

April 23, 2018

The Common Council Met with Mayor William McKean for a regular meeting on Monday, April 23, 2018 at 7:30 p.m. in the Council Chambers at City Hall according to the posted notice. Councilmen Gregg Sprunger, Curtis Wurster, Ron Dull, Mark Wynn and Philip Provost were present, along with City Attorney Dave Baumgartner and Clerk-Treasurer Gwen Maller.

Boy Scout Russell Fights, Troop 67, opened the meeting with the pledge of allegiance and Mayor McKean gave the invocation.

### **Award**

Water Superintendent John Crider presented Clerk-Treasurer Gwen Maller with the “Bonna Burns Bookkeeper of the Year” award from the Indiana Rural Water Association which she received at the spring conference held last week in Indianapolis. Mayor McKean submitted the nomination upon the recommendation from Workforce Coordinator Kurt Dailey and Water Superintendent John Crider.

### **Minutes**

On a motion by Phil Provost and a second by Ron Dull, the minutes of the April 9, 2018 meeting were unanimously approved.

### **Claims**

On a motion by Gregg Sprunger and a second by Curtis Wurster, the claims were unanimously approved for payment.

### **Ordinance #705**

Based on the recommendation of the Stormwater Utility Board, Ordinance #705 was presented to Council for their consideration. This ordinance amends Ordinance #562 which established a schedule of rates and method for determining stormwater user fees for residential construction projects. Ron Dull made a motion to introduce Ordinance #705 by short title. Gregg Sprunger made the second and the motion passed on a vote of four (4) yeas and one (1) nay with Mark Wynn casting the no vote.

The regular council meeting was recessed for a public hearing.

### **Public Hearing MAFCO Leasing LLC and Poseidon Barge LTD.**

A public hearing was held as advertised to receive public comments on the tax phase in for MAFCO Leasing LLC Resolution 2018-4-1 and Resolution 2018-4-3 and Poseidon barge LTD. Resolution 2018-4-2 and Resolution 2018-4-4. These resolutions declare the area at 725 E. Parr Road and 750 E Parr Road as an economic revitalization area and grants tax deductions for real estate and new manufacturing equipment. The property at 725 E. Parr Road will have a new blast & paint booth, updated offices, and ventilation ductwork. The property at 750 E. Parr Road after

FCC Adams submitted their Annual CF-1 Forms for eight real and personal property tax abatements to Council for their consideration. Ms. Sandra Affolder, FCC Adams representative, was present to answer any questions. She stated that they have 617 associates and they have about 100 positions still to fill. They are almost finished with installing the equipment and they have production lines for both steel and aluminum clutch parts. Ron Dull made a motion to find FCC Adams in substantial compliance and have Mayor McKean sign the CF-1 forms. Mark Wynn made the second and the motion was unanimously passed.

#### **Annual CF-1 Approval Smith Brothers of Berne**

Mr. Dave Burson, Smith Brothers of Berne representative, submitted six CF-1 forms for Council approval. Mr. Burson stated that in 10 years they have gone from 221 to 520 employees and a total payroll of 8.5 million to 23.2 million. They have increased their furniture production from 55,000 pieces annually to 105,000 in 2017. They have a 232% increase in Adams County payroll taxes and property taxes. He stated that they need employees also. He stated that they appreciate all that the City has done for them. Gregg Sprunger made a motion to find Smith Brothers of Berne in compliance and have Mayor McKean sign the CF-1 forms. Curtis Wurster made the second and the motion was unanimously passed.

#### **Annual CF-1 Approval EP Graphics**

EP Graphics submitted two Annual CF-1 forms for Council approval. Mr. Tyler Kitt, EP Graphics representative, was present to answer any questions. He stated that they are also looking for good employees. EP Graphics is the largest heat set web printer based in Indiana and they are in the top 200 printing establishments in the nation. Gregg Sprunger made a motion to find EP Graphics in substantial compliance and have mayor McKean sign their CF-1 forms. Ron Dull made the second and the motion was unanimously passed.

#### **Annual CF-1 Approval Sherrell Industries**

Sherrell Industries submitted a CF-1/VBD form in lieu of the CF-1/RE form for Council review. Mr. Ricky Sherrell, owner, resides in Tennessee and was not present for the Council meeting. Mr. Sherrell originally applied for a Real Estate abatement on an SB-1 with an estimated investment of \$1,850,000 for the building at 917 Liechty Road. They also applied for a tax abatement for personal property for manufacturing equipment of \$1,000,000 which no paperwork has been submitted for Council approval.

When Sherrell Industries purchased and rehabilitated the building to bring it up to conditions/standards necessary, it was with the understanding that Indiana Coatings would begin production in January 2016. Sherrell Industries was to begin production with a separate but compatible line with 20 employees at a later date. Indiana Coatings shut down their production and are no longer in the area. This left Sherrell Industries with a building but no vehicle for their production operation, and the building is up for sale. While Sherrell Industries have invested the \$1,850,000 in the building, they have not met the employee estimates on their original application. After much discussion, Phil Provost made a motion to find Sherrell Industries not in substantial compliance due to the fact that they have no employees or salaries due to

Property Tax Received	\$ 568,684.33
Misc.	17,400.00
Interest	6,130.84
Total Revenue	\$ 592,215.17

Tax Revenue Fund Balance as of December 31, 2017 \$ 973,258.06

Outstanding Obligations Payable from the TIF District:

Redevelopment Dist. Taxable Revenue Bonds of 2017

Amount Outstanding as of December 31, 2017: \$ 3,000,000.00

Amount Paid in 2017: \$ 0

**Mayor Comments**

Mayor McKean reported that heavy trash pick up is this week and so far, it is going well.

There being no other business to come before the Council and upon a motion duly made to adjourn by Ron Dull and seconded by Curtis Wurster, adjournment followed.

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William F. McKean, Mayor

ATTEST:

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Gwen Maller, Clerk-Treasurer