

CITY COUNCIL MEETING
Monday, May 9, 2011 at 7:00 p.m.

The Common Council of the City of Crawfordsville, Indiana, met in regular session at 7:00 p.m., May 9, 2011. Present were Mayor Charles Coons, who chaired the meeting, City Attorney David Peebles and Clerk-Treasurer Terri Gadd. Also present were Council members Nellie Thompson, Heather Perkins, George Parker, Roger Rockenbaugh, Dennis Cook, Patrick Taylor and Raymond Kirtley.

Other officials in attendance were Street Commissioner – Scott Hesler, Assistant Police Chief – Kurt Knecht, Fire Chief – Eric Small, Storm Water Department Director – Gary Weliver, Planning Department Executive Assistant – Megan Huckstep, and Waste Water Director – Tom Mitchell.

The Press was also present.

Chairman Coons called the meeting to order.

Councilman Parker led the pledge to the flag.

Councilman Rockenbaugh said the prayer.

Chairman Coons asked Clerk-Treasurer, Terri Gadd, to call the roll for the purpose of attendance, all Council members were present.

Councilwoman Thompson moved to approve the minutes from the meeting of April 11, 2011. Councilman Rockenbaugh seconded. The motion passed with a unanimous vote.

Councilwoman Perkins moved to acknowledge receipt of the summary of the April 27, 2011 executive session. Councilman Cook seconded. The motion passed with a unanimous voice vote.

Councilwoman Thompson moved to acknowledge receipt of the monthly financial report. Councilwoman Perkins seconded. The motion was approved with a unanimous voice vote.

The roll was called for the purpose of any additions to the agenda. There were no additions.

Chairman Coons turned the meeting over to Chairman Rockenbaugh to present the business of Fiscal Affairs.

FISCAL AFFAIRS

The first item presented was a resolution approving an interlocal governmental cooperation agreement for the provision of PSAP and communication services. Chairman Rockenbaugh

moved to table the resolution. Councilwoman Perkins seconded. Chairman Coons called for comments from the council and public. Offering comments were Councilwoman Thompson and Councilwoman Perkins. Hearing no further comments, Chairman Coons called for the vote. The resolution was tabled with a unanimous vote.

The second item presented was a declaratory resolution for the designation of an economic revitalization area and approval of a personal property tax abatement for Closure Systems International. Chairman Rockenbaugh moved to pass the resolution. Councilman Parker seconded. Chairman Coons called for comments from the council and public. Offering comments were Councilman Taylor and Councilman Cook. Hearing no further comments, Chairman Coons called for the vote. The resolution passed with a unanimous vote.

RESOLUTION NO. 26 - 2011

COMMON COUNCIL OF THE CITY OF CRAWFORDSVILLE, INDIANA

DECLARATORY RESOLUTION FOR THE DESIGNATION OF AN ECONOMIC REVITALIZATION AREA AND APPROVAL OF A PERSONAL PROPERTY TAX ABATEMENT FOR CLOSURE SYSTEMS INTERNATIONAL

WHEREAS, the Common Council of the City of Crawfordsville, Indiana (the "Council") has been requested by Closure Systems International ("CSI" or Applicant") to designate the area described in Exhibit A (the "Area") as an Economic Revitalization Area pursuant to I.C. 6-1.1-12.1 (the "Act");

WHEREAS, the Council has prepared a simplified description of the Area or maps and plans that identify the Area, attached as Exhibit A;

WHEREAS, the Area is located within the jurisdiction of the Council for the purposes set forth in I.C. 6-1.1-12.1-2;

WHEREAS, as described in an Application and a related Statement of Benefits submitted by the Applicant to the Council (collectively, the "Application"), the Applicant plans to purchase And install new and used equipment and tooling to secure new business and retain existing business at its manufacturing plant located at 1241 Concord Road in Crawfordsville, at an estimated costs of \$8,000,000.00 (the "Project");

WHEREAS, the Project will consist of the installation of personal property owned by the Applicant for use in the direct production, manufacture, fabrication, assembly, processing, refining or finishing of tangible personal property, and never before used by its owner for any purpose in Indiana (the "Rehabilitation");

WHEREAS, the improvement of the Area described in the Application will be of public utility and will be to the benefit and welfare of all citizens and taxpayers of the City of Crawfordsville, Indiana (the "City");

WHEREAS, the Applicant has requested that the Council approve personal property tax abatement related to the Project for a period of seven (7) years; and

WHEREAS, the Council has reviewed the Application,

NOW, THEREFORE, BE IT RESOLVED that the Council hereby finds that (i) the Area is within the City and (ii) the Area contains a facility that is technologically, economically, or energy obsolete and such obsolescence may lead to decline in employment and tax revenues and has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of

Occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values and prevented a normal development of property and use of property.’

