

MINUTES
MUNCIE COMMON COUNCIL
300 NORTH HIGH STREET
MUNCIE, INDIANA 47305

DECEMBER 4, 2017

PUBLIC HEARING: 7:15 P.M., 1ST FLOOR CITY HALL AUDITORIUM.

ORD. 65-17 AN ADDITIONAL APPROPRIATION ORDINANCE PERTAINING TO THE PARK DEPARTMENT.

Kevin Nemyer, City Controller, states this ordinance is to cover the expenses of operating Tuhey Pool.

ORD. 66-17 AN ORDINANCE TO VACATE A PUBLIC ALLEY IN THE CITY OF MUNCIE, DELAWARE COUNTY, INDIANA. (BEX FARMS INC.)

No public comments made.

Council President Doug Marshall closes the Public Hearing.

REGULAR MEETING: 7:30 P.M., 1ST FLOOR CITY HALL AUDITORIUM.

PLEDGE OF ALLEGIANCE: Led by President Marshall.

INVOCATION: Given by JaJuan Phillips TrueVine Holiness Tabernacle.

CITIZEN RECOGNITION: The citizen that was going to be recognized this month was unable to be present the meeting. Therefore, the citizen recognition award has been continued to January.

ROLL CALL:	PRESENT	ABSENT
Alison Quirk	X	
Nora Powell	X	
Brad Polk	X	
Julius Anderson	X	
Jerry Dishman	X	
Doug Marshall	X	
Lynn Peters	X	
Dan Ridenour	X	
Linda Gregory	X	

APPROVAL OF MINUTES: A motion was made by Powell and seconded by Dishman to approve the minutes from November 6, 2017 as presented. A roll call vote showed 9 yeas and 0 nays. MINUTES APPROVED.

COMMITTEE REPORTS: Mayor Tyler addresses confusion on the 911 situation. To the councils understanding, it will resolve the actual date of February 6, 2018. When asked by Marshall if the Mayor has had any contact with the county commissioners he responds no, other than a termination letter. Some of the council members have approached President Marshall and they would like to see a letter sent by the administration to the county commissioners in hopes of trying to figure out what type of services they are going to provide for the city after that date. Mayor Tyler indicates his administration is currently working with their attorneys to have something drafted up by the end of the week.

ORDINANCES PREVIOUSLY INTRODUCED:

ORD. 53-17 AN ORDINANCE TO AMEND THE CITY OF MUNCIE COMPREHENSIVE ZONING ORDINANCE FROM THE R-5 RESIDENCE ZONE TO THE BC COMMUNITY BUSINESS ZONE ON PREMISES LOCATED AT 617 E. ADAMS STREET, MUNCIE, INDIANA.

A motion was made by Quirk and seconded by Powell to Adopt.

Russell Irving, 7251 N. Shindell Road Albany, apologizes for not being able to make it at last months meeting. Since he did not appear he would like to explain what they are doing and why. This project has been a bucket list item for them for a few years now. The purpose is a gourmet destination restaurant that focuses truly on a really important piece of Muncie history; the comprehensive restoration of Muncie founding father Thomas Neely and his 1852 home. This property will be added to the two properties to the west to complete the area of the project. Council has already approved the zoning change for those two properties and now this is adding the third. The restaurant will focus on the history of Thomas Neely. His diaries are archived at Ball State and a lot of the content is based on the food that he grew as he was a well-known homesteader. It was also known for his cow to get loose and wonder around Muncie quite often. They plan on using products from the orchard and focusing on urban orcharding for the trees that are in the area. The home restoration is pretty true, with a recreation of a painting that hung in the dining room. He plans they should be able to, at the completion of their project, seat about eighty-four people inside along with some outside dining. The goal is to provide beer and wine and a gourmet menu featuring local Indiana mid-western items as fresh as they can possibly get them. The chef for the restaurant has a great track record and could be a very beneficial asset. Visually, it should be quite an attractive property when they are finished and hopefully it will give people a nice choice on a place to eat. He is willing to answer any questions anyone might have.

Councilperson Gregory asks what the timeline is. Irving states they have already ordered chairs and booths with a real positive expectation on what the outcome is going to be. They have an architect finishing up plans to submit to the state for their approval and are aiming to open spring or summer of 2018.

Councilperson Dishman indicates that the Metropolitan Planning Commission gave a favor of recommendation on this.

Councilperson Powell states the neighborhood is really excited about that addition and thanks Irving for such a neat idea on helping recognize some of the history of the city of Muncie. Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

ORD. 54-17 AN ORDINANCE AMENDING ORD. 46-17 FIXING THE SALARIES FOR ELECTED OFFICIALS OF THE COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA, FOR THE YEAR 2018. A motion was made by Quirk and seconded by Powell to Adopt.

Kevin Nemyer, City Controller, states this is just the second reading to approve salaries for elected officials of the council.

Councilperson Quirk states for the record this reflects no raises for the public officials.

Joanne Jones, 615 E. Linda Lane, Muncie, asks what is wrong with the salaries and why they need to be fixed.

Quirk explains fixing doesn't necessarily mean the way Jones is taking it. It means establishing what the salary would be so it is staying the same.

Jones clarifies there wasn't an increase or decrease.

Powell explains that the budget has been passed and the salaries have to reflect what the budget states.

Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

ORD. 55-17 AN ORDINANCE AMENDING ORD. 47-17 FIXING THE SALARY FOR THE CITY CLERK OF THE CITY OF MUNCIE, INDIANA, FOR THE YEAR 2018.

(NEW ORD. 61-17 FILED 11/17/2017 AMENDING ORD. 55-17)

A motion was made by Quirk and seconded by Powell to Adopt.

A motion was made by Powell and seconded by Ridneour to Amend the amount from \$1844.81 to \$1900.17 bi-weekly. It was amended on November 6th from the \$1844.81 amount in error and this is just amending it back to the correct amount.

A roll call vote showed 9 yeas and 0 nays. AMENDED.

A motion was made by Powell and seconded by Peters to Adopt as Amended.

Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED AS AMENDED.

ORD. 56-17 AN ORDINANCE AMENDING ORD. 48-17 FIXING THE SALARY FOR THE CITY JUDGE OF THE CITY OF MUNCIE, INDIANA, FOR THE YEAR 2018.

A motion was made by Quirk and seconded by Powell to Adopt.

Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

ORD. 57-17 AN ORDINANCE AMENDING ORD. 49-17 FIXING THE SALARY FOR THE MAYOR OF THE CITY OF MUNCIE, INDIANA, FOR THE YEAR 2018.

A motion was made by Quirk and seconded by Powell to Adopt.

Ridneour asks what the amount to be for this particular salary.

Kevin Nemyer, City Controller, does not have that information readily available.

Ridneour indicates \$2784.76 is what he shows for Ord. 49-17 and doesn't understand why it was being amended to the exact same amount.

Nemyer indicates it is required by the state.

Ridenour looks at Ord. 49-17 and asks that when it was discussed in October if it did not count. Ord. 49-17 was filed on September 18th and is for the exact same about as Ord. 57-17. Powell withdraws Ord. 57-17. WITHDRAWN.

NEW ORDINANCES:

ORD. 61-17 AN ORDINANCE AMENDING ORDINANCE 55-17 FIXING THE SALARY FOR THE CITY CLERK OF THE CITY OF MUNCIE, INDIANA, FOR THE YEAR 2018.
Powell withdraws Ord. 61-17. WITHDRAWN.

ORD. 62-17 AN ORDINANCE AMENDING ORD. 50-17 FIXING THE MAXIMUM SALARIES OF EACH AND EVERY APPOINTED OFFICER, EMPLOYEE, DEPUTY, ASSISTANT, DEPARTMENTAL AND INSTITUTIONAL HEAD OF THE CITY OF MUNCIE, INDIANA, INCLUDED HEREIN FOR THE YEAR 2018.

A motion was made by Quirk and seconded by Powell to Introduce.

City Controller, Kevin Nemyer, states this sets salaries for most employees in the City Hall building.

