

September 24, 2018

The Town Council of the Town of Corydon, Indiana, met in the Town Hall, 219 North Capitol Ave, Corydon, Indiana, on the 24th day of September 2018 at the hour of 7:30 p.m., in regular meeting pursuant to call in accordance with the rules of the Council.

The meeting was called to order by Eva North, who presided and the pledge of Allegiance to the Flag was led by the Council.

On call of the roll, the members of the Council were shown to be present or absent as follows:

Present:	Absent:
Eva North	Chris Mattingly
Roger L. McGraw	
John D. Kintner	
Mark Parks	

Chris Byrd, Town Attorney (late arrival); Rand Heazlitt, Town Manager; and Treggie King, Clerk Treasurer was also present

Mark Parks made a motion to approve the minutes of the September 10, 2018 Council meeting and John D. Kintner seconded the motion and the motion carried 4-0.

There was no activity in Planning and Zoning.

Eva North, Town Council President, asked for a motion to approve the Midwestern Contract MEI 2018068-00 to provide engineering design services of a 10% plan concept for Farquar Avenue in the amount of \$7,000.00. Town Manager Rand Heazlitt explained it was necessary to help with the drainage issues on the north end of Farquar Avenue and was not an eligible part of the funding through the 2017 Community Crossing project. Mark Parks was not aware of any drainage issues and asked for explanations where on Farquar the problems existed. Mr. Heazlitt stated it was on the north side. Jill Saegesser, River Hills Economic Development, spoke saying they tried to apply for the grant in 2017 to help pay for the project, but it was not approved from INDOT. Julie Berry from Midwestern Engineers, stated the \$100K+ project it would be eligible for a 25% match in the 2018 Community Crossing Project and this would get the Town to a point to apply for a grant to help pay for the project. Mr. Heazlitt stated Kenny Blum, Street Superintendent, had told him it was a constant drainage problem in that area of Farquar Avenue. Ms. North asked for a motion to allow her to sign the contract with Midwestern Engineering for the design service. Mark Parks made the motion with Roger McGraw seconding and motion and the motion passed 4-0.

Jill Saegesser of River Hills Economic Development presented discussions of Rice Island, Owner-Occupied Rehabilitation, and Community Crossings 2018. Ms. Saegesser stated the application for CDBG was approved for the purchase of Rice Island and on September 6th, 2018, OCRA awarded \$2 million for that grant. The award will come electronically. Ms. Saegesser requested the board to allow Ms. North to sign the grant and return it to OCRA after River Hills after Town Attorney Chris Byrd, reviewed and approved it. President Eva North asked for a motion to allow her to sign the grant. Roger McGraw made the motion and Mark Parks seconded the motion and it carried 4-0.

Ms. Saegesser gave an overview of the CDBG and OCRA grant process and mentioned the income survey that was presented with the Comprehensive Plan four years ago had expired on August 14th, therefore, the application had been submitted prior to that date and it was awarded afterwards. There was an issue of not having the environmental clearance completed and the process could take four to five months to get completed. The process was started in July 2018. USDA and RCS stated there were no issues, but we still need to submit the official environmental clearance letter. DNR has requested an Archeological Records check for Rice Island and this would consist of any structure fifty years and older. This would only be a records and research check to determine if anything else would need to be completed. Ms. Saegesser presented two estimates from companies to do the archeological record

check. Corn Island Archaeology, from Louisville, KY had an estimate of \$2,500.00 and NS Services Environmental & Infrastructures, from Zionsville, IN had an estimate of \$2,175.00. Both companies stated they could finish the project in 3-4 weeks. Rand Heazlitt stated he had worked with Corn Island in the past at the County level. John D. Kintner expressed his interest in going with the lower company bid, NS Services. Ms. Saegesser stated if either company would have to do any other phase work, the travel time would be an extra cost during a second phase. Mark Parks made a motion to select Corn Island to do the research record check. Roger McGraw seconded the motion and the motion carried 4-0.

