

August 28, 2017

The Town Council of the Town of Corydon, Indiana, met in the Town Hall, 113 North Oak Street, Corydon, Indiana, on the 28th day of August, 2017 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	
Mark L. Parks	
Roger L. McGraw	
John D. Kintner	
Chris Mattingly	

Town Attorney Chris Byrd attended the meeting.

Mark Parks made a motion to approve the minutes of the August 14, 2017 Council meeting. Chris Mattingly seconded the motion and the motion carried 5-0.

There was no activity in Planning & Zoning.

Jill Saegesser presented a contract review with River Hills for assistance on the Stellar Urban Trail Project for financial management, coordination of the INDOT money provided with the Stellar designation. The Gateway project will begin at the north bridge on 135 and connect the downtown area north to the YMCA. Chris Mattingly made a motion to accept the rates within the contract for the Economic Development Grant and Mark Parks seconded the motion. The motion passed 5-0.

The Owner Occupied Rehab update was provided by Ms. Saegesser. The residents eligible under this program must own a home and live within the town limits, not be in the flood plain, and have their income verified due to the income restrictions. The Town must set aside \$250K for the grant and the deadline for the application is September 17th because the next review board must have the information by September 28th for the applications to move forward. At the present time there are 11-13 applicants. She asked the Council to authorize Eva to sign the grant documents outside of the meeting in order to meet the necessary deadlines. Roger McGraw made the motion to allow Eva North to sign the documents and Chris Mattingly seconded the motion with a vote of 5-0. Mark Parks made a motion to allow Eva to sign the "sub recipient agreement for the environmental review, administration, and program delivery and his motion was seconded by Chris Mattingly with a 5-0 vote. If home inspections are required Ms. Saegesser advised the Council that they would be hired by and paid through River Hills. This documentation will be sent to the County for review.

The next item on the agenda was the discussion of continued payments to Eva North as a full time Council President while the new Town Manager is being trained. John D. Kintner asked Ms. North if she thought that would be necessary and she responded yes. He then asked Rand Hezlitt if he thought he needed training. Mr. Hezlitt responded that he would try to be up to speed as soon as possible, but agreed that assistance would be welcomed. Chris Mattingly made the motion that the Council pay Ms. North for a period not to exceed 90 days. Roger McGraw seconded the motion and the motion with 4 members voting yes and Ms. North abstaining.

Catherine Turcotte provided a Stellar Project update. She reported that the formerly called Stonecipher building was now called the Beanblossom building after discovering signage under the façade of the old

building. And that Rodefer Moss is in litigation with the billboard sign company that has their billboard place on the east side of the building and preventing the installation of the new windows that will be arriving September 11th. She suggested that the Town may need to intervene for Mr. York as this process continues. She further reported that the JJ Bulleit Building will be completed by the end of the year and that she would like to continue the façade grant during the Stellar years. She reported on the plan layout for the Downtown Lighting project and the Senior Lofts. The new section of the Senior Loft project will begin in October and occupancy will be ready by November 2019. She also discussed the YMCA tax abatement, the MOU between the County and the Corps of Engineers, the Keller mixed use property with the new road on the east side of the railroad tracks and the Lockett & Farley are still interested in the project.

Jill Saegesser also reported on the Stellar Update saying that the original amount of the grant for Owner Occupied Rehabilitation was \$500K, however, it was raised to \$750K and that amount of funding will go through Blue River Services instead of the Town of Corydon. OCRA has set aside \$2M for park funding but the site is still under Environmental Assessment and OCRA has waived the initial deadline. On August 18, 2018 the Income Survey expires and another one would have to be completed. Eva North stated that in January 2017 and May 2017 the required public meetings were held. Ms. Saegesser informed the Council that the Gateway and Urban Trail selection process selection is almost complete and then we could submit it to OCRA and the only way the cost will be attainable is for it to be designed. Eva North interjected that the burial of electric and cable lines on Capitol would also be a part of the program. Town Manager, Rand Heazlitt also said the Board of Public Works should be included on all projects and developments.

Roger McGraw made a motion to pay C&R Pay Request #11 for \$6,236.92 per Midwestern recommendation and to sign Change Order #4 for the Certificate of Substantial completion of Bicentennial Park. Chris Mattingly seconded the motion and the motion carried 5-0.

Roger McGraw made a motion to approve MEI #2 Invoice for the final inspection of Bicentennial Park in the amount of \$310.84. Chris Mattingly seconded the motion and the motion carried unanimously.

Mark Parks made a motion to approve payments and sign Bills. John D. Kintner seconded the motion and the motion carried with a 5-0 vote.

