

Rising Sun City Council Meeting
Executive Session
June 7, 2007
6:00 PM
City Hall

The City of Rising Sun, Indiana met in executive session on Thursday, June 7, 2007 in the conference room at City Hall at 6:00 p.m.

Those noted as present:

Mayor Bill Marksberry, Councilman Gerald Brown, Councilman Mike Padgett, Councilwoman Stephanie Scott, Councilman Steve Slack, Clerk Treasurer Rae Baker Gipson, City Attorney Lane Siekman, and EDC Consultant Jim Kinnett.

I.C. 5-14-1.5-6.1(b)(4)

“Economic Development”

Mayor Marksberry opened the meeting at 6:00 pm.

The meeting adjourned at 6:50 pm.

Rising Sun City Council Meeting
June 7, 2007
7:00 P.M.
City Hall

Call to order/Pledge

The meeting was called to order with the Pledge of Allegiance led by Mayor Marksberry. All of Council was present except Councilwoman Siekman.

Minutes

The minutes of the April 5th and May 3rd, 2007 Council meetings had been previously distributed to Council and Mayor Marksberry. After discussion, a motion was made by Councilman Slack to approve the minutes as written, 2nd by Councilwoman Scott; motion carried 4-0.

Reports of Committees, Boards, & Departments

EDC

Jim Kinnett, consultant for EDC informed Council and Mayor Marksberry EDC is on the Agenda for the County Council meeting Wednesday, June 13th to address the Ordinance to incorporate Economic Development and set parameters and funding for EDC to negotiate with businesses locating in the Business Park. He welcomed any City support at this meeting. Kinnett introduced Steve Lattis owner of Odor Management Incorporated. Lattis informed Council and Mayor Marksberry his business for odor neutralizer had increased since he had taken it to the consumer market. He stated he is currently operating in a space of 5,000 square feet and wants to expand to 15,000 square feet.

Councilman Padgett asked how soon he was going to need this space. Lattis stated he had put his current building on the market last month and is looking for a place to relocate for expansion as soon as possible. Mr. Kinnett requested the City set parameters and funding for EDC to negotiate with businesses locating in the Business Park. This would allow EDC to negotiate a price, potential tax abatements, claw backs on contracts, and to avoid risk by filing for loan guarantees. After much discussion a motion was made by Councilwoman Scott to loan up to 275,000 to EDC contingent on the finalization of EDC Incorporation and County participation of the same funding and parameters, 2nd by Councilman Padgett; motion carried 4-0.

Historic Downtown—Bill Dichtl

President of the Historic Downtown Main St. Program, Bill Dichtl reported they will have a special meeting next week regarding the Main Street Director Position.

Redevelopment Commission

Redevelopment Commission Member, Joanne Hamilton approached Council with a request from Redevelopment for \$120,000. According to Hamilton, Redevelopment has been approached by Tim Emmrich with a loan request to purchase two properties on Walnut Street and renovate them as Bed and Breakfasts. It was stated Redevelopment was not purchasing these properties, but was requesting the City give them funds to loan to Emmrich for this project. There was discussion by Council about how this fits with the overall Redevelopment plan and funding. It was requested that Redevelopment present Council with a polished plan or program for Council to fund versus a piece meal or single project. After further discussion a motion was made by Councilman Slack to table this request, 2nd by Councilman Brown; motion carried 4-0. Hamilton stated this issue has not arisen with Redevelopment funding until now, and the Emmrich proposal was just received last week. Councilwoman Scott addressed the Redevelopment Commission Members in attendance stating she has been swamped with calls, emails and contacts regarding the approval of a pool hall to be located at the former Foutty building on Main Street. Scott questioned how this was in compliance with the Main Street Plan? Board Member Sonja Keith stated a request for proposals was advertised—2 proposals were received one was to purchase the building and one to lease. Redevelopment did not want to sell the building. Ed White is shown to be an upstanding citizen and he will renovate the building. Zoning can turn down if they don't want it or it doesn't apply—think should give it a chance.

