

SYRACUSE TOWN COUNCIL

REGULAR MEETING

December 20, 2011

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

The meeting opened with the Pledge of Allegiance.

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

The minutes from the November 15 meeting were introduced. Brian moved to approve the minutes; Larry seconded. Three voted for the motion; Bill abstained. The minutes were approved.

Claims # 1286 through #1409 were presented for payment. Larry moved to approve the claims; Brian seconded. Four voted for the motion; none against. The motion carried.

Resolution 11-05, a resolution authorizing the Clerk Treasurer to make certain transfers, was introduced. Julie explained this is the same resolution we have adopted for several years. Larry moved to adopt Resolution 11-05; Bill seconded. Four voted for the motion; none against. Motion carried.

Henry introduced Attorney Andy Klineman, representing Buckingham; Henry advised Attorney Klineman will give an overview of the project. Town Attorney Mike Reed provided some background information. He advised the Redevelopment Commission met on November 30; the Commission approved a Declaratory Resolution and Economic Development Plan for the Oakwood area. The Resolution and Plan were presented to the Kosciusko Planning Commission on December 7; the Planning Commission also approved the Resolution and Economic Development Plan. The next step is council approval of the Declaratory Resolution and Economic Development Plan. If the council approves, a Public Hearing will be held before the Redevelopment Commission; the Public Hearing will be held before the next council meeting. If approved, a confirmatory resolution is adopted.

Attorney Klineman explained he will be back for the Public Hearing on January 17. He provided an overview of the project; he stated the area needs redevelopment. The project primarily brings back the Inn. Buckingham has a purchase agreement with the receiver; they are going through the stages to get this done. Buckingham would like to see the establishment of a TIF district; Buckingham, as bond purchaser, could use the tax increment to put back into the project. Attorney Klineman added it is a 35 acre site; the Oakwood Inn is the first step in this project. There is the potential over time for additional family residences and senior living. Infrastructure improvements are part of the project, as well as the upgrade of the entrance and roads. He added there will be significant public benefit; the proposed plan includes recreational facilities and greenspace. Tentative plans are to open in the spring of 2013; Buckingham anticipates closing on the property in the spring of 2012. Buckingham plans to have third party management of the Inn. In August, the Kosciusko County BZA granted a special exception to create mixed use residential with some retail. Buckingham will develop the property according to the existing zoning. The Inn will be first, then future development. Attorney Klineman advised he will be

back on the 17th for the Public Hearing. Before the Public Hearing, London Witte will have fiscal findings showing what the tax increment will generate.

Bill Musser asked Attorney Klineman if the road from Harkless will go directly to the Inn; Attorney Klineman pointed out the road on the plans he provided. Bill stated he understood Oakwood is to have Chautauqua events ; he noted he does not see any buildings in the plans for theatres and presentations. Attorney Klineman answered they are in negotiations with the receiver to have a letter of agreement to pledge net revenue to support Chautauqua initiatives; it also includes access to the Inn, conference area, community center, and common areas.

Paul asked about public improvements and infrastructure as part of the bond and what that entails. He asked if that includes everything. Attorney Klineman answered they have a general list that includes roads, sewer, and utility improvements; they do not have a specific list. He noted TIF revenue can only be used for certain things. Paul clarified it is that bond for improvements in infrastructure that Buckingham wants to use the TIF revenue to repay. Attorney Klineman advised the TIF revenue would be pledged for the bonds. Paul questioned if it would be used to refurbish the Inn; Attorney Klineman answered it would be used for the purposes as set in statute. Paul asked if Buckingham will be providing a listing of the dollar amount of improvements to London Witte. Attorney Klineman answered London Witte will tell what the increment will generate based upon the proposed improvements. Paul clarified the bonds will not be for the cost of Buckingham's entire project; Attorney Klineman answered private financing will also be used. Paul asked if the closing is not until 2012, how will they reach an agreement if they do not own the property. Attorney Klineman answered the council would act to pledge the bond increment; Buckingham would negotiate the bond purchase agreement with Attorney Mike Reed. Brian asked for the IC code for the TIF; it was provided. Brian asked if we have the actual area that will be in the TIF; Mike Reed answered all of the annexed area is in the proposed TIF. Brian asked at what point it will be on the tax rolls. Discussion followed on TIF revenue, bond payments, and the change from tax exempt to taxable status. Buckingham's expectation is that the base for the TIF will be zero, since no tax dollars are currently collected. Mike Reed explained the assumption is that the current assessed value of the Inn, as well as the improvements, will be captured for the TIF. Attorney Klineman added since the property was tax exempt, no one had any reason to appeal the assessment. It may not be properly assessed.

