

CITY OF DECATUR
COMMON COUNCIL MINUTES
JULY 18, 2023

The City of Decatur Common Council met on Tuesday, July 18, 2023, at 7:05 P.M. at City Hall in Council Chambers, 172 N. Second Street, Decatur. The meeting was called to order by Mayor Pro Tem Matt Dyer. Roll call was taken to show Councilmen Craig Coshow, Matt Dyer, Tyler Fullenkamp, and Wylie Sirk were in attendance. Also present were Clerk-Treasurer Phyllis Whitright and City Attorney Anne Razo. Mayor Dan Rickord was absent and attending a Mayors' Conference, and Councilman Scott Murray was also absent.

Mayor Pro Tem Dyer invited everyone to stand and recite the Pledge of Allegiance.

The Clerk-Treasurer had emailed the minutes from the July 5, 2023 meeting and Coshow made a motion to approve the minutes. Seconded by Fullenkamp, the motion was adopted.

At 7:00 p.m. it was noted a Public Hearing had been publicized regarding Champion Home Builders tax abatements. Fullenkamp made a motion to suspend the Council meeting and open a Public Hearing. Seconded by Coshow, the motion was adopted.

Colton Bickel, Executive Director of the Adams County Economic Development Corporation, and Adam Oszakiewski, plant manager for Champion Home Builders of the Decatur plant, appeared before the Council to answer any questions. City Attorney Anne Razo noted that the Declaratory Resolution had been adopted at the June 20, 2023 meeting. The abatement included \$8,429,940 in facility improvements and would add 232 additional employees, and the average annual income would be \$50,400. The tax abatement is for ten (10) years for both real estate and personal property on the improvements only. Taxes will be abated by a percentage up to 10 years, and then no abatement after the 10 years. The City Attorney asked for any comments from the public. There being no one from the public to testify for or against the abatement, so Fullenkamp made a motion to close the Public Hearing and reconvene the Council meeting. Seconded by Coshow, the motion was adopted.

Sirk made a motion to make the legal notice that was properly published in the newspaper regarding the Public Hearing for Champion Home Builders tax abatements a matter of record. Seconded by Coshow, the motion was adopted.

Resolution 2023-14, a Confirming Resolution of an Economic Revitalization Area upon the application of Champion Home Builders located at 1418 S. 13th Street for a ten (10) year tax abatement for both the real and personal property, was brought forward. Sirk made a motion to introduce Resolution 2023-14 by short title only. Seconded by Coshow, the motion passed and City Attorney Anne Razo read Resolution 2023-14 by short title only. Sirk made a motion to adopt Resolution 2023-14. Seconded by Coshow, the motion was adopted. Mayor Pro Tem Dyer then thanked Champion Home Builders for their investment in the City.

Kevin Hackman, Utilities Auditor appeared before Council regarding the WWTP Effluent Outfall Sewer Replacement Project that it was approved by the Board of Public Works and Safety meeting to reject all bids and do the project in-house. Hackman noted that after looking into the materials and their likelihood to increase in cost, he is seeking permission to order the needed materials at an estimated cost of \$60,000, and is requesting to use ARP (American Rescue Plan) Local Fiscal Recovery Grant funds towards this project, rather than

paying from the Sewage Operating to help keep cost down, since revenues are down at this time. Fullenkamp made a motion to allow the Clerk-Treasurer to move forward in preparing the necessary paperwork to pay for the materials from the ARP (American Rescue Plan) Local Fiscal Recovery Grant fund for this project. Seconded by Sirk, the motion was adopted.

Since 7:15 p.m. had been advertised for a Public Hearing regarding an additional appropriation from the ARP (American Rescue Plan) Local Fiscal Recovery Grant fund for Park Improvement Projects. Fullenkamp made a motion to make a matter of record the appropriate publication of the legal notice regarding the Public Hearing. Seconded by Sirk, the motion was adopted.

Fullenkamp made a motion to suspend the Council meeting and open the Public Hearing. Seconded by Sirk, the motion was adopted.

Clerk-Treasurer Phyllis Whitright noted the need for an additional appropriation of \$180,000 is to be used towards Park Improvement Projects at Kekionga Park, Riverside Center, REV Sports Complex, and the skateboard park, which was previously discussed and approved to move forward at the June 20th Council meeting. City Attorney Razo asked if anyone wishing to speak in favor or opposition to the additional appropriation, and no one appeared. Thus, with no one speaking, Sirk made a motion to close the Public Hearing and reconvene the Council meeting. Seconded by Fullenkamp. Motion was carried.