Ridenour asked if Ord. 50-17 was passed. It was adopted but there have been a few changes. Nemyer corrected this so long ago that he cannot recall exactly what was changed from the previous ordinance. This is just for introduction so he will get that information available for next month.

Ridenour then sees where a change took place with was with Tuhey Pool, with the addition of a Pool Manager, Assistant Pool Manager and Building Supervisor.

Powell comments that some of the ordinances were passed earlier and the had to amend so that these positions could be included in the salary ordinance.

An all-in-favor vote showed 9 yeas and 0 nays. INTRODUCED.

ORD. 63-17 AN ORDINANCE AMENDING ORD. 51-17 FIXING THE MAXIMUM SALARIES OF EACH AND EVERY MEMBER OF THE MUNCIE POLICE DEPARTMENT OF THE CITY OF MUNCIE, INDIANA, FOR THE YEAR 2018.

A motion was made by Quirk and seconded by Powell to Introduce.

City Controller, Kevin Nemyer, states this is setting the salary for the Muncie Police Department.

Questions called. An all-in-favor vote showed 9 yeas and 0 nays. INTRODUCED.

ORD. 64-17 AN ORDINANCE AMENDING ORD. 52-17 FIXING THE MAXIMUM SALARIES OF EACH AND EVERY MEMBER OF THE MUNCIE FIRE DEPARTMENT OF THE CITY OF MUNCIE, INDIANA, FOR THE YEAR 2018.

A motion was made by Quirk and seconded by Powell to Introduce.

Councilperson Polk states he just noticed on Ord. 63-17 as well as Ord. 64-17 that under section 3 it says the first payday of 2018 would be January 12, 2018. Police and Fire have different pay dates than other elected officials and civilian employees and alternate weeks.

Questions called. An all-in-favor vote showed 9 yeas and 0 nays. INTRODUCED.

ORD. 65-17 AN ADDITIONAL APPROPRIATION ORDINANCE PERTAINING TO THE PARK DEPARTMENT.

A motion was made by Quirk and seconded by Powell to Introduce.

Councilperson Gregory asks where the amount is coming from.

City Controller, Kevin Nemyer, states it will be coming out of the general fund.

Powell informs the council that the Parks Department took over the operation of Tuhey Pool and were able to generate some additional revenue so all they are doing now is recapturing that revenue.

Nemyer states technically, it is an additional appropriation but they have most of the money in there from revenues.

Questions called. An all-in-favor vote showed 9 yeas and 0 nays. INTRODUCED.

ORD. 66-17 AN ORDINANCE TO VACATE A PUBLIC ALLEY IN THE CITY OF MUNCIE, DELAWARE COUNTY, INDIANA. (BEX FARMS INC.)

A motion was made by Quirk and seconded by Powell to Introduce.

President Marshall indicates that this was over by the East Central Recycling building and Councilperson Dishman has went over and talked with the residents which were fine with this alley being vacated.

Councilperson Gregory drove past the area this previous weekend and it looked like there had been some land work done to the east of (what she believes is) the alley. She is somewhat concerned because it says it doesn't hinder anyone access yet it looked as if there were some garages that opened on that alley. Also, there was not a map provided and she would like to have one and someone here to speak next month otherwise she thinks it should be tabled.

Marshall will make sure that someone will be here.

Questions called. An all-in-favor vote showed 9 yeas and 0 nays. INTRODUCED.

ORD. 67-17 AN ORDINANCE AMENDING 27-16 FIXING THE MAXIMUM SALARIES OF EACH AND EVERY APPOINTED OFFICER, EMPLOYEE, DEPUTY, ASSISTANT, DEPARTMENTAL AND INSTITUTIONAL HEAD OF THE CITY OF MUNCIE, INDIANA, INCLUDED HEREIN FOR THE YEAR 2018.

A motion was made by Quirk and seconded by Powell to Introduce.

City Controller, Kevin Nemyer, states this is just adding a brand-new position of Police Records Supervisor which would be an hourly position.

Gregory states the amending ordinance should probably be the 2017 ordinance (that was adopted just earlier this meeting), not 2016.

Nemyer states at the time this was filed, ord. 62-17 wasn't yet passed.

Sarah Beach, Personnel Director for the City of Muncie, states it needs to be apart of the civilian salary ordinance.

Discussion occurs among the council members of possibly pulling this ordinance but due to the adding of an entire position, the decision was made that that cannot be done.

Powell states what could be done is amending 27-16 to 62-17 but since that is not in the operative language, it doesn't change anything about the position just reflecting back to an ordinance.

Muncie Police Chief Joe Winkle states that currently, there is a Merit Lieutenant police officer that is running the Records Division supervising three civilian positions. That doesn't make hardly any sense this day in age. The department could use him on the road as a supervisor, as that is what he was promoted for. What they are trying to do is get another policeman on the streets and fill this position with a civilian.

Powell asks for clarification that this is a new position but the department is finding the money to fund this position from their budget.

Winkle states that is correct and they might come back next year and try to find it somewhere else but right now they are going to fund it themselves and will use LOIT money if they have to. Questions called. An all-in-favor vote showed 9 yeas and 0 nays. INTRODUCED.

ORD. 68-17 AN ORDINANCE ESTABLISHING FIRE BASED EMERGENCY MEDICAL SERVICES FOR THE CITY OF MUNCIE AND RESCINDING RES. 131-77.

A motion was made by Quirk and seconded by Powell to Introduce.

Chief of the Muncie Fire Department, Eddie Bell, is present to ask that the Muncie Fire Department replace Delaware County EMS with a fire based ambulance service within the city. State statute speaks to the point that the city manager or in this case, the Mayor, has the right to dictate who provides the service within the city limits. There are several reasons why the MFD thinks that they can perform this better. They have seven fire stations strategically placed within the city that allow them to lower the response time to get to patients within the city. There are forty-six EMT's within the department. Currently, this year they have made 5,117 runs within the city. In 2016, they made 5,296 runs. When adding in the Muncie Police Department, which also does first responder runs, they exceed 10,000 runs. For those runs, they received no monies for wear and tear on vehicles, fuel or any of the supplies that they use on a regular basis. They have had the opportunity to run all of the ALS runs for the last several years with DCEMS and they think it is now time for them to step up and take over the ambulance service for the city of Muncie. Chief Bell also wants to make it clear for the media that the only thing they will need is the seven fire stations that they currently have and they will operate out of those seven stations. There is no need to rent, lease or purchase any other buildings to do what they need to do. He states they have done their homework and talked to different fire departments throughout the state and found that 70% of the second-class cities in the state of Indiana do fire based EMS. A few of those cities are South Bend, Carmel, Fishers, Gary, Terre Haute, Noblesville, Anderson, Elkhart, Mishawaka, Westfield, Portage and Richmond. He appreciates the councils consideration and would more than happy to try and answer any questions.

A motion was made by Powell and seconded by Quirk to Amend Section 3. *(There is hereby established a "City of Muncie Ambulance Users Fee Fund." The Controller of the City of Muncie is hereby directed to deposit all fees collected by the City assessed for Emergency Ambulance services within such fund to be used solely for the purposes of personnel costs or costs of equipping the department. The fund shall be non-reverting.)* to read the following: *There is hereby established within the City's general fund a "City of Muncie Ambulance Users Fee Fund." The Controller of the City of Muncie is hereby directed to deposit all fees collected by the City assessed for Emergency Ambulance services within such fund to be used, on proper appropriation, for any lawful purpose.*

A roll call vote showed 9 yeas and 0 nays. AMENDED.

A motion was made by Powell and seconded by Quirk to Introduce as Amended.