Currently the Town is behind on the timeline that OCRA provided, but Ms. Saegesser notified them of this issue and OCRA entered the Town into the awards that were just issued allowing us to stay on schedule. She said OCRA will work with the Town on the deadlines as long as we keep them informed of progress and scheduling in order to achieve and the end goal. The environmental clearance needs to be completed by November 30th, 2018. The bid opening is scheduled for March 31st, 2019 and release of funds May 31st, 2019.

The Taylor Siefker Williams contracts were not ready to be signed yet but will be available at the next meeting.

The Owner-Occupied Rehab had \$250K set aside for people who own and live in their homes and meet specified income criteria and if eligibility requirements were met, the home owner could qualify for the maximum amount of \$25K that could be spent on their home. Ten homes were identified and one home did not pass the home inspection, so they were given other program options for help in their rehab. Ms. Saegesser solicited three different times during a two month period for contractor's bids. Only one contractor bid on the 8 of the 9 homes remaining and the grant expires at the end of the year. Ms. Saegesser presented two invoices for reimbursement. The first invoice was for reimbursement of the home inspections at \$5850.00, and the second was for lead risk assessment at \$4725.00. Ms. North asked for a motion to approve these invoices. Roger McGraw made the first motion with Mark Parks making a second motion and it carried 4-0. Ms. Saegesser stated to not pay the invoices until the IHEDA money has been received.

Ms. Saegesser submitted all invoices to INDOT for the Community Crossing Grant 2017. She is waiting to see if any other documents are required so it can be closed out. The Community Crossing Grant 2018 will be submitted electronically with submissions in January and July. Ferguson Lane was not selected because it was not on INDOT's map. The maximum grant amount is \$1 million for the year and there will be no reimbursement for any roads already paved. The total amount for the paving project is \$198,027.00 with \$148,520.25 being requested from INDOT. The Town would be responsible for \$49,506.75 of the project costs. Ms. Saegesser spoke with Treggie King, Clerk-Treasurer, and asked that the MVH and LRS balances be encumbered for next year to help pay for these costs. The Town will have to submit a letter for a local match of \$49,506.75 that will have to be signed by Eva North, Town President requesting the 75/25 match for Community Crossings 2018. The motion was made by Mark Parks and seconded by Roger McGraw for Ms. North to submit the local match letter. Julie Berry commented that if a road was not on the INDOT inventory, it could be added through an asset management list and added for taxes. The motion carried 4-0.

Ms. Saegesser submitted the contract from River Hills Economic Development to help with Community Crossing 2018. Ms. Saegesser used the same contract as the Community Crossing 2017 contract. Roger McGraw made the motion to accept the contract with River Hills to help with Community Crossing 2018. Mark Parks seconded, and motion passed 4-0.

Rachel Henry from HMB spoke with board about the Urban Trail and what the next steps were on the design. Ms. Henry presented paperwork to the board and stated the next step is the full environmental, permitting design of the trail. Ms. North stated Town attorney, Chris Byrd, has a copy to review as well. Ms. Henry stated INDOT will handle all the bidding for this proposal, and she asked the board to give approval for Ms. North and Rand Heazlitt, Town Manager, to negotiate with INDOT to get their approval on this project. Ms. Henry discussed the preferred route is along the creek, but other alternate routes could be exchanged, due to environmental issues, or right-of-way issues. Ms. North asked for a motion for Mr. Heazlitt and herself to negotiate the contract with INDOT. Roger McGraw made the motion for the negotiation of the INDOT documents, and Mark Parks seconded. Motion passed 4-0.

A motion for The Confirmatory Resolution of the Town of Corydon for the designation of an Economic Revitalization area was made by Roger McGraw. John D. Kintner seconded the motion and it passed 4-0. (Resolution 2018- 7). Resolution 2018-8, Tax Abatement Resolution for the CSSLLP Senior Lofts was approved with the motion being made by Mark Park and seconded by Roger McGraw, and motion passed 4-0. The next Resolution 2018-9 was for was MAR Investors to receive tax abatements for the

Beanblossom Building. Roger McGraw made the motion, with John Kintner seconding the motion which carried 4-0. The final Resolution 2018-10 was for the JJ Bulleit Building to receive tax abatements as well. Mark Parks made the motion and Roger McGraw seconded the motion that carried 4-0. Ms. North then thanked Darrell Voelker for all his help and input in this endeavor and Chris Byrd joined the meeting.

