

**Rising Sun City Council
December 19, 2013
4 PM City Hall**

Call to order/Pledge

The meeting was called to order at 4:00pm with the Pledge of Allegiance led by Mayor Branden Roeder with all of Council present except Councilman Slack who was unable to attend. City Attorney Bob Ewbank was also in attendance.

Minutes

Minutes of the December 4th and December 5th, 2013 Council meetings will be addressed at the January City Council meeting.

Reports from Boards and Committees

Project Manager—Mike Northcutt

Project Manager Northcutt presented a change order request in the amount of \$2,946 from Rohe on the Storm Sewer Project on Main Street near the Jack's Place location. See Attached Exhibit A. After discussion a motion was made by Councilman Radcliff to approve Change Order #1, 2nd by Councilman Padgett; motion carried 4-0.

Petitions and Comments of Citizens

None

2014 Revenues/Funding

Mayor Roeder stated after the work session and discussions with City Financial Advisor Jeff Peters at Tuesday's work session it is necessary we address the decrease in Riverboat revenue now. According to information presented by Clerk Gipson and Advisor Peters in Tuesday's work session, the City will take a \$260,000 hit from the Free Play legislation and \$600,000 hit from the Wagering Tax restructuring. The City also took a hit of over a million dollars with competition from Ohio gaming—which will most likely hit us again in 2014. With this in mind it is necessary for Council to cut \$2 million from the 2014 Budget. The concept is to fund the General Fund as normal with \$1.4 million committed from the General Fund, to also fund the Riverboat Police Budget in the amount of \$230,000 at this time, and to fund Ohio County Sharing in the amount of approximately 696,000. The City will take an approximate 36-40% hit in revenues and will pass half of this hit on to the Revenue Sharing entities.

Mayor Roeder again stated he recommends we operate within the Riverboat fund based on anticipated revenues for 2014 and not get into the funds set aside in the Community Development Fund. Roeder stated we have already discussed that 2014 will be a maintenance year and there will be very few if any new projects. We will proceed with this concept and be proactive vs.

reactive to the Riverboat Revenue reductions. Clerk Gipson will publish the proper amounts on the Additional Appropriation on Friday which will leave a balance of approximately \$90,000 in Riverboat Council special needs for 2014.

The following Event Funding will be added to the Additional Appropriation for final approval:

| Event/Festival | Grant Amount |
|--------------------------|--------------|
| Quilt Show | \$1,700 |
| Health Fair | \$ 2,000 |
| Catfish Tournament | \$15,000 |
| Navy Bean Festival | \$85,000 |
| Car Show | \$21,000 |
| Splash In | \$5,000 |
| Fireworks | \$10,000 |
| Arts Program | \$3,000 |
| After Prom | \$3,000 |
| Music on Main | \$4,000 |
| OC Fairboard | \$2,000 |
| Prom Committee | \$1,000 |
| Regatta | \$15,000 |
| Antique Show and Auction | 0 |

2nd Reading Ordinance 2013-11 “Ordinance for Flood Hazard Areas”

Second Reading of Ordinance 2013-11 “Ordinance for Flood Hazard Areas” was held. After discussion a motion was made by Councilman Kinnett to approve Ordinance 2013-11 “Ordinance for Flood Hazard Areas”, 2nd by Councilman Padgett; motion carried 4-0. It was stated that Rising Sun is one of the first communities to have the flood plain mapped.

Bicentennial Fireworks—Street Closings

Mayor Roeder requested Street Closings for the Bicentennial Fireworks to Council for approval. See Attached Exhibit B. After further discussion a motion was made by Councilman Padgett to approve this request, 2nd by Councilman McDaniel; motion carried 4-0.

Resolution 2013-17 Year End Transfer

Clerk Gipson presented Resolution 2013-17 “Year End Transfer” to Council and Mayor Roeder for approval. Gipson stated the transfer is actually a budget adjustment. According to Gipson all appropriations have to be in balance or have at least a zero balance at year end. After further discussion a motion was made by Councilman McDaniel to approve Resolution 2013-17 Year End Transfer, 2nd by Councilman Kinnett; motion carried 4-0.

Disposal of Equipment—Mayor Roeder

Mayor Roeder requested a disposal of equipment of an old Acer laptop and HP LaserJet printer that is no longer of any value. After discussion a motion was made to approve the disposal of this equipment by Councilman McDaniel, 2nd by Councilman Radcliff; motion carried 4-0. See Attached Exhibit C.