Joseph Hunter, City Council Attorney, states that the amendment was clarification of the language. He drafted the original ordinance as well as the amendment. It came to his attention that the language on the original ordinance was based upon the language that was in Andersons ordinance. After some discussion, it was preferable to direct that money into the general fund so that council could appropriate that money presumably if there are additional costs for providing the service. That is a decision of the council. This is rescinding a previous, old resolution that was passed in 1977. This has evolved over a period of years because he recalls him or another attorney at his firm drafting an interlocal agreement right after Mayor Tyler took office, essentially purposing a revenue type sharing agreement with the county. That was never brought to surface basically because the county refused to do it. The legality is pretty clear, Attorney Hunter provided a copy of the statute 16-31-5-1 to everyone on the council. Council President Marshall wants clarification that the city reached out to the county to re-do this.

Hunter states there was discussion with the administration years ago back in 2013 when the agreement was originally drafted.

Councilperson Peters directs her question to the interlocal agreement, which she has a copy of, where it states the city asked for \$100 per run in the city limits and asks if the city has ever received anything from that revenue.

Attorney Hunter states that agreement was never signed so no.

Councilperson Quirk requests Chief Bell to give a timeline and background information as this is something MFD has considered for a period of time.

Chief Bell indicates this has went back a few years and they have been more and more intense in looking things over the last twelve months. It is a situation where they have good relations with fire departments throughout the state and have been able to talk to some of those departments that have fire based EMS to see if that is something that would fit for this city. After doing that, realization came and it is definitely something that they can do and something that will make the city of Muncie a lot better. He believes everything can be in place by May 1, 2018.

Councilperson Anderson asks if Muncie has ever had its own EMT service. Chief Bell believes at one point, yes, but that has been many, many years ago. Some of the older or retired fireman done it those many years ago. Anderson says that this is something not really "new" to Muncie at one time, and wishes he could ask someone that could remember how it was back then. At one time, Muncie used to operate its own EMT services within the city. Chief Bell informs that is correct.

Councilperson Ridenour is aware the \$100 fee mentioned earlier that was not being collected but goes on to ask what kind of fees would be. Chief Bell states that initially he and Mayor Tyler met with Jason Rodgers, Commissioner (Bell can't recall whom) and one of the City Council members. What was asked was \$100 per ALS run that they make. Again, that money would be to offset the wear and tear on vehicles, fuel, supplies that was used and things of that sort. At the end of that meeting the city felt very comfortable in the fact that that all would happen in the near future. Unfortunately, that never happened and some of the ideas that was brought up at that meeting basically was used but the city was never offered that money or to enter

into a contract with them. Ridenour clarifies that was not what he was trying to ask. He wants to know starting May 1, 2018, what type of fee is being looked at to charge. Chief Bell states they are in the process of putting all that together and have looked at fees throughout the state. Ridenour asks if he could get a range. Chief Bell states a ballpark estimate between \$750 and \$850. Ridenour asks if he knows what Medicare pays. Chief Bell states (from the figures of the City of Anderson) Medicare or Medicaid is \$530. Ridenour asks how much the revenue has been for the EMS service. Chief Bell states answers only by what he reads in the newspaper. Ridenour has some additional numbers and information that through October 2017, 43.93% is written off. A fee doesn't mean income. The council is supposed to safeguard the money of the people, when Chief Bell went through his reasons it was because we have fire stations, it was because we have lower response time (which Ridenour will have Bell clarify next), because we have forty-six EMT's, fuel and so-forth. The council needs to know what is going to be charged here. If they will be charging \$700, a ballpark estimate of 43% is going to be written off so what is that net figure that is left. Chief Bell does not know what the DCEMS collection rate is but what he does know is the better the collection rate, the better company you use to do that, the more income you have. That is very important in the whole process in the scheme of things. Ridenour agrees absolutely but a lot of these write-offs are because they are not acceptable amounts based on Medicare and insurance coverages. Even some insurance coverages aren't going to pay that full amount. We could put \$1000 as the fee but that doesn't mean we're going to get \$1000. Chief Bell is not disputing that at all. Ridenour knows Chief Bell has done a lot of due diligence to get this started but in his opinion, he just doesn't think council has anywhere near the details they need in order to bring this forward. He is asking to get some financial numbers that they know what is going to happen with the city budget. Is this something that would hurt the city or is this something that is going to help the city? Is it something that is going to be good for the city or is it something that is going to be bad? That is what he is trying to determine. Chief Bell, explains that Anderson has a collection rate of 78%, they collect Medicare and Medicaid numbers. He goes back to the fact he does not know the DCEMS collection rate but it is the collection company that you put in service that makes a difference. What may not be collectible for Delaware county may be collectible for somebody else that has a better collection company. Ridenour is just very concerned that they are rushing, once again, into something that maybe is going to be a financial drain on the city. There is a lot of talk so he is going to ask about this, but a grant that is going away meaning a possibility of some firefighters losing their positions. Chief Bell states he intends on losing none of his firefighters and the grant that went away is a grant that they knew was going to go away. They now collect public safety LOIT that can be used for firefighters. That is something that is in place for them to use so he is not trying to replace the SAFER grant with a fire based EMS. Like mentioned before, this is something they looked into for years. Ridenour inquires how many employees it would take to run this. Chief Bell states their current amount one-hundred and ten plus sixteen contracted paramedics. Ridenour has five years' worth of records containing some figures all of which was available through public record or contacting the right people. It shows how much was brought in, how much was spent, and how much was actually put back into the financial part of it and he is very concerned. It is also concerning to him for the people that live in District 2 that work for EMS. He is concerned for people that live in other districts in this city that work for EMS. He is concerned for the people of Delaware County that shop and do business in

Muncie that work for EMS. The council needs a lot more details before they should move forward.

Attorney, Joseph Hunter, informs he went to the Auditor's office and got the audit trail reports for all the accounts that the funds were deposited into, in which there were five of them. He used November of last year through November this year to just get an idea of one years' revenue generation. Into the County General Fund, there was \$2,812,512.62 deposited in that account. Into the Pension Supplement Plan, there was \$132,797.28 deposited in that account. Into the Capital Improvement Fund, there was \$248,000 deposited into that account. Into Medical Supplies, there was \$197,500 deposited into that account. Into Ambulance Replacement there was \$179,004.51 deposited into that account. Into Overtime Replacement, there was \$3,135 deposited. It appears to well excess \$3 million dollars. Ridenour has those same reports before him. He also understands this is just the first reading and they will be given accurate assumptions of what they will be further doing. Things that can be changed on the ordinance, besides the language, of the proper spelling of "citys" not "cities." There are several parts that say 2016 and then it says Jerry Dishman is the President of City Council. Attorney Hunter states his simple errors come from using old ordinances to draft from. Ridenour states he just didn't want this to go forward and at the end find it to be wrong. Hunter then recommends to get a copy of the county budget for the appropriate and total figures. Councilperson Gregory states before she could even consider voting in favor of this, she needs to see expenses and financials. She wouldn't mind seeing a business plan that shows where it is going to be located, what is expected in revenue, what is expected in expenses, what the plan is in buying vehicles, how will they store supplies, and the staffing, over what periods of time. She questions if the staff will be able to do both jobs on a fire truck as well as an ambulance. What would they do if the staff depended on that specific run is already out on another vehicle? Chief Bell states that would not be the case that these are additional people that would work with people they already have on the staff. These staff members would not be covered by the contract. The other thing that Gregory is concerned with is that citizens of Muncie are going to pay twice for this service. They are still going to pay for the county service because it is part of the county tax, even though we get nothing from it. Especially now we won't get anything from it and well pay additionally which Gregory states she is not a fan of double taxing people. Councilperson Polk has several questions as well and questions the cost of the additional manpower being contracted out. Chief Bell states they put down a cost close to \$40,000 a piece for those 16 positions. A lot of this will be built in with the RFP and basically a lot of the financing along with the manpower will be built into that. Hopefully by the end of the week, those will go out and within three weeks or so they would have that information back. Polk questions who would own the ambulances, at what cost and how many would be needed. Chief Bell states the city would eventually own the ambulances and roughly \$100,000 per ambulance (just the shell). Overall, six ambulances were looked into for the city. Polk mentions with six ambulances running 10,000 runs, if gas and insurance has been calculated as well. How many miles is currently traveled on these 10,000 runs? Chief Bell states they put somewhat of a budget together in which he does not have with him. At the same time, each truck is not going to make 10,000 runs a year. Polk says on average it is going to be 1,600 runs in a year's time and asks if this is slated to begin May 1, 2018, then were in the 2018 budget is it? Chief Bell refers back to the RFP. Polk is aware Anderson runs its own ambulance service and asks if those

