

**SPECIAL CITY COUNCIL MEETING
CITY ADMINISTRATION OFFICES**

**SEPTEMBER 15, 2005
7:00 PM**

Mayor Marksberry called the meeting to order with the Pledge of Allegiance. A quorum of Council was determined with all of Council present except Councilman Padgett.

MINUTE APPROVAL

Minutes of the August 25th Council meeting had been previously distributed to the Council and Mayor Marksberry. After discussion a motion was made by Councilman Slack to approve the August 25th Council minutes as written, 2nd by Councilman Brown; motion carried 4-0.

REPORTS OF COMMITTEES, BOARDS & DEPARTMENTS

Since this was a special council meeting there was no reports given from Committees, Boards & Departments

PETITIONS OR COMMENTS FROM CITIZENS

There was no one present with comments or petitions.

UNFINISHED BUSINESS

None

NEW BUSINESS

YNEZ TAYLOR—SAFE PASSAGE

Ynez Taylor represented the Safe Passage organization in requesting funding for the 2006 Budget year. She presented July 2005 activity and financial information to the Mayor and Council. See Attached Exhibit A. Taylor thanked the Mayor and Council for being proactive in past funding requests. It was discussed that \$8,000 was awarded to Safe Passage for the 2005 Budget year. These funds were to be used towards hiring an Advocate. Taylor stated the Advocate has been hired and currently lives in Ohio County. She further stated Safe Passage is not eligible for Federal funding at this time so the organization has to seek State, local and private funding. Taylor requested \$10,000 for the 2006 Budget year. Councilwoman Scott questioned when and if Safe Passage would be self sustaining? Taylor stated she hoped that would happen, but stated the Organization will most likely continue to need local funding sources. According to Taylor Dearborn County had committed \$90,000 for the 2006 year. After further discussion Council stated they would consider the funding request and advise Taylor of their decision.

TREY CLIFTON—ECONOMIC DEVELOPMENT

Trey Clifton addressed the Mayor and Council for approval to proceed with obtaining appraisals for the approved subdivision of the lot parcels as designed by The Survey Company. According to the Attorney for EDC there will need to be 2 appraisals done to establish a minimum sale price for the lots. EDC has received quotes from OAS and

Atlas Land Services for \$2,100 and \$3,500 respectively to do this work. Councilwoman Scott questioned if the requested funds would be split between the City and County EDC funds? Clifton stated the County has no funding available. EDC requests the funds come from City EDC appropriations. City Attorney Lane Siekman questioned if it wouldn't be better to appraise the lots each time per contract? He also pointed out that property appraisals are only good for 18 months or 2 years, and then they have to be appraised again. Clifton stated he understood this but EDC needs to establish land prices to begin offering the lots to potential tenants. He further stated he had attended a site selection meeting on Tuesday and it is extremely important to be a "shovel ready site" and to have a well planned marketing strategy. According to the information Clifton has received one does not want to be eliminated because another community is more prepared. Siekman stated his concern is that 14 very similar or same appraisals will be received. After further discussion a motion was made by Councilman Slack to approve the cost for the appraisals, 2nd by Councilwoman Scott; motion carried 4-0.

Clifton also requested to proceed with the TPMA/Game Day proposal to design and maintain a Website www.RisingSunWorks.com entirely devoted to Economic Development in Rising Sun Ohio County. The proposal is to design and print an information kit that may be mailed or given to potential businesses interested in locating in the Business Park or Rising Sun Ohio County. The proposal costs are as follows:

Web site development(including design & maintenance)	\$2,000
Information kit w/info sheets (including design, printing and postage)	<u>\$4,880</u>
Total	\$6,880

Clifton requested \$5,000 be transferred from EDC Travel to the existing EDC Printing & Marketing which has \$2,500 budgeted to cover the costs of the proposal. Clerk Gipson stated an EDC transfer has been included in the Transfer Resolution to be addressed later in the Council meeting.

PAINTING QUOTE—MEDICAL CENTER'S HALL AREA

Mayor Marksberry presented a quote for painting at the Medical Center. After discussion a motion was made by Councilman Slack to approve the quote from Dittmer Painting Service to paint the interior areas of the Medical Center Building including the Lobby--ceiling and walls, Front entry area, New door frames, New drywall and short hallway, Lab area and exam room, and Office behind front desk—for \$3,500 labor and \$500 materials and the existing door frames (1 coat)—for \$625, 2nd by Councilman Brown; motion carried 3-0 with Councilwoman Scott abstaining.