Miscellaneous

- Mayor Roeder informed Council the Rising Sun Regional Foundation awarded the City \$50,000 for the Bicentennial Walkway Project.
- January meeting has been moved from January 2nd to January 9th to allow us to address the additional appropriation.
- Gary Kinnett, Redevelopment President presented Council and Mayor Roeder with the first draft of the Redevelopment Annual Report. See Attached Exhibit D.

Claims and Docket Approval

After the reviewing of claims a motion was made by Councilman Padgett to approve the submitted claim docket and 911 Claims Submitted, 2nd by Councilman Radcliff; motion carried 4-0. It was noted that former Deputy Clerk Angie Turner's name was still present on the docket even though she no longer works here. Gipson stated she is unsure if that can be changed until year end but will check this.

With no further business before Council; a motion to adjourn was made by Councilman Kinnett, 2nd by Councilman Padgett; meeting adjourned 4:40pm.

Attest:

Rae Baker Gipson,
Clerk Treasurer

Branden Roeder,
Mayor

Mike Northcutt

From: Eric M. Lang, P.S., L.S. <eml@landconsult.com>
Sent: Thursday, December 19, 2013 11:25 AM
To: Mike Northcutt
Subject: Jack's Place change orders

Mike,

It has come to my attention that there are a few minor items which Rohe has requested change orders for on the Jack's project.

1. We will need to install a Geotextile fabric on the triangular shaped piece of soft soil which was encountered between the storm and sanitary sewer trenches. Rohe has requested \$1400 for this which seems reasonable given the high cost of the material and the labor to install it.

2. The grates for the two structures, D01 and D02, should be flat and not a beehive grate as INDOT's plans have specified. These grates are not common and will need to be shipped in. The additional cost for these is \$896 after we get a credit for returning the two grates which will not be used.

3. There is a downspout on the back side of Jack's that they would like to run some pipe underground and tie into. This will be an additional \$650 which is reasonable for the material and labor to do so.

All costs shown above are reasonable and within the range of current industry pricing. I hereby recommend approval of the above changes.

Regards,

| | |
|--------------|---------|
| Change Order | 2,946 |
| Bid | 107,625 |
| | 110,571 |

Eric M. Lang, P.S., L.P.S.
 Project Manager
Land Consultants
 314 Front Street, Lawrenceburg, IN 47025
 555 Gest Street, Suite 200, Cincinnati, OH 45203
 Office: 812.537.2145
 Mobile: 812.584.4271
 Fax: 812.537.4901

Mike Northcutt

From: Seaver, Rick <Rick.Seaver@jrjnet.com>
Sent: Tuesday, December 17, 2013 4:03 PM
To: mike@cityofrisingsun.com; Eric M. Lang, P.S., L.S.
Cc: Davidson, Gary
Subject: Subgrade issue and Grate casting.

Mike and I Agree to 1400.00 for the geo fabric installed for the questionable subgrade in front of Jacks place.

The two grates needed at D01 and D02 are available but cost more. They are 675.00 each. Please let me know you want these so I can get them on order.

Rick Seaver
Estimator/Project Manager
Paul Rohe Company
Office (812) 926-1471
Fax (812) 926-2400
Cell (812) 584-0924
rick.seaver@jrjnet.com

Mike Northcutt

From: Seaver, Rick <Rick.Seaver@jrjnet.com>
Sent: Wednesday, December 18, 2013 9:48 AM
To: Mike Northcutt
Cc: Eric M. Lang, P.S., L.S.
Subject: RE: Grates

Mike

The original beehive grates cost 227.00. They are on site now. The new flat tops 675.00

448.00 net additional per each grate after beehives go back. Total additional of 896.00

Please advise

From: Mike Northcutt [mailto:mike@cityofrisingsun.com]
Sent: Wednesday, December 18, 2013 8:58 AM
To: Seaver, Rick
Subject: Grates

Need more information! DO NOT ORDER until approval is granted.

Mike Northcutt

Sent from my Verizon Wireless 4G LTE smartphone

Mike Northcutt

From: Seaver, Rick <Rick.Seaver@jrjnet.com>
Sent: Wednesday, December 18, 2013 1:47 PM
To: Mike Northcutt; Eric M. Lang, P.S., L.S.
Cc: Davidson, Gary
Subject: Rising Sun Downspout

Mike

I am being told there is a request for us to tie in an additional downspout line on the northwest corner of Jacks. We would need an additional 650.00 to do this. The current schedule has working on this in the beginning of next week. Please let me know if we can plan on doing this or if you have any questions, please feel free to give me a call. Thanks.