counties also have a county based EMS. Chief Bell does not know if it is county based but they also have other ambulances that come in mutually. Polk states regarding covering the entire county to point A to point B of every single mile, as we have now. Chief Bell is sure some of the earlier mentioned cities have a county based EMS. Polk then asks what the current response time is on average for DCEMS and how much time the department would cut off if they took that over. Bell states with the seven fire stations, depending on where the call is, could be anywhere in the city within two to four minutes. The ambulance times will be the same and will be in six of the seven fire stations. The No. 5 fire station is the only one right now that does not have the room for an ambulance. Bell continues they are debating on removing one of the trucks from there into a station that has another bay. Polk questions if that would increase the fire response time for Ball State and Ball Hospital. He states they just do not have that much data to go on. Chief Bell states DCEMS has a total of four or five vehicles within the city and the department is talking more coverage, a better response time. Polk states from what they have in front of them along with the amended part of it, in his professions as a loan officer, if someone said I want a loan and that was all they said. There is no data, information on why it is needed, what the income is, what the expenses are. It is not there.

A motion was made by Polk and seconded by Ridenour to Table in order to assign it to its respectful committee so they can further understand it and get the numbers.

A roll call vote showed 4 yeas (Anderson, Ridenour, Polk, Gregory) and 5 nays (Dishman, Peters, Powell, Quirk, Marshall).

Polk asks if it would be possible to get the correct data and all the information that they need in order to make a decision. As stewards of the city's money and in watching over that money, it is needed by January 8, 2018. It would be nice to have a few weeks before hand to digest and ask other additional questions. Chief Bell informs that he will put all of that information before council so there would be no questions.

A motion was made by Powell and seconded by Anderson to send Ord. 68-17 to the Public Services Committee for further exploration prior to the January 8, 2018 City Council meeting so that the city is able to produce a business plan and give the information requested.

A roll call vote showed 7 yeas and 2 nays (Dishman, Ridenour). SENT TO PUBLIC SERVICES COMMITTEE FOR MEETING.

Council President asks the chairman of the Public Services Committee, Councilperson Dishman, when that meeting would be set and he states he will get back with Marshall and it will then be posted and advertised in the newspaper.

Councilperson Quirk had the opportunity to reach out to Chief Bell prior to the meeting to clarify there was some confusion spread amongst the public that the city was planning on taking over the whole county and that is not the intention of the fire department. The intention is staying within city limits. She then would like to address the comment of Councilperson Gregory in understanding the concern of not wanting to be double taxed but she feels that is somewhat of a misconception and it could also be looked at is the city is currently right now providing a service, which they want to provide that service and be first responders, that is not getting anything in return for. If there is an opportunity to capture that then she believes they should consider it.

Councilperson Powell agrees with Quirk and it is unfortunate that a lot of misinformation has been put out there and she feels like this is a good way to help clear all that up and get the figures and correct information.

Councilperson Ridenour states along those same lines, referring to the city not being compensated for the first responder runs, firefighters are compensated with regular salaries for doing those runs. It is not like they are doing them for free. It implied the city is doing things and not getting paid for which Ridenour does not think that is the case. He just wanted to clarify.

Powell states the city is dividing these runs and sending them out in which they are providing services in which the city is not generating any revenue in that aspect. That is something that the city reached out to the county about in the past and have tried to come to an agreement in which the city would be compensated for sending the qualified employees out to risk their lives and put wear and tear on city vehicles and the city is not able to capture any of that revenue that the county is capturing. Unfortunately, there was not agreement that came to according to her knowledge. She continues to explain that now they are exploring opportunities for the city to generate more revenue because times are tight and she had to ask every department head in the budget meetings to find ways to generate revenue. It is also needed to make sure, however, that the people receiving services are aware of how they will be services and who will be coming to administer that care. A good balance is needed along with getting all the information out there. She has confidence in Chief Bell and the MFD of being able to provide those services. The council just needs to be informed before they go forward.

President Marshall opens up the floor for anyone from the public that wishes to speak, he would just like to say one thing. He is not here to take Delaware County EMS jobs. Jobs are going to be taken and that is something that needs to be taken up with the Delaware County Council and the Delaware County Commissioners because Muncie City Council has no control over those jobs.

John Eliades, 4601 N. Redding Rd, 47304, is here to speak as the President of the Delaware-Blackford Medical Society and they feel that this move, although may be partially beneficial to the city, is a useless duplication that will require initial amount of at least \$1 million and who knows how much further down the stream. For it to be duplicated without even having and data that the current service is unsatisfactory, he hasn't seen anything from physicians from Emergency room personnel or anyone else. They are just alleging this is insufficient. He hasn't seen the data to support this move of a multi-million-dollar project with no end to it.

Joanne Jones, 615 E. Linda Ln, 47303, refers to the city tax and questions what does it go toward if it doesn't go toward the services provided from the city. Agreeing with Councilperson Gregory, there will be city and county tax being paid. She then refers to the \$40,000 per person to contract a paramedic when the DCEMS who are already paramedics with no extra charge. When she calls for an ambulance, it takes them eight minutes. The EMS employees that she deals with knows she is unable to be stuck with an IV and understands how to use a port so any new paramedics that would come in would have to be aware and capable of doing it all. They would have to be properly trained on everything especially NARCAN. If this service is done, why does it not have it own fund for ambulances, repairs or etc. and instead all going into the general fund? She really doesn't believe this is needed. Eaton Transport Service will transport from medical facilities or come in ambulances if needed or if DCEMS is busy on another run.

She knows \$540 is what the county accepts and has never received a bill where she has had to pay any more because they accept Medicare and Medicaid.

Councilperson Powell answers Jones' question about the general fund stating any revenue that is generated can be placed in any department for the entire city to use those funds if needed. That decision is up to the council. Regarding the city tax, Powell states that the taxes go into that general fund or other funds and it is used for each and every department. Without seeing the plan and knowing what the expenses will be, those taxes will still be used in other departments.

Mike Sullivan, 2615 W. Purdue Ave, sees it as transparency being the issue at hand here. He hopes that when the council meets in January and the issue is discussed that they would be willing to provide the evidence that there is in fact a demand for a city ambulance service. He hopes they would be willing to provide the evidence that a city ambulance service is the best choice to several alternatives such as expanding current EMS services. He wants the council to be prepared to share their ideas and thinking along with why the marginal benefits for a city ambulance service would be better than investing in city roads, city storm sanitary sewers or education. The council should be willing to share with their constituents the rationale for either supporting or opposing the proposal. What the public asks if they could demonstrate that the deliberation process has been thoughtful, evidence based, researched and the information discovered is shared.

Ryan Ballard, 12212 W. Native Trail, Yorktown, says that most citizens believe this has to do with the SAFER grant. He sleeps better at night knowing that he has a DCS station two miles down the road from his house. If this ordinance passes, there is the possibility of that changing. EMS is always on the chopping block when it satisfies the needs of the fire department. He has witnessed DCEMS professionals change the direction of tragedy. He has seen them be the least son of circumstance. And he has seen them change lives. When pre-hospital care become leverage within politics, the sight of the human factor is lost. This is not about response times because DCEMS is below the national average of eight minutes so what is this about? Saving firemen's jobs that were hired on a SAFER grant that will be unfunded to. Why do people call 911? Are structure fires more prevalent than heart attacks, cardiac arrest or heroin overdoses? How often do people call for chest pain or intervention with emphysema or congestive heart failure? Structure fires are becoming less prevalent due to changes in materials and regulations. She does not discount the fact that the fire service is a needed entity but EMS is a greater need which continues to grow. Why after 100 years of service does the MFD so gladly want to expand services? Why do they want to expand their capabilities when they are struggling to make payroll with what they already have? Why is this such a hasty move that would forgo their own unions feasibility study that if done unbiasedly, will show it doesn't make sense. When a truly professional organization does this type of dramatic shift, it typically takes a couple years of studies and orchestration and not undoing what has worked for the past forty years on a whim. DCEMS employees and their families will be the ones that suffer as well as the public. They will be punished by the failure of Muncie to obtain the revenue that is picked up where the SAFER grant leaves off. A few reoccurring costs that need to be brought up include the \$20,000 a year for medical oversight, \$50,000 a year for medical supplies, at least \$75,000 a year for one ambulance. He closes with some staggering stats that are from the NFPA as well as the American Heart Association. These stats are not openly talked about but they need to be.

