

MINUTES
MUNCIE COMMON COUNCIL
300 NORTH HIGH STREET
MUNCIE INDIANA

MARCH 3, 2014

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

PLEDGE OF ALLEGIANCE: Led by Ball State University Army JROTC Cadets.

INVOCATION: Led by Pastor John Young from Riverside United Methodist Church.

SPECIAL RECOGNITION: President Anderson states tonight they will recognize President Jo Anne Gora from Ball State University. President Gora is in her 10th and final year as Ball State President. President Gora has led the development and implementation of the University's Education Redefined strategic plan and its successful capital campaign, Ball State Bold, which supported the strategic plan's implementation and surpassed its \$200 million goal by more than \$10 million.

The cornerstone of each plan is making immersive learning opportunities available to every Ball State undergraduate. From 2007 to 2013, more than 20,800 students completed more than 1,250 immersive learning projects, impacting citizens in every Indiana County. Those students from all seven colleges and were mentored by faculty from every academic department on campus.

Since 2004, Ball State has been in the midst of an unprecedented era of campus improvement spending more than \$520 million on major construction and renovation projects.

It has attracted international media coverage for its geothermal energy project, the largest of its kind in the country. President Gora was one of 12 charter signatories to the American College and University Presidents Climate Commitment in 2006 and three years later, she earned the Mira Trailblazer Award from Tech-Point for her significant and lasting contributions to technology innovation in Indiana.

She is a member of the Association of Governing Boards' and Council of Presidents and the American Council on Education's Board of Directors. President Gora is also immediate past chair of the Mid-American Conference Presidents' Council and immediate past co-chair of the Central Indiana Corporate Partnership.

President Gora thanks the City Council for this wonderful honor and it was a surprise. She states it has been her honor and privilege to serve as the President of Ball State University. She knows the City Council is familiar with her husband Roy Budd and his commitment in bringing Economic Development to the community. She states the most

important thing she has been able to do is bring the students and faculties energy and enthusiasm and expertise to bring to bear on our community here in Delaware County. They are privileged to live in this community. What benefits the community benefits the University and what benefits the University benefits the community. They are proud of the thousands of students that volunteer for the non-profit agencies. She is impacted about the impact that immersive learning has had all over their community. They have had over 100 immersive learning projects in the last couple of years that have worked with non-profits, government agencies and businesses. They are pleased to be a service to the community and their students have benefited tremendously from those experiences. That is what makes them truly exciting and powerful experiences. She thanks the City Council for their dedication to the community and many of the forward looking initiatives they have taken to advance the community. She is proud to be a resident of Muncie. They may not have been born in Muncie but they consider themselves as citizens of Muncie and proud to serve the City of Muncie.

Mayor Dennis Tyler states it's not that often they get an opportunity to honor a lady or President of a University or college that has done so much not only for their university but also for the community. Mayor Tyler states he had a great honor working with President Gora and her staff in Indianapolis when he served in the Indiana General Assembly. He states four of those years he worked on the Ways and Means Committee and was able to work with them on a lot of projects that President Anderson mentioned. One of the things that always impressed himself and his colleagues on the Ways and Means Committee there was never a presentation that she made regarding the university that she didn't take time to recognize her community and the importance of those partnerships and cooperation. It always left a lasting impression on all of his colleagues that served on the Ways and Means Committee. That is why he is giving her a key to the city. The award states "Thank you for your service and support to the university and community partnership of promoting quality of life and quality of place for all of our citizens". Mayor Tyler thanks President Gora for her service. President Gora thanks the Mayor for his service. He has not only served their community as Mayor but served the community when he served in the General Assembly. He was always an advocate for this community and for fair treatment of all the citizens. She is delighted that there is such a forward looking administration in the City of Muncie.

Councilperson Quirk lets President Gora that Councilperson Conatser wasn't able to be present tonight because he is stuck in Baltimore and appreciates what President Gora has done for their community. Quirk states Gora has gone above and beyond to invite the council and others from the community. She has had an opportunity to sit in on a lot of meetings. Quirk states she has lived in Muncie for 20 years and she would say the relationship with the community and university is the best that it has ever been.

ROLL CALL:

Doug Marshall
 Mark Conatser
 Mary Jo Barton
 Brad Polk

PRESENT

X

 X
 X

ABSENT

X

Jerry D. Dishman	X
Julius J. Anderson	X
Alison Quirk	X
Nora Powell	X
Linda Gregory	X

APPROVAL OF MINUTES: A motion was made by Marshall and seconded by Polk to approve minutes from February 3, 2014. A roll call vote showed 9 yeas and 0 nays. MINUTES APPROVED.