Ms. North asked for a motion to approve the bond for Marshal Steve Duley from 11/30/18 through 11/30/19. This is for the payment of the bond. Roger McGraw made the motion, and Mark Parks seconded. Motion passed 4-0.

Treggie King, Town Clerk-Treasurer referenced a teleconference with Kevin Watson of Umbaugh and Associates earlier in the day about the 2019 Budget Hearing. Mr. Watson had provided to Ms. King paperwork to present to the Council in order to see the actual and cash flows for 2018 and 2019, and paperwork to see the cash flow with the Stellar projects for 2019. Ms. King stated the budget was funded, and it will be up for adoption at the next meeting. Ms. North asked Umbaugh and Associates to have monthly meetings to look at our expenses and help the Town stay on budget next year.

John Kintner made the motion to approve payments and sign bills, Mark Parks seconded. The motion carried 4-0.

Old Town Business: Rand Heazlitt, Town Manager, updated the Board that he and Susan Mills, Executive Secretary to Town Manager, attended a Floodplain Conference in Evansville to learn about storm water. Mr. Heazlitt stated that the DNR accepted the Floodplain Administrative Designation Ordinance. DNR also conducted an audit meeting for the floodplain permitting, and Mr. Heazlitt said it went well. The records audited were from 2014 to September 2018.

Mr. Heazlitt informed the Council that the Gerdon Property was in the process of being emptied and reported that once weather breaks, some of the property will be taken down and the structure will be stabilized.

Mark Parks asked Mr. Heazlitt about the property on Poplar Street near the WWTP. Mr. Heazlitt stated it has value to the Town since a sludge press could be stored in the facility. The purchase price for the property is \$89,500. There are living quarters in one of the building and currently has a tenant that would remain in the apartment. A new lease agreement would have to be proposed in the event the property was purchased. Chris Byrd, Town Attorney, stated a Resolution would have to be drafted in order to make an offer on the property, and he would be able to do that if requested. Currently \$550 a month is being collected for rent but he would not recommend going beyond the negotiated price. Eva North asked for a motion for Mr. Byrd to draft a Resolution to make an offer on the property on Poplar Street. Roger McGraw made the motion and Mark Parks provided a second and the motion passed 4-0. The information will be sent to Mr. Byrd to begin drafting the Resolution.

Eva North, Town President, received an email about the property at 228 Oliver Street. Ms. North stated the property needs to be cleaned up. She asked for a motion to send a junkyard letter to the property owner. Mark Parks made the motion, Roger McGraw seconded, and motion carried 4-0.

Ms. North stated Gary Arnold was inquiring about the proposal of an Ordinance to allow ATV/UTV's to be driven on the Town streets. Ms. North has concerns due to the congested traffic in the Town and the danger these vehicles can cause but said she would respond to his inquiry.

Other Town Business: Rand Heazlitt stated there is an ongoing drainage issue at Cedar Court Assisted Living. The Maintenance Director has been problematic about the situation and proceeded to be very rude to the staff. Mr. Heazlitt does not believe it is the Town's issue and supervisors Kenny Blum and Danny Huff have assessed the problem many times. The problem seems to be a pipe has collapsed under their parking lot. Mr. Heazlitt spoke with the Administrator of the facility and is willing to work with her directly, but the Maintenance Director would not be welcome in the office again. He stated if any Board members received calls from the Maintenance Director to refer them to Mr. Heazlitt. John D. Kintner, Board Member, stated this has been an ongoing problem Cedar Court for many years a.

John Kintner made a motion to adjourn and Mark Parks seconded the motion. Motion carried 4-0

DATED: 8 Oct 18

SIGNED: *W. A. North*

ATTEST: *S. M. King*