Nationally, per year, there are 1.3 million working fires. This is down 23% in the last ten years. 1.3 million working fires causing 3,000 fire related deaths annually. Inversely, there were 28 million EMS transports to the hospital with 325,000 just being cardiac arrests.

Larry Delk, President of Local 1348 is here to represent his brothers from DCEMS. This ordinance, as written, jeopardizes the jobs of the fellow brothers of his union. He does not represent the union as a whole from here but from the EMS side and Delaware County workers, he thinks this should be considered in the ordinance for the loss of jobs. As far as the international study that Mr. Ballard thinks he knows a little bit about, it is in the process now with EMS on the committee working on this. They should have something by the first of the year and they will present those results. It is not a biased study. The gentlemen that does it is a EMS guru and that is what he does.

Jason Chafin, Vice President from the Muncie Fire Department and Local 1348, is also here to support his brothers from DCEMS. He thanks the council for being willing to send it to committee to learn more. There are concerns for jobs if this is done. He does want to address if the 2018 budget has already been approved and 110 firefighters were funded through that budget. He asks if those firefighters are completely funded regardless the SAFER grant? The entire council answers by stating yes or nodding their head. He knows the newspaper likes to throw accusations out there but from his job he knows that those were true facts. In closing, he asks that the council please think of the jobs and remaining brothers in 1348 as they come to a decision.

Joe Fisher, 1613 N. Riley Rd, is a fourth-generation firefighter and EMT. He is a lieutenant for a local fire department and COO of an ambulance service that goes across several states. He would like to know how the cost can be justified that it would take to have a city based ambulance service. \$100,000 for an ambulance is a joke. He personally buys them for his company and they would have to be looking between \$180,000 to \$220,000. \$40,000 a year for a paramedic is also not true. The average paramedic in Indiana makes around \$50,000 a year. the response times in Muncie are great. He is not sure how those response times could be any better. The fire department is staffed at near minimum staffing, already putting them in danger by not staffing the way they should. Now, more guys would be taken off the truck to put them on an ambulance, or would they just shut down the fire truck so the ambulance so go out on a call where the ambulances at DCEMS are averaging fifteen runs a shift. That is a ridiculously high number. How many firetrucks would they have to shut down to staff those ambulances? Malpractice insurance should also be looked into because they do get sued. Regardless of what amount is decided that will be billed for ambulance runs, doesn't matter to Medicaid and Medicare. They pay what they are going to pay and that is it with no argument. They will also do the best they can to get out of that. Out of that revenue that is thought to be brought in with the ambulance service, is writing off he guesses 50% of what was got off on. That is not to mention overdoses and families that don't have money that can't pay their bill. It is possible to send them to collections but what good is that going to do when they can be avoided by not answering the phone. It doesn't matter what billing company they go with and how much experience they have, the amount received is the amount the insurance company is going to pay. Outside of that, elderly people is having what little fixed income they have taken from them to pay the rest of the bill that wasn't received from insurance in which they have worked their whole life to pay for. He is curious how someone can sit up there and talk about taking

away money that could be used to the school system. There is a school that just got shut down right behind his house that is now getting overgrown, rundown with kids breaking into it. It is bringing down the property value of his home. How can all those costs be justified?

Joanne Davis, 1808 N. Little John Ln, Muncie, thinks the firefighters are doing a great job. She thinks Delaware County is doing a great job. There is no reason to replace people that go out and save lives every day and that are doing an excellent job. She had to call 911 for her father before he passed away and DCEMS responded promptly. They probably saved his life on two or three different occasions. They are qualified and if this goes through, these people will lose their job. She doesn't care what anybody says. Its wrong. They are good at what they are going, they are qualified and trained in what they are doing. The firefighters are trained in what they are doing. Let them do their jobs. If it is not broken then why fix it? It will cost taxpayers money. She owns fifteen rental properties and she pays a substantial amount in property taxes and doesn't want her tax payer dollars to go towards any of this. Right now, it needs to be separated. She also feels it is a conflict of interest for Mayor Tyler to even instigate this since having connections with the fire department in the first place. The city has a lot of other problems that have not been resolved and need answers on. She is totally against it.

Rick Scott, 3409 W. Torquay Rd, Muncie, has been an employee with DCEMS for several years and has been in the EMS profession for twenty-two. He has seen this playbook throughout his career where the paid fir departments come in and take over EMS. Whether that be from a broken-down system that is not functioning properly or a private system that came in and was failing left. He takes a lot of calls alongside firemen and he highly respects them and the great job they do. Almost 90% they pull medical supplies that is used on a call off of his truck, without complaint. They all work together and are all one big team. Those medical supplies that come off their truck, to this day, what is used. There might be some band-aids here and there they won't get used but ultimately everything is used came from DCEMS ambulance. He asks that all of the members of the council do a really good study on this. The chief named Richmond, Anderson and all these other paid departments that have taken over EMS responsibilities. Richmond does do this along with discharges from the hospital. Some of their numbers are going to be skewed from an only 911 responding department. Their revenue is going to be coming from interfacility transfers and transfers back home which he believes is a whole different kind of billing. He is not an expert, just has noticed it from the outside. Across the county he has seen it through his own Union. The how-to has been published on how to take over EMS departments and how to do fire-based EMS. He has dedicated himself, along with many people in the audience, to the EMS profession. That is what they do. If they wanted to be firemen that is what they would have done years ago. But they didn't, and instead, chose EMS because that is their career path. If you were to ask anyone in the community about DCEMS and if they have been touched by their employees then they will express that. He doesn't not hear complaints and they all strive to do what they can the best they can for our city. They live here, take care of the people here and have done so for forty years. There has never been a complaint until recently between two governing entities in which the people elected or appointed into those positions just cannot get along. It is sad that EMS has become a ping pong ball to be shoved back and forth when people can't get along.

President Marshall asks Mr. Scott to elaborate on what two government entities he believes are fighting. Scott responds by stating the county and the city. Referring to not being able to agree

on the \$100 for each call. He doesn't not know the figures but states it could be steep on if DCEMS takes an ALS run and Medicaid says they are going to pay \$100 and however many dollars. DCEMS used all the supplies when the department took all the supplies off their truck to restock their gear they used in the residence. That is shameful to go back and forth because the city and county can't get along. He refers to the 911 dispatch center and that is what a lot of people are upset about. He is sorry that the Mayor and the County Commissioners can't get along and come together to talk about anything. Everyone present is a tax payer, can't the elected officials get together and realize that things do not need to keep being tacked on to every citizen in the county or city. DCEMS gets along with every agency in this county. They respond with every volunteer fire department.

Marshall makes the comment that Albany, Daleville, Eaton and Gaston take some of DCEMS calls, and asks what his feeling is on those towns doing calls that honestly DCEMS could be doing. Scott states that honestly, as a taxpayer he would like the city help fund the county and put more people in ambulances. Marshall asks if he is for or against Albany doing their own runs, Eaton going their own runs, etc. Scott answers he is a street level medic and if they are coming in to help, that is great. He is for emergency services helping each other out and that is what they are doing.