Resolution 2023-15, a resolution regarding the additional appropriation of \$180,000 from the ARP (American Rescue Plan) Local Fiscal Recovery Grant fund for Park Improvement Projects, was brought forward. Sirk made a motion to introduce Resolution 2023-15 by short title only. Seconded by Fullenkamp, the motion was carried, and City Attorney Anne Razo read Resolution 2023-15 by short title only. Sirk made a motion to adopt Resolution 2023-15. Seconded by Coshow, the motion was adopted.

Next on the agenda was Kim Brandt, Public Arts Director. Ms. Brandt presented a handout which outlined the various programs held at the HIVE Art Gallery, and a list of teachers and current art exhibits, and upcoming classes/events, the number of rentals in 2022 and 2023, and some pictures of those involved in the artwork and classes.

The Public Arts Director, Kim Brandt mentioned to Council having additional hours at the HIVE Art Gallery to improve on more art sales, she is currently working 20 hours or less per week, she would like more hours to get more things done, and possibly adding a second person to payroll. Fullenkamp noted the original plans were for the HIVE to be self-funding. Ms. Brandt noted she does not have any way to be in contact with the Loft residents to help with the HIVE Art Gallery. Fullenkamp noted that there is a contract with Biggs regarding the Loft residents working at the HIVE as volunteers, and Councilman Sirk commented that the contract needed to be reviewed. Mayor Pro Tem Dyer informed Ms. Brandt that he would approach Mayor Rickord when he returns to review the contract with Biggs and then report back to her if more hours could be made available.

The Public Arts Director, Kim Brandt also suggested changing the rental fees at the HIVE, no change was made at this time.

The Clerk-Treasurer, Phyllis Whitright informed Council members that the Decatur Arts Commission members have prepared their proposed 2024 budget, and is requesting financial

support of \$5,000 in 2024. The Clerk-Treasurer read the letter from Ron Storey, President of the Decatur Arts Commission stating that the Public Arts fund has a cash balance of \$22,790.11, and has a proposed budget of \$20,000 for 2024, and in the budget includes \$2,500 towards financial support for the Decatur Sculpture Tour. The Clerk-Treasurer also handed out a request from the Decatur Sculpture Tour (DST) for financial support for this year of \$2,500. Fullenkamp made a motion to approve the \$2,500 for both 2023 and 2024 towards the Decatur Sculpture Tour event. Seconded by Sirk, the motion was adopted.

Department Heads:

Jeremy Gilbert, Operations Manager shared that the Board of Public Works and Safety members at their meeting recommended to Council to approve the funding of lighting one field at the REV Sports Complex in Hanna Nuttman Park from donated funds, and to include adder #1, which is the backside fixtures on pole A1 for field 2 in the amount of \$14,000. Sirk made a motion approving the recommendation from the Board of Public Works & Safety members of lighting one field at a cost of \$125,000 using donated funds, and the additional cost of \$14,000 to be paid from the Parks Capital Improvement account in the LIT-Economic Development (CEDIT) fund. Seconded by Fullenkamp, the motion was adopted.

Operations Manager, Jeremy Gilbert reported that there have been 9 water main breaks the last few days due to the water tower on Line Street has been down for painting and repairs. Gilbert thanked his employees for all the extra time they've worked. Gilbert also thanked the summer help and Joe Avalos who have been working throughout the summer for painting curbs and hydrants, etc.

Jamie Gephart, Community Coordinator reported that there are 18 days left for the Patronicity fund raiser with just under \$20,000 to be raised.

Council Input:

Coshow announced there will be a Back-to-School Bash held on Saturday, August 5, from 10 a.m. to 1 p.m. sponsored by the Decatur Chamber.

Clerk-Treasurer Phyllis Whitright reported that the Public Hearing and final reading of the Stormwater Ordinance will be held at the August 1, 2023 council meeting.

Whitright also noted that she will have the proposed 2024 budgets to the Councilmembers by next month for review.

Coshow made a motion to pay the claims against the City. Seconded by Sirk, the motion was adopted.

There being no other business to be brought before the Council, Fullenkamp made a motion to adjourn. Seconded by Sirk, the motion was adopted.

Adjournment was at 7:50 P.M.