

October 23, 2017

The Town Council of the Town of Corydon, Indiana, met in the Town Hall, 113 North Oak Street, Corydon, Indiana, on the 23<sup>rd</sup> day of October, 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	Treggie King

Town Attorney Chris Byrd attended the meeting.

Council approved Trick or Treat night for Oct. 31<sup>st</sup> from 6pm-8pm for children 12ys and under. Chris Mattingly made motion to approve and Mark Parks seconded the motion with a vote of 5-0.

Chris Byrd addressed the Council and gave update on the Sign Ordinance draft. He informed the Council that the draft should be ready late December or early January for the Council to approve.

John D. Kintner made a motion to approve the minutes of the October 9, 2017 Council meeting and Mark Parks seconded the motion with a 5-0 vote.

Council approved pay adjustment for Scott Flickner and a transfer to the Sewer Department. The Town Manager addressed the Council saying that a job opening became open at the WWTP after Dan Roberts transferred to the Maintenance Department. Scott Flickner was qualified employee who wanted to make the transfer after spending a trial period at the plant. Larry Fessel approved the transfer and Street Department Supervisor Kenny Blum, was willing to allow Mr. Flickner to obtain a position with more pay. Mark Parks made a motion to approve the pay adjustment and transfer; Chris Mattingly seconded the motion with a 5-0 vote.

Angel Frizzell represented Main Street Light Up Corydon committee to ask Council for street closures for the Light Up Corydon Parade which is new event this year. Angel said they have a lot of surprises planned this year which will include a food court. She requested street closure from Elm to Chestnut to Beaver Street. She announced that Santa Claus will be at the Discovery Center; Bi-Centennial Park will be decorated; they are working with downtown merchants for events; and, they have two routes chosen for the parade. The preferred route would start at Gerdon Auto, proceed west on Chestnut, right on Capitol, left on Walnut and end at Community Services parking lot. Roger McGraw requested the decision be tabled until the Council could speak to Chief Kitterman to see which route he would recommend. Mr. Hezlitt asked that the Council approve Light Up Corydon upon route approval from Chief Kitterman. John Kintner reminded Angel that no one is to throw candy during the parade and Angel said she has already provided that information. Light Up Corydon will start at 9 pm on Nov. 24<sup>th</sup> and end on Nov. 25<sup>th</sup>. Roger McGraw made motion to approve Light Up Corydon events and allow Chief Kitterman to determine the best parade route. Chris Mattingly seconded the motion and it carried with a vote of 5-0.

Rand Hezlitt addressed the Council regarding the adoption of Resolution 2017-2, Resolution to Purchase Land and Structures. Three properties are of interest to the Town for future development. The properties include: Gerdon Auto, 701 E Chestnut St and 715 E Chestnut St and Rice Island which is owned by Friends of Harrison County Youth. The Gerdon property is available for \$269,000.00. Mr. Hezlitt said the Town would like to make an offer on the Gerdon property and is currently working to



obtain two appraisals. He requested council approval to move ahead with the acquisition and included information that the parking lot across the street is included in the property. The Board considered a resolution to seek to acquire real property known as the Gerdon property and Rice Island. Mark Parks made motion to pass resolution and was seconded by Roger McGraw. It carried 5-0. The passage of the motion to attempt to purchase the properties was allowable due to the fact that the Council adopted a resolution to pursue acquisitions of this nature. He reported the property has been through phase four in the environmental study and everything looks good. Rice Island is another property the town would like to purchase. The town would however retain ownership and maintain the Rice Island property, unlike the Gerdon property, which the town would sell. Blake Cromwell said if they needed help because he knew several people on the Friends of Harrison County Board that he could talk to. Chris Byrd said that just because you have this resolution doesn't mean you have to purchase anything, however, if and when the town purchases anything over \$25,000 a resolution is required. Mark Parks made motion to approve; Roger McGraw seconded the motion and it carried 5-0.

Eva North, Town Board President, gave a quarterly update on all the Stellar Projects:

1. J.J. Bulleit Building and Beanblossom Building under renovation and are expected to be done by December 2017.
2. Façade Program – 17 facades have been completed since 2015. Building owners can still apply for local and state matching funds.
3. Downtown Enhancements – Preparing cost estimates and design anticipated to be complete by spring 2018.
4. Corydon Senior Lofts – New Boys & Girls Club is nearly complete and Senior Lofts anticipated completion in 2019.
5. Housing Rehabilitation (Harrison Center) – Construction anticipated to be complete in December 2018.
6. Housing Rehabilitation – Owner Occupied, spring of 2018 work should begin.
7. Indian Creek Trail Connection - should be complete sometime next year.
8. Keller Park – Phase 1 has been completed , Conceptual Design is underway
9. Capitol Avenue Gateway & Urban Trail – Conceptual design ready to start.