Kyle Thomas, 7018 W. SR 38, New Castle, has been a paramedic with Delaware DCEMS for the past five years and also the second Vice President of Local 1348 in Muncie. Several different things have been mentioned. The first and largest issue here is the responsibility. All the citizens of Muncie are already paying taxes to both the city and county. Those taxes fund a well ran fire department with firefighters that do a good job fighting fires and assisting paramedics on medical calls. Those taxes also go towards a county that provides an ambulance service and has for the last forty years. There has not been an issue in that forty years. Today as revenue streams get tight, it is decided that there are issues funding different departments so the option is to take away DCEMS. He recalls back to the comment made by President Marshall that anyone that loses their job is not on him, but that is not true because he is part of the decision making on the city have an ambulance service. Employees are going to lose jobs and be replaces. He recalls to the Chiefs comment about having forty-six EMT's and he is going to contract sixteen paramedics, DCEMS currently employs 35 paramedics. The same would be done with half the people and one more ambulance in which he is not sure how that could ever work. He states the Chief also introduced an ordinance that had no information, when DCEMS could give them lots of information if asked. Paramedics that will work for \$40,000 a year which is less than what the DCEMS paramedics make. Good luck with that because they wouldn't have sixteen paramedics but instead forty-six EMT's providing a lesser service than what is in effect today. The only thing they are going to contract is the sixteen paramedics which means those forty-six firemen are going to have to be pulled off of firetrucks. This means there is a lesser fire response within the city. With that, the department will have the additional ambulances but a citizen whose house has caught fire is out of luck when two firemen show up because that is all that is going to be on that firetruck because the rest of the ambulances are at the hospital taking the 10,000 calls a year within the city. They also did not compensate the \$100,000 worth of equipment on every ambulance, with \$40,000 just for one monitor. This is all things the city would need to buy in the very first year. for something that is not even a line item on the 2018 budget, the City of Muncie would be looking at almost \$3.3 million dollars.

Johnathan Ross, 2100 N. Reserve St, Muncie, has been a lifelong resident here in Muncie also working locally in EMS. When this proposition came up it obviously raised some concerns throughout the EMS community. He thinks the question at hand is what would the city benefit. When a service that already delivers impeccable service, where is the need to replace it? Response times would not be substantially improved, he would like someone to tell him how an ambulance running out of fire station #1 is going to get anywhere quicker than medic #12. It is literally a stones throw from each other. He doesn't see a significant factor in response times but does understand there are logistic and operational costs for first responders going out. At the end of the day, ultimately, EMS is for the well-being and health of Muncie citizens. DCEMS is sets the bar extremely high for EMS services being very well endowed to what they do so why go to the expenditures of creating a fire based EMS and replace a system that already works just as well. Is it really worth it to put that burden on the taxpayers?

Councilperson Quirk states regarding this discussion about taxing and people not wanting to pay the additional tax, it is her understanding is that there is a user fee that is paid to the county to provide this service. That is where some of that money comes from. It would be better served at the Committee Meeting where that information is shared with the public for a better understanding of how those fees are implemented.

Josh Kublnick, 4511 W. Petty Rd, Muncie, came there tonight as a last-minute thing after seeing all the media communication and wanted to hear first hand what the good reason were to do this. Sadly, he has been very disappointed by the lack of information as Councilperson Polk pointed out earlier. He thinks that if this is such a good idea, then why is it just now getting done after all this time. What has happened to precipitate the need for such a drastic change on such short notice. He has not heard any good examples as to why it needs to happen now, or any tragedies where if EMS would have gotten there in two and a half minutes verses three minutes, it would have saved a life. He did hear something earlier that peeked his interests and that was in 2013, city officials met with county officials and requested \$100 per run. Around that time, he got a bill for the first time from EMS services and had not received a bill prior for his wife needing medical care. He is curious if it is any coincidence that once the county starting charging insurance companies if city officials did not see that as a means to generate more revenue by collecting from insurance companies. That is an assumption on his part. With regards to the transparency that was mentioned earlier, as the everyday observer and tax payer, to hear that RFP's are going to be distributed later this week without the information being able to be shared with everyone that people are pretty certain how this decision is going to go. They are pretty sure all of this is something to make it feel like we as the people have a say. In reality, the amount of time that is often required to put together an RFP let along respond to a RFP, which he does for a living, is astronomical. You cannot request services from providers without demographics, number of runs, budgets, because they have to know exactly what service it is they are providing so they can give an exact cost or request for proposal. They can't tell what they are going to charge until they know exactly what it is they are going to be doing. With all due respect to Chief Bell, to stand up here and not have that information is sticking.

Brian Shaw, 600 E. Washington, is the current President of the East Central Neighborhood Association but not here representing them tonight but is throwing an idea out with regards to the committee and neighborhood associations in general. He would like to see the Mayor, Chief

and people who would like to argue for or against this to meet with each neighborhood association and discuss this to get a lot of feedback from the people who voted them into their positions. A lot of facts need to be presented so he asks that this be stretched out a little bit and come up with a better plan. May of 2019 would be more realistic to get all the facts together and present them. Let the citizens help the Council make that decision. If there are ways to maneuver this around to make everyone happy then there surely is a way to compromise. Engaging a lot more people than those just sitting here (points to the council), over there (points to the DCEMS section of the audience), or over there (points to Mayor Tyler and his administration in the audience). If the council would like to engage him, again his name is Brian Shaw and he is with the East Central Neighborhood Association. A few council members have his contact information already.

Ryan Davis, 522 S. Butterfield Rd, Muncie, wants to speak about the experience that comes with DCEMS. He and his wife are both proud products of going through a Delaware County EMT Training Program. They got to spend time on the ambulances, with the medics and respond with them every day. Sometimes he feels they spend more time with them than they do with their own families. Anybody who works in EMS would agree to that. He questions if anyone on the Council is a EMT, in which no one responds. He asks if anyone of them has ever been in the back of a Delaware County ambulance, of which several have. They have first-hand experienced what it is like to get care from Delaware County providers. Ever since he gotten involved in EMS five years ago, he has been in Delaware County. He could not begin to count the number of times he has gotten on a Delaware County ambulance to help people in need. He serves as a volunteer EMT and firefighter in both north and south ends of this county. When he is serving on a basic life-support ambulance, in those two fire departments, is when a Delaware County ambulance shows up, he is going to get someone he knows, trusts, and can in return count on him. He has spent countless hours doing clinical time, riding with these paramedics and EMT's that have years of experience of providing service to this citizens in this county. The other thing he finds rather saddening is just last week he sent an e-mail every council member stating his position and how he felt and only three councilpersons responded back to him. They are elected to represent the people of their districts and he finds it rather disheartening to an e-mail. He asks that the comments being expressed tonight from professionals be taken into consideration and that the vote comes from what the people of their district think, not what one political party head is asking to be done. What is going to be best for the people of Delaware County and what is going to be best for the people of each district? He then addresses Councilperson Anderson as his councilor and asks him to vote no as this motion goes forward.