BE IT ALSO RESOLVED that, based on the information in the Application describing the Project, the Council makes the following findings, per I.C. 6-1.1-12.1-3(b):

- (1) The estimate of the cost of Rehabilitation *is* reasonable for projects of that nature.
- (2) The estimate of the number of individuals who will be employed or whose Employment will be retained *can* be reasonably expected to result from the proposed Described Rehabilitation.
- (3) The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained *can* be reasonably expected to result from the proposed described Rehabilitation.
- (4) The other benefits about which information was requested *are* benefits that can be reasonably expected to result from the proposed described Rehabilitation.
- (5) The total benefits *are* sufficient to justify the granting of property tax deductions to the Applicant pursuant to I.C. 6-1.1-12-5.

BE IT ALSO RESOLVED by the Council, that the Area is hereby reaffirmed as and declared to be an “economic revitalization area” pursuant to the Act, for a limited period of seven (7) calendar years from the date of the adoption of this Resolution.

BE IT ALSO RESOLVED that the period for personal property tax deductions under I.C. 6-1.1-12.1-5 for rehabilitation of the real property in the Area shall be seven (7) years.

BE IT ALSO RESOLVED that the Council hereby incorporates and adopts the provisions of I.C. 6-1.1-12.1-12, concerning the Applicant’s conditional repayment obligations, for the Area.

BE IT ALSO RESOLVED that, based on the information in the Application and the

foregoing findings, the Council, pursuant to I.C. 6-1.1-12.1, hereby approves and allows the Applicant's personal property tax deductions for seven (7) years for the property located in the Area as part of the Project.

BE IT ALSO RESOLVED that pursuant to I.C.6-1.1-12.1-2.5 there shall be published notice (the "Notice") of the adoption and substance of this Resolution in accordance with I.C. 5-3-1, which Notice shall name a date for the public hearing on this matter (the "Public Hearing") and that at the conclusion of the Public Hearing, the Council may take final action on the proposed designation, and further that a copy of this Resolution shall be filed with the office of the Montgomery County Assessor, where it shall be available for public inspection.

BE IT ALSO RESOLVED that pursuant to I.C. 6-1.1-12.1-2.5, the Clerk-Treasurer shall file a copy of the Notice and the Application with each taxing unit that has authority to levy property taxes in the geographic area where the Area is located; such information shall be filed with officers of the taxing unit who are authorized to fix budgets, tax rates, and tax levies under I.C. 6-1.1-17-5 at least ten (10) days prior to the date of the Public Hearing.

The foregoing was passed by the Common Council of the City of Crawfordsville, Indiana, this 9th day of May, 2011 at 7:00 o'clock p.m.

ATTEST:

Signed\\ Charles E. Coons
Charles E. Coons, Mayor & Presiding Officer

Signed\\ Terri Gadd
Terri Gadd, Clerk-Treasurer

Presented by the Clerk-Treasurer of the City of Crawfordsville, Indiana, to the Mayor of the City of Crawfordsville, Indiana, this 9th day of May, 2011, at 7:00 o'clock p.m.

Signed \\ Terri Gadd
Terri Gadd, Clerk Treasurer

Approved and signed by the Mayor of the City of Crawfordsville, Indiana, this 9th day of May, 2011, at 7:00 o'clock p.m.

Signed\\ Charles E. Coons
Charles E. Coons, Mayor

(Supporting documents on file in Clerk-Treasurer's Office)

The third item presented was a resolution approving the continuation of a tax abatement for Random House. Chairman Rockenbaugh moved to pass the resolution. Councilman Parker

seconded. Chairman Coons called for comments from the council and public. Hearing none, Chairman Coons called for the vote. The resolution passed with a unanimous vote.

RESOLUTION NO. 27 - 2011
**A RESOLUTION FINDING THAT A PROPERTY
OWNER IS IN SUBSTANTIAL COMPLIANCE
FOR TAX ABATEMENT PURPOSES**

WHEREAS, the Common Council of the City of Crawfordsville, Indiana has been requested by Random House, Inc., pursuant to I.C. 6-1.1-12.1, to review and determine whether or not it has substantially complied with a submitted and approved Statement of Benefits (SB-1) form; and

WHEREAS, the property in question was designated an Economic Revitalization Area (ERA) by City of Crawfordsville Common Council Resolution "26-2002; and

WHEREAS, the statement of benefits in question was approved by City of Crawfordsville Common Council Resolution #28-2002,

THEREFORE, BE IT RESOLVED by the Common Council of the City of Crawfordsville, that:

Section 1. The Crawfordsville Common Council has reviewed the attached compliance with statement of benefits form and has found that the above property owner IS in substantial compliance.

Section 2. The Mayor of the City of Crawfordsville is authorized to certify the City's approval on the compliance with statement of benefits form.