Rick Seaver
Estimator/Project Manager
Paul Rohe Company
Office (812) 926-1471
Fax (812) 926-2400
Cell (812) 584-0924
rick.seaver@jrjnet.com

Rising Sun Main Street (SR 262) Utility

September 26, 2013

Improvements

| Bidder's Name: | Amount |
|--------------------------------|-----------------------|
| Dave O'Mara | 224,790 ⁰⁰ |
| Paul H. Rohe Co. | 107,626 ⁰⁰ |
| Angel's Excavating LLC. | 231,037 ²⁰ |
| McAllister Excavating Co. Inc. | — |
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Exhibit B

Streets will be closed as follows.

The corner of Maiden and Walnut to the River. New Boat ramp closed.

The corner of Plum and Poplar to Maiden

The corner of Plum and Polar to corner of Front.

The Corner of Plum and Front to Front and Williams.

Alley between popular and ~~River~~ Boat Ramp

Exhibit C

Disposal of Equipment

Request to dispose of the following item(s) deemed of no value:

- 1—Acer Laptop City Tag # 00236
- 1—HP LaserJet 1022N Printer

Disposal of these items is approved by the Common Council of the City of Rising Sun, this 19th day of December, 2013.

Steve Slack

Mike Padgett

Mike Padgett

Jim McDaniel

Jim McDaniel

Bud Radcliff

Bud Radcliff

Gary Kinnett

Gary Kinnett

Branden Roeder

Branden Roeder, Mayor

Rae Baker Gipson

Attest: Rae Baker Gipson,
Clerk Treasurer

Exhibit D

December 17, 2013

REDEVELOPMENT COMMISSION ACTIVITIES - 2013

**To: Branden Roeder, Mayor
Rising Sun, IN**

**Cc: All Council Members
Clerk Treasurer
All Commission Members**

The redevelopment commission, using their Strategic Plan which was presented at the February 2013 Council Meeting, identified (2) blighted areas within walking distance of the main street business area and the Riverfront. It was determined that these locations, if redeveloped, would have a major impact on the revitalization of the main street business community.

The primary location at 6th Street and N. Poplar was given priority status by the Commission members. The north side of 6th Street below the Medical Center was vacant (green space – with 1/3 owned by the city and 2/3 owned by the Rising Star Resort Group. This area, now serving as a buffer zone between 6th Street and the Resort parking lot, could be used as part of a new housing development for active retirees which could benefit both the City and the Resort.

At the beginning of 2013, the Commission ordered appraisals of several properties on the south side of 6th Street and N. Poplar Street – 5 lots and 3 owners were involved. The City was able to purchase 4 lots from 2 owners at or below the average of two appraisals for each property.

The total size of the property at the primary location is slightly under 2 acres if the Resort participates in the development. If not, the size of the development will be 1.3 acres.

In the 2nd half of the year, we focused on the satellite or 2nd blighted area at S. Poplar and 2nd Street. This area contained a hud home and a bank owned property, both in foreclosure. The city was able to purchase both of these properties, well below their appraised value with no restrictions. It will be our choice in how we redevelop these properties. The short term plan for these properties is to clean up the yards and secure the main building as necessary. The (3) outbuildings will be demolished by years end – 2013. A decision will be made during the 1st quarter of 2014 concerning the future of these two homes.

With the necessary land purchase completed, the important planning phase has begun. In the 4th quarter of 2013, the Redevelopment Commission applied for a RSRF Grant to help with the Planning Phase of the housing development . This Grant was approved for \$20,000. We are currently finalizing an RFP (Request for Proposal) to be mailed out to developers and have ordered a rendering of the housing community upon its completion to be used for zoning variance issues and for talks with the Casino management group.

The goal for the 1st quarter of 2014 is to confirm the status of the property on the north side of 6th Street, complete the zoning change requirements, identify the developer, hold the strategic meetings with the selected developer, legal reps., Resort Management and the City officials (Mayor, Council, Commission). If an agreement is reached, the project will move forward.

A handwritten signature in black ink, reading "Gary E. Kinnett". The signature is written in a cursive style with a horizontal line extending to the right.

Gary E. Kinnett, President

Rising Sun Redevelopment Commission