Eva also spoke of the Manhu group from China and their success in the community and how everyone that attended their performances enjoyed them. With that success, more groups are scheduled to perform in the Town. In the spring there will be a group from Norway, the fall a group from Israel, and the following spring a group from Japan will come to perform.

Krista Burke Singleton addressed the council and asked to be considered for the BZA board. Krista said she is a lifetime resident of Harrison County, born and raised here. Krista lives on Mulberry St here in town and could bring younger people with new ideas and visions to the meetings. James Thomas addressed the council and would like to also be considered. He stated that unlike the lady before him, he is a transplant and he chose to live here. He is a military person and has lived all across the country and loves this town and wants to be involved. Roger McGraw asked that they table this motion for the BZA Board appointment and make a decision at the next council meeting. He further requested that they leave their information in case anyone has a question. Both candidates agreed and the motion was tabled.

Larry Bennett asked that the council to waive the water connection fee of \$16,000.00 for the JJ Bulliet building. Larry stated that once the apartments are rented and the restaurant is established, the tax abatements would cover the costs. Discussion followed as the board considered the possibility of waiving fees for the Stellar Projects. Mr. Heazlitt cautioned the Council and said this would set a precedent and developers would make the same requests. He said it should be worded that waivers would only be granted to Stellar projects. (Senior Lofts & York bldg.) This money should go towards our stellar commitment of the \$4 million. Eva stated the amount waived would be \$16k for the JJ Bulleit building. John D. Kintner recommended the request be tabled. Chris Mattingly agreed saying the motion should wait until the wording on the waiver was determined. Rand will work with Chris Byrd on the legalese. John D Kintner asked that the waiver be reviewed by the board members prior to the meeting. Chris Byrd said a motion would have to be made. John D. Kintner made a motion that Rand and Chris Byrd work on the wording of the waiver; Chris Mattingly seconded the motion and the motion carried 5-0.

Mr. Heazlitt updated the Council on the sale of the two tax sale properties. He said Beckort Auctions suggested that they not put a reserve on the properties because it causes people to shy away from bidding. Mr. Beckort said they will probably get more than they expect from the properties. The Town

will get more money with an Absolute Auction with no Minimum. Mr. Heazlitt recommended that the Town adhere to the recommendation of the expert, Brian Beckort.

Chris Mattingly suggested selling while the market is hot; John D. Kintner was in agreement. Mr. Kintner said he didn't know why they could not put a stipulation that something be done to improve the property by the new owners within a certain amount of time. Chris Byrd said they could, but asked about how far the Town would be willing to go enforce it, Chris Mattingly made a motion to go ahead with the auction: Roger McGraw seconded the motion and it carried 5-0.

John D Kintner made a motion to approve payments and pay bills; Marks Parks seconded the motion and it passed 5-0.

Old Business: – Mr. Heazlitt reported that he, Treggie King, Jill Saegesser, and Kenny Blum went to Community Crossings Training in Seymour and said it was very informative. He said he is still getting acclimated as the Town manager and he has made plans with David Dahl to meet with him and provide some mentoring. He stated the New Town Hall is moving right along and has been cleaned out and another strategy meeting is scheduled for Oct. 25<sup>th</sup>. We advised that he would have final drawings soon. Rand said Roger McGraw is only one that hasn't seen the progress lately and would gladly meet him anytime for a tour.

Eva North said the new town hall furniture would be purchased through US Communities and should save thousands of dollars. She also reported that there is movie night at Bicentennial Park "Nightmare Before Christmas". Blake Cromwell asked when we would be in the new town hall, President North said January.

Blake Cromwell asked who was awarded the Indian Trail project and Ms. North said HMB Contractors.

Angel Frizzell stood up and said thank you to the council for all their hard work. She said working at the Hampton Inn allows her to see many visitors and they are always complimenting Corydon, how great the town looks and how friendly the people are. She hears all positive talk about our Town.

Therefore being no more business to come before the Council and upon a motion made by John D. Kintner and seconded by Chris Mattingly, the meeting adjourned.

DATED: 13 Nov 2017

SIGNED: 

ATTEST: 