COMMITTEE REPORTS: None

ORDINANCES PREVIOUSLY INTRODUCED:

ORD. 3-14 AN ORDINANCE TO AMEND THE TEXT OF THE CITY OF MUNCIE, COMPREHENSIVE ZONING ORDINANCE REGARDING NEW CORRIDOR DEVELOPMENT STANDARDS.

A motion was made by Barton and seconded by Marshall to adopt as amended. Planning Commission Director Marta Moody states the amendment that was just done was to insert a reference to a provision in the ordinance located elsewhere that requires tree replacements at a two to one ratio. If a new development takes down a large tree twelve inches or greater they have to replace it with two trees. Quirk is excited the sustainability standards and they will see more greenery and no more pole signs. It's going to be a good thing for developments. A roll call vote showed 8 yeas and 0 nays. AMENDED. A Motion was made by Marshall and seconded by Quirk to adopt as amended. A roll call vote showed 8 yeas and 0 nays. ADOPTED AS AMENDED.

NEW ORDINANCE:

ORD. 5-14 AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA, AUTHORIZING THE ISSUANCE OF THE CITY OF MUNCIE, INDIANA ECONOMIC DEVELOPMENT TAX INCREMENT REVENUE BONDS IN A MAXIMUM AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED ONE MILLION THREE HUNDRED THOUSAND DOLLARS (\$1,300,000) AND APPROVING AND AUTHORIZING OTHER ACTIONS IN RESPECT THERETO.

A motion was made by Barton and seconded by Marshall to Introduce. Muncie Redevelopment Commission Todd Donati this is a project they are doing on South Tillotson on the corner of Memorial Drive and Tillotson Ave. Donati states this is a senior living facility between Speedway and Dollar General on the corner. It will be on 30 acres of property. There is a pond back there and they will be set up to utilize that pond but also put it back where everything can be beautified. Donati has a presentation for the council to see where the development will be located and what it would look like. There are one and two bedroom units including sunrooms, private covered entrances, kitchen appliances, washer and dryer hookups, lawn care, snow and trash removal will be at all the facilities. They are introducing this ordinance to allow for an economic development bond to be established. They are looking at about \$1 million dollars. He

included the rate of what they anticipate the tax revenue to be. Typically they have to invest a lot of times to get these facilities 100% of the Tiff revenue it generates. They are not anticipating on doing this. When he set up the South Muncie Economic Development area one of the things the Mayor insisted on doing their best to negotiate leaving a substantial amount of Tiff revenue for infrastructure improvements within the neighborhoods. It is anticipated at 2% cap draw and will bring in \$161,000 increased revenue because of this investment. They are offering \$81,000 towards this to this project. That will leave \$82,000 a year the Mayor is intending to use to put back into the neighborhoods. There will be sidewalks and street improvements. He is asking the council for the introduction of this ordinance. Quirk asks Donati to share with the public information of the impact study. Donati states because it is an assisted facility. It's not a nursing home. This just allows for amenities that they don't have.

Other than the memory care this is anyone 55 years old and older can live in these facilities. They ask them to do a study to make sure their not taking jobs from anyone else. They found out there one other unit that offers memory care. There are two other units of this size that would offer assisted living in duplexes. They assured them that these jobs will be increased jobs and not taking from somewhere else. They felt like there is added growth in retirement ages and this is something that is needed in the future. Gregory asks Donati if they anticipate on coming before council and asking for tax abatement. Donati states no. Barton thanks Donati for the development there. She is excited because this is the first time that will have that kind of impact in her district and it will look so much better. Donati states it will essential in their part. The Mayor wants to take care of all of Muncie and do what they can build and create value in all of Muncie. They will continue to fix that area and bring growth to it. Question called. A vote by acclamation showed 8 yeas and 0 nays. INTRODUCED.

RESOLUTIONS:

RES. 5-14 A RESOLUTION OF APPROVAL FOR THE 2013 MAP CHANGES TO THE OFFICIAL ZONE MAPS FOR THE CITY OF MUNCIE, INDIANA.

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

Director of Planning Commission Marts Moody states this is a resolution filed each year. It is a way to verify the rezoning's that were adopted the previous year are incorporated in the zone maps. Moody states there were only three last year. Barton thanks Moody for the hard work she does and always goes above and beyond. Moody thanks the council and the administration. Question called. A roll call vote showed 8 yeas and 0 nays. ADOPTED.