ADOPTED AND PASSED by the Common Council of the City of Crawfordsville, Indiana, this 9th day of May, 2011.

Signed\\Charles E. Coons
Charles E. Coons, Mayor

ATTEST:

Signed\\Terri Gadd
Terri Gadd, Clerk-Treasurer

(Supporting documents are on file in Clerk-Treasurer's Office)

The fourth item presented was an ordinance approving an additional appropriation for the year 2011 (Common Council Attorney). Chairman Rockenbaugh moved to place the ordinance on first reading. Councilwoman Perkins seconded. Chairman Coons called for comments from the council and public. Offering comments were Councilwoman Perkins and Counselor Peebles. Hearing no further

comments, Chairman Coons called for the vote. The ordinance passed first reading with a unanimous vote.

(First Reading)

The fifth item presented was an ordinance authorizing the execution and delivery of the mutual release and termination agreement by and between the City of Crawfordsville and the Indiana Municipal power Agency. Chairman Rockenbaugh moved to place the ordinance on first reading. Councilman Cook seconded. Chairman Coons called for comments from the council and public. Offering comments were Phil Goode, Councilwoman Perkins, Councilwoman Thompson, Councilman Cook and Counselor Peebles. Councilman Cook withdrew his second. Councilman Rockenbaugh moved to table the ordinance. Seconded by Councilwoman Perkins. Chairman Coons called for comments from the council and public. Hearing none, the roll was called for the vote. The ordinance was tabled with a unanimous vote.

Concluding the business of Fiscal Affairs, Chairman Rockenbaugh turned the meeting over to Chairman Coons.

Chairman Coons turned the meeting over to Annexation Chairman, Patrick Taylor, for a public hearing on annexations.

ANNEXATION

Chairman Taylor opened the public hearing at 7:21 p.m. and commented on the guidelines for public comment.

Chairman Taylor called for comments on .007 acres on Sugar Creek. There were no comments.

Chairman Taylor called for comments on 2.0 acres on Sugar Creek. There were no comments.

Chairman Taylor called for comments on the annexation of 1510 & 1512 Lafayette Road. There were no comments.

Chairman Taylor called for comments on the annexation of Calvary Cemetery & 1.59 acres on Sugar Creek. There were no comments.

Chairman Taylor called for comments on the annexation of 203 West Oak Hill Road. There were no comments.

Chairman Taylor called for comments on the annexation of 275 Daughtery Lane. There were no comments.

Chairman Taylor called for comments on the annexation of Crawfordsville Municipal Golf Course. There were no comments.

Chairman Taylor called for comments on the annexation of the North side of Oak Hill Road. Offering comments were Tom Milligan, Tom Mitchell, Counselor Peebles, Gary Weliver, Councilwoman Perkins and Harvey Caldwell.

Chairman Taylor called for comments on the annexation of 1601 Lafayette Road. Offering comments were Linda Spencer, Councilman Taylor, Councilman Parker, Councilman Cook, Councilwoman Perkins and Councilwoman Thompson.

Chairman Taylor called for comments on the annexation of CR150S, west of SR47. Offering comments were Jackie McBride, Alan Grimble, Councilman Taylor, Councilwoman Perkins, Debbie Jansen, Mark Rodenbeck, Charlotte Standefer, Mark Colston, Megan Huckstep, Lloyd Petit, Tom Milligan and Harvey Caldwell.

Chairman Taylor called for comments on the annexation of CR 150 S, west of US231. Offering comments were Clyde Rager, Pam Rager and Councilman Taylor.

Chairman Taylor called for comments on the annexation of the west side of Ladoga Road and CR150 South, east of US231. Offering comments were Jeff Bowman, Cliff Alan Brock, Dennis Bushong and Monte Harris.

The public hearing was closed 9:18 p.m.

Completing the business of the annexation committee Chairman Taylor turned the meeting back over to Chairman Coons.

ORDINANCES AND PETITIONS

TRAFFIC, PARKING & SAFETY

Chairman Coons turned the meeting over to Council President Kirtley to discuss the Council's appointment to the Library Board.

MISCELLANEOUS

Council President Kirtley brought the issue of a council appointment to the Library Board before the Crawfordsville Common Council. Councilman Cook nominated Terri Grant. Councilwoman Perkins seconded. The nomination passed with a unanimous vote.

Councilwoman Perkins requested an ordinance applying term limits to various boards and commissions for the June council meeting.

ADJOURNMENT

There being no further business, Chairman Coons moved to adjourn. Seconded by Councilman Taylor. The meeting was adjourned at 9:25 p.m.

Signed by me this 13th day of June, 2011.

Signed\\Charles E. Coons _____
Charles E. Coons, Mayor

ATTEST:

Signed\\Terri Gadd _____
Terri Gadd, Clerk-Treasurer
City of Crawfordsville