Larry made a motion to approve Declaratory Resolution 11-06 and the Economic Development Plan of the Syracuse Redevelopment Commission and approving the order of the Kosciusko Plan Commission; Bill seconded. Four voted for the motion; none against. The motion carried.

It was announced the Public Hearing for the Syracuse Redevelopment Commission is scheduled for 6:00 p.m. on January 17.

Ken Jones, of Wightman Petrie, updated the council on the Industrial Park design. He advised they are ironing out details with INDOT. We are waiting for approval of the documents sent to EDA. Larry asked if anyone had been contacted to move things along; Henry advised yes. The grant deadline and extension were discussed; Mr. Jones stated it depends on when we receive the comments from EDA. Ken advised Mike Reed is working with NIPSCO to obtain a small sliver of property for the deceleration lanes; NIPSCO has indicated it would not be a problem.

DEPARTMENT REPORTS
TOWN MANAGER

Town Manager Henry DeJulia reported he checked into the cost for the grant administration through Region 3A. The Executive Director stated they will pay for the public hearing notices; the approximate cost is \$450.00. Henry added most of the signage in Oakwood has been replaced.

POLICE

Police Chief Tony Ciriello advised there were 324 calls for service in November.

Tony asked the council to approve an Interlocal Agreement with Kosciusko County for the car computers. Brian moved to approve the Interlocal Agreement with Kosciusko County for Terminal Services Data; Larry seconded. Four voted for the motion; none against. The motion carried.

Tony explained he was asked to check on the speed limit on Northshore Dr. Eastbound it is posted 20 mph in the town limits and then it is posted 30 mph. Westbound it is posted 30 mph just before the town limits and 20 mph by Larry's house. Tony did some research and found the 20 mph is not governed by ordinance, so by state law the speed limit is automatically 30 mph. Larry would like to see the speed limit at 20 mph by the Park. Tony added he found that the speed limit on Long Dr is 20 mph from May 1 to September 1; he suggested a speed limit of 20 mph all the time. Tony will work with Mike Reed to fix that ordinance and establish 20 mph on Northshore Dr. by the park starting at Hiawatha Dr.

PARK

Park Superintendent Chad Jonsson reported on Breakfast with Santa; over 700 breakfasts were served, which is the most ever. Coming up in January are the snowmobile races and Chamber Winter Carnival. It was originally scheduled to be held on January 13, 14, & 15. Due to the warm weather they are considering the possibility of alternate dates, possibly in February.

Chad updated the council on the funding for the athletic complex. An anonymous donation of \$20,000.00 was received yesterday. Rinker Foundation has donated \$10,000.00. A total of \$65,500.00 has been raised toward the grant match. They also have just under \$11,000.00 in commitments for next year. The total raised and committed to date is about \$76,000.00. Chad reported there are grant applications outstanding. We should be at \$80,000.00 right after the first of the year.

PUBLIC WORKS

Public Works Superintendent Jeremy Sponseller presented an Interlocal Agreement with Kosciusko County for plowing. He explained he just received the agreement this afternoon; it is the same agreement we have had before. It was noted the date needs to be corrected from 2011 to 2014. Larry moved to approve the Interlocal Agreement with the stated changes ; Bill seconded. Four voted for the motion; none against. The motion carried.

Jeremy presented the 2012 budgets for water and wastewater; he noted the budgets include the increased costs due to Oakwood. The total 2012 water budget, not including transfers, is \$996,625.00, a 3% increase. The 2012 Wastewater budget, not including transfers, is \$842,000.00, an increase of 4%. Brian moved to approve the 2012 water and wastewater budgets as presented; Larry seconded. Four voted for the motion; none against. The budgets were approved.