TRANSFER RESOLUTION 2005-13

Clerk Gipson presented Resolution 2005-13 to Council for approval. Gipson stated the Resolution includes a request to transfer funds to 911 Communications from Council Special Projects. Gipson also presented 2004 Budget information showing nearly \$20,000 in appropriations left in 911 Communications in 2004. She stated she had discussed the Communications Budget with Myrle White and he requests this transfer. Gipson stated the other transfer requests are only for bookkeeping purposes and the EDC request as discussed earlier in the meeting. After discussion a motion was made by Councilwoman Scott to approve Resolution 2005-13, 2nd by Councilwoman Siekman; motion carried 4-0.

COUNCIL APPOINTMENT TO REDEVELOPMENT COMMISSION

Mayor Marksberry requested Council's pleasure. After discussion a motion was made by Councilwoman Scott to appoint Sonja Keith McAlister to the Redevelopment Commission to replace Gene Siekman, 2nd by Councilman Brown; motion carried 4-0.

ORDINANCE 2005-7 "2006 BUDGET ORDINANCE"--SECOND READING & RESOLUTION 2005-14 "SUPPORTING 2006 BUDGET APPROPRIATIONS WITH PROPERTY TAX AND CERTIFIED SHARES"

The second reading of Ordinance 2005-7 "2006 Budget Ordinance" was held. Resolution 2005-14 "Supporting 2006 Budget Appropriations with Property Tax and Certified Shares" was also presented. There was no public present with comments or petitions. Clerk Gipson presented 2004 and 2005 adopted budget ordinances for comparison. After discussion a motion was made by Councilwoman Scott to approve 2006 Budget Ordinance 2005-7, 2nd by Councilman Slack; motion carried 4-0. After further discussion a motion was made by Councilman Slack to approve Resolution 2005-14, 2nd by Councilman Brown; motion carried 4-0.

ORDINANCE 2006-8 ESTABLISHING RATES FOR BROADBAND INTERNET FIRST READING

Ordinance 2006-8 was introduced to establish rates for Broadband Internet Services. After discussion it was requested that Clerk Gipson advertise the proposed rate charge and hold the 2nd Reading and a Public Hearing at the October 6th Council meeting at 7:00pm.

After the reviewing and signing of claims, and with no further business; a motion to adjourn was made by Councilman Slack, 2nd by Councilman Brown; meeting adjourned at 8:10 pm.

Attest:

Rae Baker Gipson,
Clerk Treasurer

William A. Marksberry,
Mayor

Project Manager's Report

September 1, 2005

- 1.) The 200 block and 300 block of South High Street are completed by Dave O'Mara.
- 2.) Dave O'Mara will be paving and widening the 400 block of South High Street approved by Board of Works not to exceed \$20,000.00.
- 3.) Phase 3B of the River Front fountain pump is down Sunesis will repair and seal fountain base and schedule to do final punch list with KZF Design.
- 4.) Fountain by Aesthetic Metal Studio has been set need approval by council.
- 5.) Public Restrooms - terrazzo floor not acceptable contractor needs to fix and some other punch list items before final completion.
- 6.) Gas Main Extension on Downey Street to provide natural gas service to Verizon Wireless at the Water Tower.
- 7.) Order Cable/Hose Protector System – 36 feet for \$2,024.00 plus shipping for festival events.

lawrenceburggas

company

August 16, 2005

Mr. Mike Northcutt
Project Manager
City of Rising Sun
P.O. Box 172
Rising Sun, IN 47040

Dear Mr. Northcutt:

Re: Permit Application
Downey Street Gas Main Extension

Attached are two copies of a proposed main extension to provide natural gas service to Verizon Wireless at the Water Tower. Lawrenceburg Gas is requesting permission to complete this project as soon as possible.