Project Manager—Mike Northcutt

Project Manager Mike Northcutt reported on the following:

- **Riverfront Boat Docks**--Two sections of docks had been ordered to be added to the existing docks at the current boat landing. Regarding funds from the Big P Grant, the grant may be amended or withdrawn and resubmitted in another round.
- **Curbs and Sidewalk replacement**--Northcutt presented 2 quotes for curb and sidewalk demolition and replacement on Main Street near the Masonic Lodge as follows:

McAlister Excavating Co., Inc. \$13,989.36

Dave O'Mara Contractor, Inc. \$15,360

After discussion a motion was made by Councilman Padgett to approve the quote from McAlister Excavating in the amount of \$13,989.36, 2nd by Councilman Slack; motion carried 4-0.

- **Riverfront Phase 5** Northcutt requested approval of change order #1 for the Undercut Excavation and Structure Fill at Wall E, in the amount of \$11,721.60 See attached Exhibit A. After discussion a motion was made by Councilwoman Scott to approve this change order, 2nd by Councilman Brown; motion carried 4-0. Change Orders 2 and 3 were not voted on at this time.
- **Presbyterian Church** Northcutt requested approval of change order #1 for slab preparation not to exceed \$1000. After discussion a motion was made by Councilman Slack to approve this change order, 2nd by Councilwoman Scott; motion carried 4-0. Northcutt also reported the church was to be treated for termites by Beastmaster Pest Services at a cost of \$1125.
- **Riverfront Gateway Plaza Extension** Mike presented Mayor and Council with a preliminary cost estimate from VS Engineering, Inc. to extend the plaza level of the riverfront further into the river. Council will take this option into consideration.

Police Department—David Hewitt

Police Chief Hewitt reported the new vehicles have been delivered. They are currently unmarked—Keith Armstrong will do this work in the next 4-5 weeks. Hewitt reported they continue to have issues at the rental house next to Dillon Dorrell on Short Street.

Tourism Update—Sherry Timms

Executive Director, Sherry Timms reported to Council members and Mayor Marksberry the idea of a “Community Plan”. The City, Chamber, Ohio County Community Foundation, and Tourism will take the lead in the initiative, which will start up in September. She submitted a full Tourism update as Attached Exhibit B.

DENVER SIEKMAN ENVIRONMENTAL PARK

Janie Eldridge invited everyone to attend the Community Picnic at the Environmental Park this weekend.

PETITIONS/COMMENTS FROM CITIZENS

None at this time.

UNFINISHED BUSINESS

2nd Reading Ordinance 2007-1 “An Ordinance Creating the Rising Sun Tree Commission” Mayor Marksberry presented Ordinance 2007-1 “An Ordinance Creating the Rising Sun Tree Commission” to Council for second reading. After discussion a motion was made by Councilwoman Scott to approve this Ordinance, 2nd by Councilman Brown; motion carried 4-0.

NEW BUSINESS

Lifetime Resources—Funding Request

Julie Schafer with Lifetime Resources presented 2008 funding requests to Council and Mayor Marksberry for review. According to Julie the State funding level has been cut, but they are requesting \$15,200 the same funding as in 2007. Lifetime Resources has secured 12 new vehicles for Catch a Ride and offer “211” service in Franklin County. Council will address the funding request during the 2007-2008 budget process.

First Reading Ordinance 2007-2 “An Ordinance Regulating the Use of Skateboards, Roller Skates and Similar Devices”

Mayor Marksberry presented Ordinance 2007-2 “An Ordinance Regulating the Use of Skateboards, Roller Skates and Similar Devices” for First Reading. Second Reading will be held at the July Council meeting.

MISCELLEANOUS

Armand Arce approached Council on behalf of the Navy Bean Festival requesting funds to purchase a stage cover/tent at a cost of approximately \$45,000. According to Arce this cover is 40 by 70, will withstand 80mph winds, and can be set up by 3 men in 3 hours. It was discussed the city would research and possibly submit an emergency grant application to the Regional Foundation.

Mayor Marksberry informed Council he had received a letter from the State regarding overdue Daycare reports. Mayor Marksberry has Attorney Siekman researching options regarding these issues.

Marksberry informed Council he had included a Legislative Wrap Up from Lobbyist Jewell Debonis in handout information.