Jeremy advised the concrete around the bar screen has been installed. The salt spreader was received and has been installed.

CLERK

Clerk Treasurer Julie Kline advised the first utility billing for Oakwood residents was mailed last Friday. The December bills also included the 2012 trash and recycling calendar. She noted due to the holiday, trash pickup will be on Tuesday, December 27, and trash and recycling on Tuesday, January 3.

TOWN ATTORNEY

Town Attorney Mike Reed had nothing further to report.

DISCUSSION FROM THE FLOOR

Brian Woody stated he would like to speak as a taxpayer. He thanked Dick Peletier and Larry Martindale for their hard work on the athletic complex.

2012 APPOINTMENTS

Brian moved to appoint Tony Ciriello as Town Marshal for 2012; Bill seconded. Four voted for the motion; none against. The motion carried.

The Town Manager's contract was discussed. Paul stated Henry's current contract is a two year contract; Henry asked if the council would approve a three year contract. Larry moved to extend the existing contract from January 1, 2012 through December 31, 2014 and authorize the council president to sign and the clerk to attest. Bill seconded. Four voted for the motion; none against. The motion carried.

Brian moved to appoint Henry DeJulia and Chad Jonsson to a term on the Tree Board from 2012 to 2015; Bill seconded. Four voted for the motion; none against. Motion carried.

Paul announced that the BZA appointment is an executive appointment. Paul appointed Larry Martindale to the Syacuse BZA for a term from 2012 to 2015.

Paul announced the Park Board recommended appointing Jason Traycoff and Jeff Nicodemus. Bill so moved; Larry seconded. Four voted for the motion; none against. The motion carried.

Paul announced the appointments to the Redevelopment Commission need to be made; they are Paul Stoelting, Larry Siegel, Ernie Rogers, and Dan Van Lue. Brian moved to reappoint those members for 2012; Bill seconded. Four voted for the motion; none against. The motion carried.

Brian moved to appoint Bill Musser and Jeff Morgan to the Fire Territory Board; Paul seconded. Four voted for the motion; none against. The motion carried.

Brian moved to appoint Mike Reed as Town Attorney for 2012; Bill seconded. Four voted for the motion; none against. The motion carried.

Mike Reed swore in Clerk Treasurer Julie Kline and council members Brian Woody and Bill Musser to another term.

Council President Paul Stoelting turned the meeting over to Town Attorney Mike Reed for the election of Town Council President. Mike Reed opened the floor to nominations for Council President. Bill nominated Larry as Council President; Paul seconded. Mike asked if there were any other nominations; there were none. Paul moved to close the nominations; Brian seconded. Three voted for the motion to close the nominations; none against. Larry abstained. On the motion to nominate Larry as Council President, three voted for the motion; Larry abstained. The motion carried. Larry appointed Bill Musser as Vice President.

OLD BUSINESS

None.

NEW BUSINESS

Paul discussed the town council appointment to the Harkless Foundation Board. In the past, it has been the Town Council President as the appointee. At some point, the Harkless Foundation asked us to appoint one person as the appointee since we rotate the Council President. Paul advised he sent Henry to the meeting in December. Paul suggested we name the Town Manager as the Town Council appointee. The council agreed. Paul moved to make the Town Manager the appointee to the Harkless Board; Brian seconded. Four voted for the motion; none against. The motion carried.

Paul advised he has had some communication from the township; Paul feels we should revisit the Fire Territory agreement from time to time. He talked to Bill Musser; Bill agreed to be the representative on any issue with the fire territory agreement. Bill commented he would like to look at the amount of money spent. For example, Bill feels the recent purchase of cameras for \$14,000.00 was well within an amount to be approved by the Fire Territory Board only, without coming before the Town Council. That is one thing he would like to look at. Paul added we could also look at when there is a deadlock with equipment purchases.

Bill moved to adjourn the meeting; Brian seconded. The Syracuse Town Council adjourned at 8:30 p.m.

ATTEST:

Paul Stoelting, President

Julie Kline, Clerk Treasurer