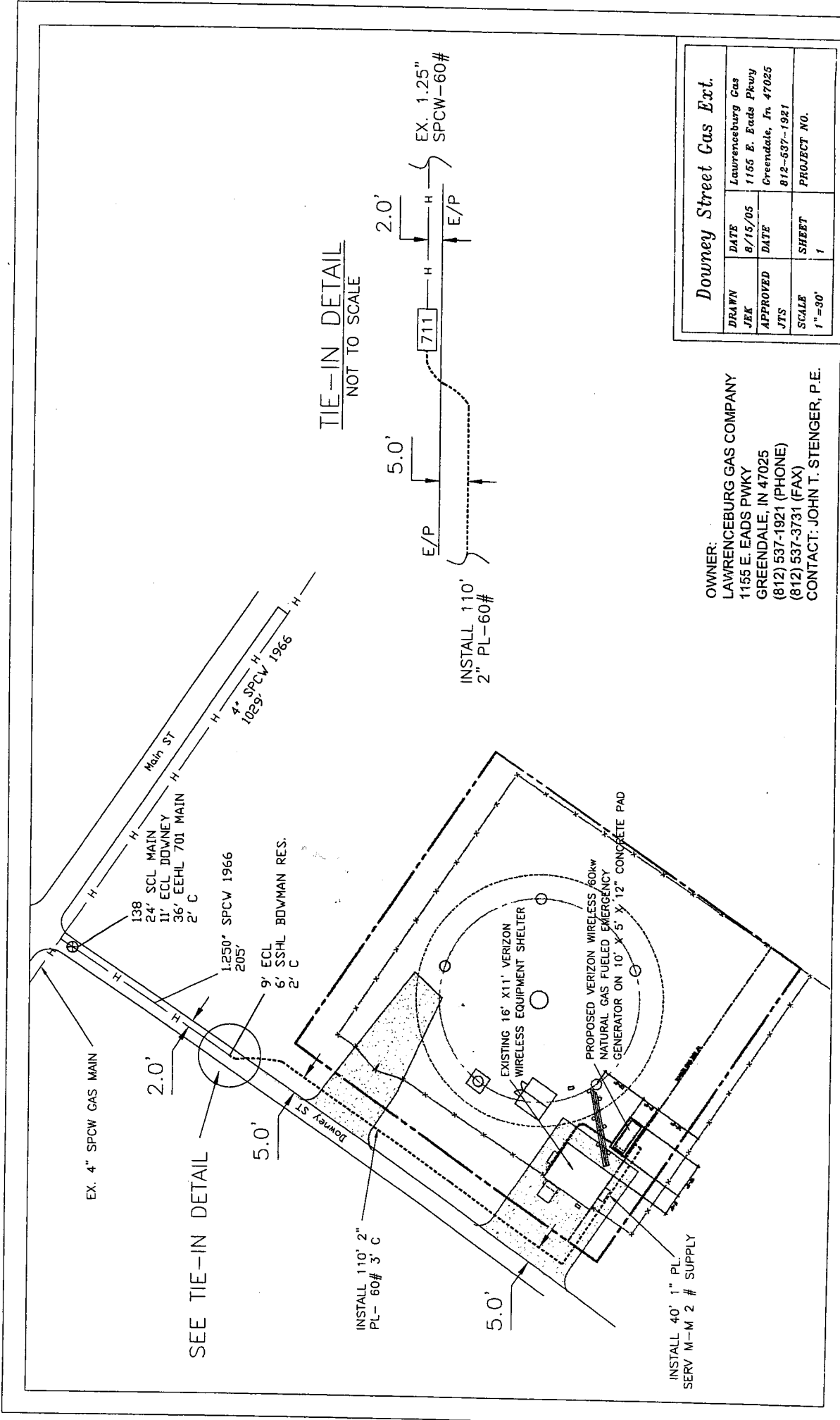
You may direct any questions or comments to me at 812-537-1921. I can also be reached on my mobile phone at 513-623-1937. Thank you in advance for your review of this project.

Sincerely,

Lawrenceburg Gas Company

John T. Stenger, P.E.
VP, Operations

1155 East Eads Parkway, Suite 100
Greendale, IN 47025
(812) 537-1921 (IN Phone) • (513) 354-2354 (OH Phone)
(812) 537-3731 (IN Fax)



Downey Street Gas Ext.	
DRAWN	Lawrenceburg Gas
DATE	8/15/05
JFK	1155 E. Eads Pkwy
APPROVED	Greendale, In 47025
DATE	812-637-1921
JTS	PROJECT NO.
SCALE	SHEET
1"=90'	1

OWNER:
 LAWRENCEBURG GAS COMPANY
 1155 E. EADS PKWY
 GREENDALE, IN 47025
 (812) 537-1921 (PHONE)
 (812) 537-3731 (FAX)
 CONTACT: JOHN T. STENGER, P.E.

Below is the request for street closings for the Navy Bean Fall Festival. If for any reason these streets do not need to be closed they will be opened up immediately.