Jason Rodgers, Director of DCEMS, has a prepared statement that he would like to read for the council. As the saying goes, you cannot fight City Hall, he stands before them having served the city and the county for the past twenty-two years in EMS. This feels very much like a concession speech because he is sure of the caucus, the decision has been made. He points out the possibility of risking millions on a development which does not have to be exactly right. As they would put their name next to a historic vote, and yes, this is historical, there is only one opportunity to get this right the first time. He would like to remind the school bussing crisis at the beginning of the school year which took three days to correct after months of creating a better plan, a more efficient plan and a more effective plan. They won't have three days to fix

fire-based EMS, when the first patient calls 911. As far as the health of our community, the United States is only ranked as the 49th county in the world in life expectancy. Indiana is ranked as the 39th state. As for our population, there are eighty-six counties healthier than the people that live in Delaware County, we are the 6th unhealthiest county in Indiana. The staff at DCEMS has served the City of Muncie for forty years every second of every day. Because of their faithful employees whom have endured every tragedy this city has offered as medical professionals, could the council please extend them the courtesy of reviewing their implementation plan for this take over. This city owes them at least that much. EMS is not a bargaining chip. By his calculations, the improvements in response times is forty-five seconds, serving the city with seven locations as they serve it with five. Chief Bell eluded the fact that six ambulances that they provide now, five ALS transport ambulances and a sixth squad with a paramedic in it. There will not be another cutting edge medical protocol found or more skilled clinicians than DCEMS has practiced every hour, every day of the last forty years. President Theodore Roosevelt said when speaking of developing the Grand Canyon for profit, "leave it as it is. The ages have been working on it and this will only mar it." Chief Bell also eluded the fact that he, a Commissioner and a Council person from the county were in a meeting in which Rogers was not in that meeting. It took place between Commissioner James King and Commissioner Larry Bledsoe at the time. Chief Bell and Mr. Rogers has had conversation about that in which he assured Chief Bell that he was not at that meeting and to ask either one of the Commissioners. They did want \$100 a call and at 5,000 calls a year that is \$500,000. He would be more than happy to tell where every single penny in this city is spent in EMS. An all-in-favor vote was attempted but for clarification, a roll call vote was recommended. A roll call vote showed 6 yeas and 3 nays (Gregory, Ridenour, Polk). INTRODUCED. The Public Services Committee will plan a meeting for December 11, 2017 at 5:00 P.M. That meeting was later canceled and rescheduled for January 4, 2018 at 6:00 P.M.

ORD. 69-17 AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MUNCIE, INDIANA.

A motion was made by Quirk and seconded by Powell to Introduce.

Drew Hall, McKinney & Malapit, P.C. 114 E. Washington St, states the purpose of this ordinance is that the prior one had not been amended since 1975 in which costs have gone up since then. This is mainly directed towards new neighborhoods and places that have failing septic systems that need to hook up to the city sewer. In order to do that, they need to establish a connection with each one of the properties. The Sanitary District is currently covering those costs but those costs are not accounted for in the long-term re-payments that come in from the monthly bills. Also, some properties require grinder pumps which are necessary to specific connections so that sanitation can get to the sewer itself and properly. This amends the ordinance as it exists to cover the increase and cost of services over the last thirty years as well as amending a section for the grinder pump.

Ridneour mentions that this is to cover some neighborhoods that have these problems and asks for an idea of where they are.

Hall answers that it is unspecified right now and looking into the future. There has been some behind Old Town Hill Church off of Burlington Dr. in which they helped installing grinder pumps after being notified that their septic were no longer up to code.

Questions called. An all-in-favor vote showed 8 yeas, 0 nays and 1 abstain (Marshall).
INTRODUCED.

ORD. 70-17 AN ORDINANCE OF THE CITY OF MUNCIE, INDIANA, DESIGNATING AN AREA WITHIN THE CITY AS AN ECONOMIC DEVELOPMENT TARGET AREA.

A motion was made by Quirk and seconded by Powell to Introduce.

Todd Donati, Muncie Redevelopment Commission, states this is for a development that is going on that has been in the process of working for the last two years. They plan to convert the old service building on Kilgore and Perkins. It is empty, vacant and just sitting there. It has been purchased and planned to be converted to house thirty-five apartments which will improve on the area. Thirty-five townhouses will also be added along the area of 8th St. and the one single family house. What Donati has to do is create a target area. As part of their program of commitment, they are offered an opportunity for tax abatement to establish a target area for a non-business rental property.

Ann McKinley, 9 Sheboygan St. Fond Du Lac, Wisconsin, 54935, is with Commonwealth Development Corporation of America and they recently received an award of rental housing tax credits from the Indiana Housing and Community Development Authority. What they are planning is taking five acres the old racer site and redeveloping it putting in thirty-five townhome units. It is right across from the new Ross Community Center which will help to spur revitalization in the area. The second component of the project is 1491 W. Kilgore, which is the historic adopted reuse of the former Muncie Trade School, by putting thirty-five units of housing in there for families along with one single family house at 215 217 S. Council. It is under the same project but separate tax abatement application to build. The elevations the council has is what was submitted with the tax credit application but they can always provide different elevations if needed. She has quite a bit experience with these new construction buildings as well as the historic adoptive reuse and is happy to answer any questions anyone might have. Ridneour appreciates her being here and requests information on some properties that they have already done. McKinley states they have a website, commonwealthco.net. and she can send pictures of their before and after of historic rehabs to Mr. Donati to pass on to the council. Polk states back in March of 2013 the building at the old service center for Muncie Community School was purchased and then later in 2013 was declared "unsafe" by the then Building Commissioner and asks if former owner made the necessary changes to bring the structure away from the "unsafe" status to allow apartments to be build there. It was very inhabitable. McKinley states they have done numerous buildings like this. The building they completed construction on in January was in Columbia City and was in far worse condition than the trade school. In order to get the tax credits, they had to have structural condition reports and environmental reports. In working with large investors such as Chase Bank and large equity funds and each of those individuals has come to this site and toured the building. Their construction teams have as well. Numerous investors have come and stated this was a propriate use of the property and no issues for the residents living there. Lots of due diligence has been done to make sure the building is safe and sound.

Anderson asks if the trade school is a historical building.

McKinley states it is and they are paring it with rental housing tax credits and historic tax credits in working with the National Park Service and having to retain a few of the original features and

stay in line with guidelines. They are affordable housing so it is required to make less than 60% of area median income but in order to qualify to live in one of the units, working and an income is required. It is more geared towards workforce housing. The highest amount for rent will be \$770. They will be very nice units built to the highest quality. There are no rental subsidies, it is just financed with tax credits and they need the lower rents because of this program.

Dishman asks if local contractors will be used in this construction.

McKinley knows they put everything out for bid last month so she is not sure exactly how local the jobs are but when they do a construction project they always try to hire local. They do have a carpenter and painter on staff but to the extent they can they like to hire from the local area. An all-in-favor vote showed 9 yeas and 0 nays. INTRODUCED.

Council President Marshall states that before moving on to Resolutions, he would like to bring up Mrs. Julie Snider, government teacher from Central High School. Polk really appreciates her bringing students from her classes the past three or fourth months. It gives high school students a better understanding of what goes on in the City of Muncie where they live, hopefully that they are going to stay in or if they go away to college, they are going to come back to. He thanks her and mentions how Marshall has come and spoke to her class and he will do so this next week. The collaboration between her, her classes and the City Council is really appreciated.

Mrs. Snider states they love it and after the last meeting, they talked the entire class period about what went on. Due to how late the meetings sometimes run, she told the students they only had to stay half an hour but surprisingly, most stayed the entire time. She recently got district maps made for her that show the State House, State Senate and then the city districts too so she is excited to get those hung up in her classroom.

RESOLUTIONS:

RES. 32-17 A RESOLUTION MAKING TRANSFERS WITHIN THE GENERAL FUND (CITY CLERK).
Powell withdraws Res. 32-17. WITHDRAWN.

RES. 33-17 A RESOLUTION MAKING TRANSFERS WITHIN THE GENERAL FUND (CITY COURT).
Powell withdraws Res. 33-17. WITHDRAWN.

RES. 34-17 A RESOLUTION MAKING TRANSFERS WITHIN THE GENERAL FUND (PARK).
Powell withdraws Res. 34-17. WITHDRAWN.

RES. 35-17 A RESOLUTION OF THE CITY OF MUNCIE, INDIANA, PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION (REAL PROPERTY TAX ABATEMENT).

A motion was made by Quirk and seconded by Dishman to Adopt.

Todd Donati, Muncie redevelopment Commission, states this is basically on the same project as earlier discussed. It is a declaratory resolution to establish a revitalization area. This will take two readings. This is just a declaratory declaring that they are going to process a revitalization

area. A Public Hearing will be held before the January 8, 2018 meeting in asking to confirm the resolution to establish a revitalization area. That will be done at the same time the ordinance will be voted on.

Powell states there was a question as to whether or not there is a Statement of Benefits.

Donati states there is and is in the ordinance which is the actual abatement. The resolution is just to establish a revitalization area.