Adjournment

After the reviewing and signing of claims, and with no further business; a motion to adjourn was made by Councilman Slack, 2nd by Councilwoman Scott; motion carried 4-0

Attest:

Rae Baker Gipson,
Clerk Treasurer

William A. Marksberry,
Mayor

Exhibit A



Dave O'Mara Contractor, Inc.
1100 East O & M Avenue, PO Box 1139
North Vernon, Indiana 47265

Phone: 812.346.4135

www.daveomara.com

Fax: 812.346.6305

June 1, 2007

Mr. Mike Northcutt
City of Rising Sun

RE: Riverfront Erosion Control, Phase 5

Subject: Contract Change Orders - No. 1, No. 2 and No. 3

Dear Mike:

Change Order #1 - Undercut Excavation and Structure Fill at Wall 'E' **

Total ----- \$11,721.60

** Please see attached letter submittal dated May 22, 2007)

Change Order #2 - Modular Block Retaining Wall (90 LF of Wall)

1. Direct item cost - see attached direct cost report
2. Total Price = Direct Cost + Mark Up
 - a. Labor - \$6,988.00 + 25% MU = \$8,735.00
 - b. Material - \$3,850.00 + 15% MU = \$4,427.50
 - c. Equipment - \$1,557.00 + 25% MU = \$1,946.25
 - d. Subcontractor - \$3,400.00 + 10% MU = \$3,740.00
 - e. Totals = \$18,848.75 - Use a Lump Sum of \$18,850.00

Change Order #3 - Re-Staking at Wall 'E'

Subcontract - \$600.00 * 1.10 = \$660.00

Please call with any questions. Thank you.

Respectfully,

Kenneth D. Clarke, P.E.
Dave O'Mara Contractor, Inc.

Tourism Report To City Council 6/7/07

I have met initially with Stephanie Scott, Peg Dickson, and Lane Siekman to discuss the idea of a community plan. We will begin this process in September when everyone is back from vacation. The City, Chamber, the Ohio County Community Foundation and Tourism will take the lead in this initiative. Entities we will invite to participate include: Redevelopment, City Council, Economic Development, Chamber of Commerce, Historic Downtown Main Street, Ohio County Community Foundation, the Rising Sun Regional Foundation, Ohio County Tourism, Port Authority, Park Board, County Council, County Commissioners, and the School Board. In other words a representative from all appointed or elected City and County Boards would take part in the planning process. Peg, Stephanie and I will take part in a workshop "Hometown Competitiveness" sponsored by the Community Foundations of Indiana in Indianapolis on July 17 to learn more about the community planning process. Remember, this Community Plan has nothing to do with zoning.

In real Tourism news, we just finished a professional photo shoot on Tuesday. We photographed the river, people shopping, people watching our local artists at work, people dining and shots to promote Rising Sun as a wedding destination.

On May 14, I was one of 3 people from the state invited to meet with the Office of Tourism, Agriculture, the Indiana Arts Commission, Indiana arts.org, traditional arts Indiana, and Historic Southern Indiana: the Ohio River Scenic Byway. The other 2 representatives were from Brown County. We discussed starting Artisan trails throughout the state of Indiana based on a model that already been put together by the Ohio River Scenic Byway(Rising Sun is a gateway community in this program).

The OCRA grant is progressing nicely. The Big Chair project will start on Monday using local students to learn about careers in the arts and customer service while working together to an end product. On July 1 there will be a concert in the festival tent by Patricia Linhardt who sings with the Boston Pops. She will also do a workshop on American Arias. Made in America will be a juried art show in the Pendleton Art Center judged by the curator of the Fort Wayne Museum of Art. The Grand Victoria is the main sponsor of the show, with the mayor and tourism rounding out the donors. At this time there are 62 pieces entered, one from North Dakota. The Music Man will be presented in the festival tent July 6, 7, and 8.

There will be children's opera presented in July as well as workshop presented by the Director of the Paris Opera on French Literature in Opera.

In August the Big Chair project will be exhibited at the Pendleton and a presentation will be made for kids of painting to jazz by an artist who is performing with the at Jazzfest the next evening.

As usual we have the car show July 1 and the rest of Rising Star singers Audition Works and the full opera production in July.