These streets will be closed Thursday, October 6, 2005 beginning at 8:00a.m. thru Saturday, October 8, 2005 – 11:00pm

Main Street from the Legion Alley to Front Street
Poplar Street at Main to 1st Street (for any overflow rides)
Front Street from Main to Williams Street

**Extra street closings as needed:
Friday, October 7, 2005 beginning at 3:00pm**
Main Street from Poplar Street to Front Street

Saturday, October 8, 2005 from 8:00am to 10:00pm
Main Street from the Presbyterian Church to Front Street

**Parade Saturday, October 8, 2005 beginning at 10:00am until end of parade
(Parade Route)**
262 from Nelson Road to Walnut Street
Main Street from Walnut Street to Front Street
Front Street from Main to 4th Street
4th Street from Front Street to the Fairgrounds

1 AMWJ'S COPY
Exhibit DJ

Rising Sun and Ohio County Senior Citizens Housing, Inc.

To: City of Rising Sun

From: Rising Sun and Ohio County Senior Citizens Housing, Inc.

Date: August 4, 2005

Re: **Fulton Place**
10-unit Senior Apartment Community
Rising Sun, Indiana

Rising Sun and Ohio County Senior Citizens Housing, Inc. ("RSOC") is requesting a \$150,000 grant from the City of Rising Sun (the "City") Special Needs Fund in support of a ten (10) unit senior citizens apartment project (to be known as Fulton Place) located at 219-221 S. Poplar Street in Rising Sun, Indiana. The project will utilize a combination of governmental and private financing in order to provide a high quality affordable living environment for seniors 55 and older.

To date RSOC has purchased both properties for a total of \$185,000, \$44,785 of which came from RSOC funds and \$140,215 is being financed through a one year 6% loan from Friendship State Bank. RSOC is working diligently to develop this project over the next twelve months in order to retire the short term debt liability on the project property. City support is instrumental in the overall success of this project and this memo will highlight three (3) primary benefits of City participation to this project: Leverage, Affordability, and Impact.

Leverage

A \$150,000 City grant is an integral part of leveraging \$1 million in private and public investment for the Rising Sun community. City funds create this leverage in the following manner:

1. On October 31, 2005, RSOC will be requesting a \$400,000 grant from the Indiana Housing and Community Development Authority ("IHCDA") that requires a ten percent (10%) match. A \$150,000 City grant will enable RSOC to generate \$150,000 in eligible match and directly leverage \$400,000 in HOME grant funds.
2. On September 15, 2005, RSOC will be requesting a \$170,000 grant from the Federal Home Loan Bank of Indianapolis ("FHLBI") Affordable Housing Program ("AHP"). The FHLBI AHP grant cycle is very competitive and is typically decided by a difference of one-tenth of a point. FHLBI awards two (2) points for local government participation in a project, thus strengthening RSOC's application for funds. Additionally, FHLBI awards a greater number of points for requesting the least amount of AHP subsidy per unit: therefore a \$150,000 grant from the City will enable RSOC to reduce the amount of funds it requests from the FHLBI and it will indirectly leverage \$170,000 in AHP grant funds.

3. One October 31, 2005, RSOC will be requesting a \$292,000 low interest loan (1%) from the Low-Income Housing Trust Fund ("Trust Fund") administered by IHCD. The Trust Fund requires a 5% match which can be entirely satisfied by the grant from the City.
4. RSOC will be applying for a \$78,000 permanent mortgage from Friendship State Bank to complete the financing for Fulton Place. Permanent financing will be contingent upon an allocation of HOME funds, Foundation Funds, City Funds, AHP funds, and a loan from the Trust Fund.
5. RSOC has an application pending with the Rising Sun Regional Foundation for a \$100,000 grant to provide the balance of funds needed to undertake this project.

Affordability

A \$150,000 contribution by the City of Rising Sun will enable RSOC to:

1. Reduce the amount of the Trust Fund loan requested from IHCD from \$342,000 to \$292,000;
2. Reduce the amount of the loan requested from Friendship State Bank from \$100,000 to \$78,000; and
3. Reduce the rents charged for these units by \$25.00 (a 6% reduction). These lower rents will reduce the income necessary for the units to be considered affordable by \$1,000 per year. For the average senior citizen living on Social Security, a \$25.00 per month savings in rent can be the difference having a phone, obtaining a needed prescription, or turning on the air conditioning on a hot day.