RES. 6-14 A RESOLUTION OF THE CITY OF MUNCIE, INDIANA AUTHORIZING THE RELEASE OF CERTAIN REAL ESTATE LEASED FROM THE MUNCIE'S EDIT BUILDING CORPORATION.

A motion was made by Barton and seconded by Marshall to Adopt.

Todd Donati from Muncie Redevelopment Commission states this is the part of the original lease from 1994 and it was amended a few times. The last time amendment was done in September 2012 so they can't just hand this property over. They can't just

hand this property over and this is 15 feet of space of a parking lot. This is the actual parking lot of the Horizon Convention Center. Donati shows everyone a presentation. The parking garage will connect into the convention center so it doesn't run over the sidewalk but west of the sidewalk. This resolution is seconding the motion that was made and approved by the Edit Building Corporation to allow this property to be released from the bond that is in place now. Once it is approved by council it will be signed by the Mayor and the Clerk. The Edit Building has already signed off on it. He will present it to the legal counsel in Indianapolis and they will have the trust remove that land and allow it to be given to the ARC Innovations. Once that is done it will complete the entire process. This is being done sooner than they thought. To be able to hand this over this month will be fantastic. The resolution has already been done to lease the land to them in case they didn't get done in time. Once this is transferred it will automatically vote to transfer this land free of charge and the lease would go away. Question called. A roll call vote showed 8 yeas and 0 nays. ADOPTED.

A motion was made by Barton and seconded by Marshall to suspend the rules and put Resolution 7-14 on the agenda. A roll call vote showed 8 yeas and 0 nays. MOTION CARRIED.

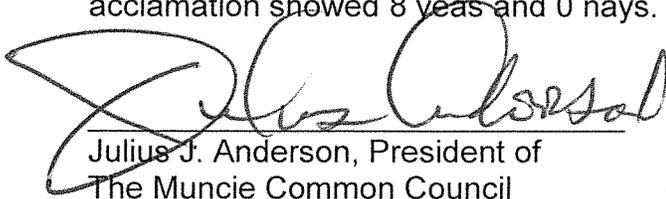
RES. 7-14 A RESOLUTION APPROVING THE ENTRY INTO A MUNICIPAL LEASE AND OPTION AGREEMENT FOR PROCUREMENT OF ANIMAL SHELTER VEHICLES.

A motion was made by Barton and seconded by Marshall to Adopt. Superintendent of Animal Shelter Phil Peckinpaugh states this will allow them to purchase a lease of three vehicles for his department. They have two trucks that are not running and they need them to do their job. Marshall states he knows the vehicles that he has have problems with the brakes. Peckinpaugh states they are dangerous to drive. The spent a lot of money last year to fix the breaks and the door is falling off the truck. Marshall comments that he is afraid to let his employees in the vehicles. Peckinpaugh states yes and a safety hazard to his employees. Gregory asks what line items will be used to pay for the lease. Peckinpaugh states when the agreement was set up between the city and the county there was a capital improvement fund that was established that took 20% of the revenue the shelter brought in for the year. It was put in there for capital improvements and equipment purchases. The board has reviewed all the quotes and accepted quotes. The two semi-annual payments will come out of that fund. Gregory asks how much does that amount to.

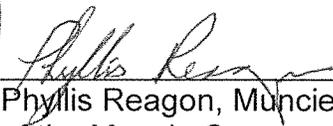
Peckinpaugh states they took in around \$25,000 and each year their collections have gone up. Polk states towards the bottom of the first page where it says payment due of \$6,623.30 due April 1, 2014 followed by nine payments of the same amount. Polk states in counting there are nine payments and wanted to know if that is a mistake. Peckinpaugh states he assumes that is a mistake and he would have to get with the Controller Audrey Jones. Peckinpaugh states they took in five bids and they have already been through the Board of Works and Stoops came in the lowest. These trucks they have now were purchased in 2001 and have lasted this long. He states they will be purchasing larger industrial truck. Barton asks Peckinpaugh how many vehicles are

there. Peckinpaugh states right now there are six and they are purchasing three. Gregory asks on the page of the lease it talks about the insurance agent isn't local. Peckinpaugh states that is not a question he can answer. Question called. A roll call vote showed 8 yeas and 0 nays. ADOPTED.

A motion was made by Marshall and seconded by Quirk to adjourn. A vote by acclamation showed 8 yeas and 0 nays. ADJOURNED.



Julius J. Anderson, President of
The Muncie Common Council



Phyllis Reagon, Muncie City Clerk
of the Muncie Common Council