. The motion carried.

Ms. Christlieb explained she is a community planner and will be assisting the town in preparing the Community Development Block Grant through the Indiana Office of Community and Rural Affairs for the acquisition of the Oakwood Inn. The Town of Syracuse will be the lead applicant working in cooperation of Oakwood Retreat, LLC for the \$700,000.00 grant. Of this amount, \$359,800.00 will be used to benefit low to moderate income; the objective of this economic development activity is to create jobs. It is anticipated this project will create 70 new jobs. She explained this is the first Public Hearing for the grant; she has a sign in sheet and requested everyone sign in. She opened the meeting to public comment. Sharon Fowler asked what the grant is for, and how will the town benefit. Ms. Christlieb explained the grant revenue would be used as part of the acquisition cost. The town will benefit through the creation of jobs. Henry noted this is an eligible activity for this type of project; the grant will be used for the acquisition and rehabilitation of Oakwood. He added new jobs will be created. Mike Reed added 51 percent of the jobs are for people who are low to moderate income. Mike McNeil asked if the 70 jobs will just be construction jobs to renovate the Inn. Ms. Christlieb explained the money is for acquisition; improvements will be made by the private investment company. Mike Reed advised the jobs created will be ongoing jobs at the Inn. Ms. Christlieb explained a job creation agreement must be signed. If they do not follow through, the grant money could be taken away. Kathy Cone asked what does it mean that the town is the lead applicant. Ms. Christlieb explained the town will be submitting the application. Kathy Cone asked what is the protection for the town in case the project falls through. Mike Reed explained we will enter into agreements as a part of this; there will be a lien on the real estate. They are subject to repaying the grant money if the jobs aren't created. There were no further comments. Kristine Christlieb closed the public hearing.

Mike Reed went over the resolution and the various forms and documents that will need to be signed. The resolution authorizes the submittal of the CEDF application for grant funding. Discussion followed on adequate security for the town; Mike Reed advised they have offered to give us a second mortgage at closing. Paul made a motion to adopt Resolution 12-05 subject to an agreement to give us a second mortgage at closing. Larry seconded. Brian asked how the town would pay back the \$700,000.00 if they default. Ms. Christlieb was asked how the job creation requirement works. She

explained the grant would be closed out once Oakwood Retreat, LLC meets the job creation goals. Mike Reed noted Oakwood agreed to repay us if the loan has to be paid back. Brian asked about the release of funds. Ms. Christlieb explained since the funds are for acquisition, once we get the environmental release and hold the second public hearing, it should not take too long for the release of funds. After more discussion, council members voted on the motion. Four voted for the motion; none against. The motion carried.

Clerk Treasurer Julie Kline read the advertised amounts for the 2013 proposed budgets. She opened the Public Hearing on the 2013 budget and asked for public comment. Sharon Fowler asked what the MVH Fund is; she also questioned the budgeted amount. Julie explained it is what we commonly call the street department; the tax levy proposed for 2013 is exactly the same amount as the 2012 budget. There were no further public comments; Julie closed the Public Hearing.

The council was presented with three documents from the attorneys for Ian Rolland, Oakwood Receiver. The documents were: 1) An easement for electrical lines and gas mains; the easement is being granted to NIPSCO, 2) a right-of-way easement for municipal utilities granted by receiver Ian Rolland dated August 24, 2012, and 3) a quit claim deed for the Oakwood roadway infrastructure dated September 5, 2012, also granted by the receiver Ian Rolland. Paul made a motion to accept the right-of-way easement for municipal utilities and the grant of the quit claim deed for the roadway infrastructure. Bill seconded. Four voted for the motion; none against. The motion carried.

Ken Jones, of Wightman Petrie, gave his monthly report to the council. He reported Cripe has removed a lot of the trees; H & G will start mobilizing in October. Mr. Jones asked the council to approve Change Order #1; the change order is for the water pressure booster station. The change order is a reduction of \$106,669.00. The contract amount for H & G Underground Utilities will be reduced from \$1,903,604.50 to \$1,796,935.50. Brian moved to approve Change Order #1 and authorize Larry to sign; Paul seconded. Four voted for the motion; none against. The motion carried.

Additional Appropriation Ordinance 12-11 was presented. Brian made a motion to adopt Ordinance 12-11; Paul seconded. Four voted for the motion; none against. The motion carried.

DEPARTMENT REPORTS

TOWN MANAGER

Town Manager Henry DeJulia thanked everyone who came to the groundbreaking. He reported he is working with the state to have our industrial park certified as shovel ready. The agreements for the exchange of property with Polywood have been prepared. He will bring the agreements back to the council if Polywood approves them.

POLICE

Police Chief Tony Ciriello reported there were 399 calls for service in August. He announced Trick or Treat will be on October 31 from 6:00 p.m. to 8:00 p.m.; Milford and North Webster will be holding their Trick or Treat on the same date and time. Tony advised his department has an internship program with Wawasee High School this trimester for students who are interested in law enforcement. The student comes to the police department Monday through Friday for two hours each day. Also for the 5th year in a row, we are part of the Ivy Tech criminal justice intern program two days a week.