Under old Town business, John D. Kintner made a motion to approve the purchase of a 2017 Jeep Cherokee 4X4 in the amount of \$23,220 from John Jones for the new Town Manager. The motion passed 5-0 after it was seconded by Roger McGraw.

Kenny Blum submitted a list on road repairs that should be handled during this calendar year. The Clerk-Treasurer had checked with Jill Saegesser and was advised that INDOT could not provide a guarantee of reimbursement, however, if the roads we repair are approved from the Community Crossing Grant list that has been submitted, the Town could be reimbursed 25/75. Mark Parks made a motion to make the repairs with no guarantee of reimbursement because the estimate that Kenny Blum submitted was below \$47,000. Roger McGraw seconded the motion and the motion passed 5-0.

The Town Manager, Rand Heazlitt, asked to address the Council after he learned that the police officers have been providing their personal firearms for the disposition of their duties. He reported that he talked to Pam Bennett Martin about this arrangement and verified that this put the Town into an extreme liability issue. She suggested that a fast move was made to correct the situation. Matt Kitterman was in attendance and reported that the Town owned 3 shotguns, however, the rest of the firearms were owned by the marshals. He talked to Otto Schalk; the Prosecuting Attorney for Harrison County an agreement was made. Mr. Schalk agreed to purchase 8 shotguns for the Town of Corydon, providing the Town agree to purchase 8 9mm or 45mm handguns for the officer at an approximate cost of \$500 each that would include a holster and mag pouch. Mark Parks made a motion to fund the \$4k investment for the officers. Chris Mattingly seconded the motion and the motion carried 5-0.

Town Attorney Chris Byrd reported that the quiet title action on the recently acquired property on Ashwood was complete with a free title and the Town was unrestricted in making plans to dispose of the property. Eva reported that the sale could be closed bids but it would have to be advertised. He had no information on the Ridley Street property at the present time because it was handled by a different judge.

Chris Byrd submitted Resolution 2017-1. This resolution was crafted when Myzak & Palmer requested this resolution for the Senior Loft Tax Abatement.

RESOLUTION 2017 -1

**A RESOLUTION DESIGNATING ECONOMIC REVITALIZATION AREA
AND QUALIFYING CERTAIN REAL PROPERTY
AND IMPROVEMENTS FOR TAX ABATEMENT**

WHEREAS, the Town Council of the Town of Corydon, Indiana ("Town") wishes to designate an economic revitalization area within its borders for the purposes of promoting economic development and in accordance with I.C. 6-1.1-12.1-1-1 et seq;

WHEREAS, in furtherance of the development of the economic revitalization area, the Town desires to permit properties within such a designated economic revitalization area to be eligible to receive tax abatements when approved by the appropriate government entities;

WHEREAS, the Town believes that such actions will help to promote improvements and economic development to such designated real property within its jurisdiction that otherwise are unlikely to be revitalized or otherwise would be stagnant in any potential growth.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CORYDON, INDIANA, AS FOLLOWS:

1. Declaration of Economic Revitalization Area. It is hereby declared by the Town Council of the Town of Corydon, Indiana that the real estate described in Exhibit A, attached hereto and made part hereof, is, and shall hereafter be, deemed an "economic revitalization area" as that phrase is used and intended under the provisions of I.C. 6-1.1-12.1-1 et seq.
2. Real Property and Improvements. The Town Council of the Town of Corydon, Indiana hereby further declares that any and all improvements placed upon the real estate described in Exhibit A attached hereto, after the date of the adoption of this Resolution by the Town Council shall, along with said real estate, be eligible for property tax abatement pursuant to the provisions of I.C. 6-1.1-12.1-1 et seq.
3. Maps and Location of Economic Revitalization Area. Attached hereto and made a part of as Exhibit B is a map showing the real estate herein declared to be an "economic revitalization area" as a result of the adoption of this resolution.
4. Effective Date. This Resolution shall be effective immediately upon its passage, subject to the notice provisions of I.C. 6-1.1-12.1-2.5.
5. Filing With County Authorities. Upon the adoption of this Resolution, the Clerk-Treasurer of the Town of Corydon, Indiana shall cause a certified copy of this Resolution, including the description of the aforesaid real estate and attached map, to be filed with the Harrison County Assessor and/or such other Harrison County Government officials as shall be necessary.

PASSED AND ADOPTED by the Town Council of the Town of Corydon, Indiana on this 28th day of August 2017.

TOWN OF CORYDON TOWN COUNCIL

Chris Mattingly made a motion to approve the resolution. Roger McGraw seconded the motion and the motion carried 5-0.

There being no further business to come before the Council and by a motion by John D. Kintner and seconded by Mark Parks, the motion passed and the meeting adjourned.

SIGNED:

Eva North

DATED: 9-11-2017

ATTEST:

J.M. King