Impact

This project will have a significant impact on the local economy and community in the following ways:

1. The construction of Fulton Place will result in approximately \$730,000 in materials, services, and wages for Ohio County and surrounding Southeastern Indiana communities.
2. The construction period for Fulton Place will be approximately five (5) months providing 15-20 construction jobs for subcontractors, vendors, and other specialty trades.
3. The addition of ten (10) senior apartment units will provide greater housing opportunities for the employees of local employers and will address excess demand currently present in the market.
4. A \$150,000 City grant versus no City participation will result, on average, of an additional \$25.00 per household per month of disposable income to circulate in the local economy. This aggregates to an additional \$250 per month and an additional \$3,000 per year of disposable income circulating in the local economy.
5. Adequate funding will enable RSOC to increase the quality of the construction materials for the units providing an attractive addition to the downtown area. Enhanced amenities include:
 - o At least 50% brick on the exterior of the apartments
 - o 3-dimensional "architectural" shingles
 - o Covered parking
 - o Covered front porches
 - o Energy Star rated HVAC

RSOC is committed to building and operating a high quality senior rental housing community (as demonstrated by Hoosier Boy, Hoosier Girl, and Hoosier Haven) that will be an asset to Rising Sun and Ohio County. Fulton Place will provide expanded options for seniors to remain in the Rising Sun Community and to offer a wider range of housing opportunities for the aging community.

To assist you in your review of this proposal, we have attached the following documents:

1. Pictures of a project representative of the style of unit proposed to be built.
2. Draft site plan
3. Elevations
4. Floor plan

We appreciate your consideration of this proposal.

Rising Sun and Ohio County Senior Citizens Housing, Inc.
Board of Directors

Tim Adams, President
Tammy Johns, Vice-President
Paula Gentrup, Secretary
Connie Brown, Director
Eldon Fancher, Director
Tom Cappel, Director
Clayton Lamkin, Director

Project Consultant

Charles Heintzelman
Milestone Ventures, Inc.
8152 Castilla Dr.
Indianapolis, IN 46236
(317) 826-3488
Fax (317) 826-8233
www.milestoneventuresinc.com

September 6, 2005

Mr. Tim Adams
President
Rising Sun and Ohio County Senior Citizens Housing, Inc.
212 S. Poplar St.
Rising Sun, IN 47040

Re: Proposed Fulton Place Apartments

Dear Mr. Adams:

As indicated by the City Council of Rising Sun at its September 1, 2005 meeting, the City of Rising Sun supports your proposed ten (10) unit senior citizens housing project to be known as Fulton Place. In support of your project, the City of Rising Sun, through its special needs fund, has committed financial support in the amount of \$150,000 for the development of your project.

We hope your proposed project is successful and we look forward to the addition of affordable senior citizen rental units in the City of Rising Sun.

Sincerely,

William A. Marksberry
Mayor

RESOLUTION 2005-14

WHEREAS, The City Council of Rising Sun desires that the 2006 adopted budget amounts be funded with specified operation balances.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF RISING SUN, INDIANA THAT:

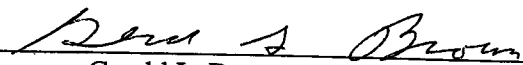
SECTION 1. The Indiana Department of Local Government Finance shall allocate sufficient property tax levy and certified shares to the Motor Vehicle Highway Fund to support all adopted appropriations with an operating balance of at least \$30,000. All property tax levy remaining under the maximum and certified shares remaining shall be allocated to the General Fund.

SECTION 2. The Indiana Department of Local Government Finance shall allocate sufficient riverboat revenue to the General Fund to support all adopted appropriations with an operating balance of at least \$30,000.

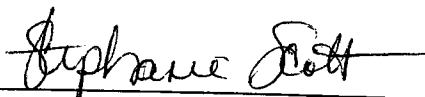
SECTION 3. The Common Council of the City of Rising Sun wishes to maintain the maximum allowable tax levy.


SECTION 4. This resolution hereby supercedes any previous actions of the council concerning the above referenced allocation of property tax, riverboat revenue, and fund operating balances.

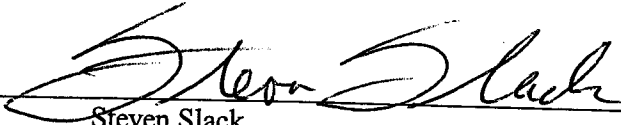
Dated: 9-15-05


Gerald L. Brown

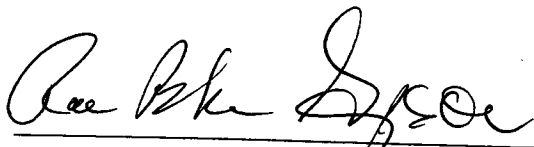
Mike Padgett


Stephanie Scott


Angel Siekman


Steven Slack


Mayor, William A. Marksberry


Attest: Rae Baker Gipson, Clerk Treasurer

2005-7

ORDINANCE FOR APPROPRIATIONS AND TAX RATES

Be it Ordained by the Rising Sun City Council, Rising Sun, Indiana: That for the expenses of the County, City or Town government and its institutions for the year ending December 31, 2006 the sums of money shown on Budget Form 4-A are hereby appropriated and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition for the purpose of raising revenue to meet the necessary expense of county, city and town government, tax rates are shown on Budget Form 4-B and included herein. Two (2) copies of Budget forms 4-A and 4-B for all funds and departments are made a part of the budget report and submitted herewith.