PARK

Chad Jonsson, Park Superintendent, reported the last day for the Farmer's and Artisan Market will be October 13. A Harvest Festival will be held that day from 9:00 a.m until 2:00 pm. For the Youth Athletic Complex, sprinklers need to be installed on one more field, water and sewer lines will be installed on Thursday, interiors of the buildings are ready for drywall, and about 55 to 60% of the fence is completed. On October 13, there will be a Preview Day at the park with Youth Football. Dedication is scheduled for the spring.

Bill asked about Active Network. Chad explained it is for online scheduling and reservations and also to start accepting credit card payments. We currently keep all records on paper.

PUBLIC WORKS

Jeremy Sponseller, Public Works Director, announced the paving is done. Jeremy, Henry and Tony feel that we need striping on the newly paved streets and on Railroad Avenue. Jeremy obtained quotes; the low quote was \$7,500.00 from Airmarking. Larry commented the thermo plastic works well. For Front St., Long Dr., and Northshore Dr., thermal plastic striping would be done; on Railroad Ave, the striping would be painted. Jeremy added we have money to complete the work with current funds; we would just have to move some money around. Brian asked about the county striping program; Jeremy answered county did away with most inter-local agreements. Paul moved to approve \$7,500.00 for striping; Bill seconded. Four voted for the motion; none against. The motion carried.

Jeremy reported on sidewalks. For the sidewalks at Lake and Main, the southwest corner is now done. We still have to complete the northwest corner. Work on the decorative street lights has begun. Holes have been dug for the 10 bases; the bases should be poured this week.

Jeremy reported the lift station at Arthurs needs work. Quotes were received from G & G Hauling and Cripe Excavating; Cripe was the low quote at \$4,450.00. Cripe can start the work in a couple of weeks. Paul made a motion to approve the quote from Cripe Excavating for \$4,450.00 for the Arthur's lift station; work is to start in two weeks and be completed in thirty days; Brian seconded. Four voted for the motion; none against. The motion carried.

Jeremy discussed the water repairs on North Huntington; the hydrant was not working and was removed. There are two hydrants across the street, so the hydrant did not need to be replaced.

Jeremy presented a purchase request; he would like to purchase a snow plow for the new truck. W A Jones can provide and install the plow for \$5,593.00. Brian moved to approve the purchase and installation of a snow plow from J A Jones; the plow is to be installed in 30 days. Larry seconded. Jeremy was asked when this can be done. Jeremy advised they have a plow in stock. Four voted for the motion; none against. The motion carried.

Jeremy advised he was told the chain link fence on the north side of Oakwood Park needs to be removed. He added the eastern part of that area toward the lake is rip rap, limestone, and an open ditch; some areas have a substantial difference in elevations. He would like to tear out the rip rap, put in three catch basins, and bury an underground line. The storm line would be covered and grass planted. These catch basins will also help with drainage of some of the Oakwood streets. Stormwater funds would be used to pay for the work, since the Post Office project came in under budget. Jeremy estimates the cost of this project would be \$15,000.00 or less. Paul made a motion to allow Jeremy permission to spend up to \$15,000.00 to remove the fence and install the stormwater line on Palm Dr. Bill seconded. Four voted for the motion; none against. The motion carried.

CLERK

Julie announced Mike Reed has prepared a petition to send to the Indiana Utility Regulatory Commission. A new state law requires a petition be submitted by September 30 from all utilities that have a rate for out of town users that is higher than 15%. She noted our sewer rate, which was adopted in 1992, is 25% higher.

Julie also announced we are having trouble obtaining light bulbs for the town hall; due to new federal regulations, the bulbs are no longer being manufactured. We are requesting quotes from area electrical contractors to replace the light fixtures.

Julie advised the Clerk's office will be closed on October 18 for a state called meeting.

TOWN ATTORNEY

Town Attorney Mike Reed had nothing further to report.

DISCUSSION FROM THE FLOOR

Linda Neff discussed problems when crossing the street from the town hall to the Farmer's Market. She stated it is a bad situation and wondered if we could get a light or something there. Tony pointed out we must get approval from INDOT for anything since it is a state highway. He agreed to look into what can be done; he noted it may take time to obtain INDOT approval.

Sharon Fowler asked what is being done about drug activities in our neighborhoods; she also stated the alleyways should be kept clean. Brian asked Sharon if she has reported the drug activity to the police department; she answered she has not.

OLD BUSINESS

Bill Musser discussed the remodeling of Fire Station #1; as a representative of the Fire Territory Board, he would like to meet with each council member individually to go over the plans.

Paul brought up finding a replacement for Town Attorney Mike Reed; he asked council members how they would like to do the interview process. Paul would like to have Mike's replacement chosen by the November meeting so Mike Reed can bring the new town attorney up to speed. Larry suggested a committee of two council members. Larry, Paul, Tony, and Henry will be on this committee.

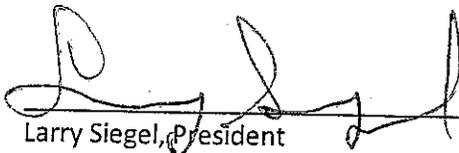
NEW BUSINESS

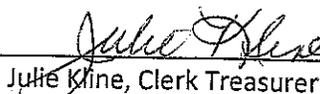
None.

Bill moved to adjourn the meeting; Brian seconded. Four voted for the motion; none against. The motion carried.

The Syracuse Town Council adjourned at 8:26 p.m.

ATTEST:


Larry Siegel, President


Julie Kline, Clerk Treasurer