Gregory asks if there are any others like this in existence. Donati confirms all the apartments in the Village were established as a target area. Gregory asks because as this is a ten-year opposed to the three that a single residence. Donati states that is for single houses and this is for rentals so they are done differently. They are working diligently with about another hundred or so houses that are going to be coming to Muncie on two other projects over the next year. He will be back up hopefully establishing additional abatement requests. He hopes it would be considered to expand the "for sale" residential houses abatement from three to five years at some point. It is important if they plan to start moving forward into developmental housing to be competitive on that aspect.

Polk asks if it is possible to get a better map because he can not even tell where it is. Donati explains it is on 8th Street directly across from the parking lot of the Chevrolet plant which is now owned by the Ross Center. That is where the townhouses will go, along 8th Street. The other residence is on Council Street. Polk states it is just different parcels, not a giant area. Donati agree that is correct, it is target areas. The revitalization is established so that the target area can be established.

Gregory asks if they get any RACER Trust money from this. Donati states no. Gregory asks why. Donati can not answer that. Gregory asks if they applied for it, or is Donati applying for it. Donati states he is not applying for it. Gregory asks if they should because that is \$5 million sitting there doing nothing. Donati is not an expert on that and asks a city attorney to join him. Megan Quirk, City Attorney, has knowledge about this project based upon her volunteer work she did for the Ross Center. The RACER Trust has \$5 million that is set aside in a fund for remediation only. It does not deal with any economic development of the site. The site there from 8th Street up to 5th Street with Perkins and (the other side street) is sixty-eight acres. This new development is only going to take five acres up on that. Like Donati said, it is in the south-east corner which is the area that was not contaminated with the battery plant or other chemicals that were there. The closest major side street is Hoyt Ave. the RACER Trust is something that she has tried to negotiate with them in effort of getting some sort of donation which was not doable. The city had to purchase that property and unfortunately the way that the Redevelopment Director for the RACER Trust feels that's the way it needs to go. There have been conversations in the past with the trustee of all the RACER Trust properties based on Washington D.C. They are very excited about developments at the Ross Center and here for this project as well. She would like to add that there is a new restaurant coming in across the street from the trade school. These types of efforts and projects are starting to create momentum for other business ventures.

Donati will have pictures of the apartments and townhouses for the council by January.

Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

FILED 11/30/2017:

RES. 36-17 A RESOLUTION MAKING TRANSFERS WITHIN THE GENERAL FUND (CITY COURT).

A motion was made by Powell and seconded by Peters to Suspend the Rules to add Res. 36-17, 37-17, 38-17, 39-17, 40-17, 41-17, 42-17 and 43-17 to the Agenda to be acted upon this evening. A roll call vote showed 9 yeas and 0 nays. RULES SUSPENDED.

A motion was made by Quirk and seconded by Powell to Adopt.

Kevin Nemyer, City Controller, states this is some general housekeeping. Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

RES. 37-17 A RESOLUTION MAKING TRANSFERS WITHIN THE GENERAL FUND (CITY CLERK).

A motion was made by Quirk and seconded by Powell to Adopt. Questions called.

A roll call vote showed 9 yeas and 0 nays. ADOPTED.

RES. 38-17 A RESOLUTION MAKING TRANSFERS WITHIN THE GENERAL FUND (FINANCE DIVISION).

A motion was made by Quirk and seconded by Powell to Adopt. Questions called.

A roll call vote showed 9 yeas and 0 nays. ADOPTED.

RES. 39-17 A RESOLUTION MAKING TRANSFERS WITHIN THE GENERAL FUND (BUILDING COMMISSION).

A motion was made by Quirk and seconded by Powell to Adopt.

Ridenour states that when he adds up what is decreasing, the amount is \$8800 and when he adds up what is increasing, the amount is \$11,800.

Nemyer states the amount for Part Time should be \$3,200, not \$6,200.

A motion was made by Powell and seconded by Quirk to Amend to show that the increases in the Building Commissioners line item 101-10-411046 Part Time is actually \$3,200.

A roll call vote showed 9 yeas and 0 nays. AMENDED.

A motion was made by Powell and seconded by Quirk to Adopt as Amended. Questions called.

A roll call vote showed 9 yeas and 0 nays. ADOPTED AS AMENDED.

RES. 40-17 A RESOLUTION MAKING TRANSFERS WITHIN THE GENERAL FUND (BEECH GROVE CEMETERY).

A motion was made by Quirk and seconded by Polk to Adopt.

Powell states this is just to cover salaries. The money was moved within their line items to cover the funds having to do with increases that were seen in 2017 after the budget was adopted. She is not positive but believes a position was added after the beginning of the year and this just cleans that up.

A roll call vote showed 9 yeas and 0 nays. ADOPTED.

RES. 41-17 A RESOLUTION MAKING TRANSFERS WITHIN THE GENERAL FUND (MAYOR).

A motion was made by Quirk and seconded by Powell to Adopt.

A motion was made by Powell and seconded by Peters to Amend, the line item numbers are correct but the title is not and it should read Mayor's Office.

A roll call vote showed 9 yeas and 0 nays. AMENDED.

A motion was made by Powell and seconded by Peters to Adopt as Amended. Forrest Bowers, 1205 N. Brentwood Ln, Muncie, asks for the purpose of the transfer. Quirk reads the plan to decrease line item of the Telephone for \$1,200 and decrease the line item of Telephone for \$300 (she is not sure why those are two separate line items) and then increasing Overtime to \$1,200 and Vehicles to \$300. It is a total of \$1,500 that is staying within the same office.

Powell states for clarification on all of the line items transfers, certain line items have either gone over because of contracts that were ratified after the budget was adopted or different things like that. At the end of the year, the departments clean up their budgets so to speak by transferring within those line items but still coming before council so it is aware of where the money is going. This is just housekeeping to make sure that if one line item was under then they would have to find more money within their budget in a line item that still had money left over. It is like a home budget and where if money had to be spent on a new refrigerator then money may need to be taken from something else that was being planned. At the end of the year, every reconciles.

Bowers thanks Powell for that explanation.

A roll call showed 9 yeas and 0 nays. ADOPTED AS AMENDED.

RES. 42-17 A RESOLUTION MAKING TRANSFERS WITHIN THE GENERAL FUND (ANIMAL SHELTER).

A motion was made by Quirk and seconded by Powell to Adopt. The transfer plans to decrease the line items of Institutional and Medical by \$25,580.59, Promotion and Business by \$2,374.57, Chemicals by \$2,000, Cages, Poles & Equipment by \$4,000 and Gas & Oil by \$800. The increase would be for line items of Other Insurance for \$7,622.85, Electric (utilities) for \$20,613.74, Water for 5,201.37, Other Services & Charges for \$164 and Part Time for \$1,153.20.

Ridenour states some of the line items are substantial amounts and questions if Electric and Water would change that much. Quirk states it would change because of the other building. Powell states that those amounts will go down because they wouldn't have the two buildings. Mayor Tyler is working very diligently with Phil Peckinpugh, Animal Shelter Director, to wrap that up so that money will be saved. That is the reason that those items are so in the red at this money.

Ridenour notices only \$8,000 was budgeted for Electric 2018.

Powell informs they foresee it to be a lot less because they don't plan on having the extra building.

Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

RES. 43-17 A RESOLUTION MAKING TRANSFERS WITHIN THE GENERAL FUND (PARK DEPARTMENT).

A motion was made by Quirk and seconded by Powell to Adopt.

Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

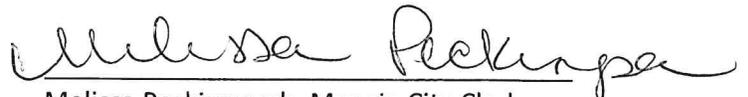
OTHER BUSINESS:

ADJOURNMENT:

A motion was made by Polk and seconded by Powell to Adjourn. A vote by acclamation showed 9 yeas and 0 nays. ADJOURNED.



Doug Marshall, President of
The Muncie Common Council



Melissa Peckinpaugh, Muncie City Clerk
of the Muncie Common Council