APPROVED BY

COUNTY COUNCIL

CITY COUNCIL

TOWN COUNCIL

Presented to the County Council of _____ County, Indiana, and read in full for the first time this _____ day of _____, 200

This ordinance shall be in full force and effect from and after its passage and approval by the Common Council and Mayor. Adopted by the following vote on _____ September 15, 2005.

This ordinance shall be in full force and effect from and after its passage and approval by the Town Council. Adopted by the following vote on _____, 200

Attest: _____ President County Council

Yea

Nay

Yea

Nay

County Auditor and/or Clerk of County Council

Stephanie Scott
Council Member

Council Member

Council Member

Council Member

Presented to the County Council of _____ County, Indiana, and read in full for the second time this _____ day of _____, 19 _____.

Steve D. Stull
Council Member

Council Member

Council Member

Council Member

Yea

Nay

Council Member

Council Member

Carl Decker
Council Member

Council Member

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Attest:

County Auditor and/or Clerk of County Council

Attest:

Paul H. Dyer
City Clerk-Treasurer

Approved by the Mayor September 15, 2005.

W. Mark Kirby
Mayor

Attest:

Town Clerk-Treasurer

NOTICE TO TAXPAYERS OF BUDGET ESTIMATES AND TAX LEVIES

Notice is hereby given the taxpayers of Rising Sun, City of Rising Sun, Indiana, that the County Council, Common/Town Council or Board of Rising Sun, Ohio County, Indiana, at City Hall, 200 North Walnut Street, Rising Sun on September 1, 2005 at 7:00 PM will conduct a public hearing on the budget. Following this meeting, any ten or more taxpayers may object to a budget, tax rate, or tax levy by filing an objecting petition with the proper officers of the political subdivision within seven days after the hearing. The objecting petition must identify the provisions of the budget, tax rate or tax levy that taxpayers object to. If a petition is filed, the political subdivision shall adopt with its budget a finding concerning the objections filed and the testimony presented. Following the aforementioned meeting, the fiscal body will meet at City Hall, 200 North Walnut Street, Rising Sun, Indiana on September 15, 2005 at 7:00 PM to adopt the following budget:

Complete details of budget estimates by fund and/or department may be seen at the County Auditor, City Controller, Clerk Treasurer's or Fire Protection District Office. Net Assessed Valuation 95,000,000

BUDGET ESTIMATE

1	2	3	4	5
Fund Name	Budget Estimate	Maximum Estimated Funds to be Raised (including appeals and levies exempt from maximum levy limitations)	Excessive Levy Appeals (included in Column 3)	Current Tax Levy
General	1,743,289	45,000		21,018
Motor Vehicle Highway	416,427	287,000		244,128
Local Road & Street	50,000	0		
Cumulative Capital Improvement	40,000	0		
City Waste	152,500	0		
Park	215,000	0		
Economic Development	198,180	0		
Cumulative Capital Development	40,000	0		
Total	2,855,396	47,595		18,000
		379,595		283,146

The 2006 estimated maximum levy limitation for this unit is 379,595

The Property Tax Replacement Credit used to reduce the rate for this unit is 15,898

Taxpayers appearing at the hearing shall have an opportunity to be heard. Pursuant to IC 6-1.1-17-13, after the tax levies have been determined, fixed by the appropriate governing body, and the tax rates published by the County Auditor, ten (10) or more taxpayers or one (1) taxpayer that owns property that represents at least ten percent (10%) of the taxable assessed valuation in the political subdivision may initiate an appeal from the county board of tax adjustment's action on a political subdivision's budget by filing a statement of their objections with the County Auditor. The statement must be filed not later than ten (10) days after the publication of the notice. The statement shall specifically identify the provisions of the budget and tax levy to which the taxpayers object. The County Auditor shall forward the statement, with the budget, to the Department of Local Government Finance.

Date August 18, 2005
 August 25, 2005
 Rae Baker Gipson
 Clerk-Treasurer