

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

MINUTE APPROVAL

At the prior Council meeting Clerk Gipson had informed Council and Mayor Marksberry the minutes of the June 2nd, June 30th, July 7th, and August 4th meetings had not been approved. Gipson provided additional copies to Council for review. After discussion Council had decided to review the past minutes and address passage at the September meeting. Gipson requested Council's pleasure regarding the passage of the prior minutes. After discussion a motion was made by Councilman Slack to approve the June 2nd, June 30th, July 7th, and August 4th Council minutes as written, 2nd by Councilman Brown; motion carried 4-0. Clerk Gipson distributed the August 25th Council minutes to Council and Mayor Marksberry. These minutes will be addressed at the September 15th Special Council meeting.

REPORTS OF COMMITTEES, BOARDS & DEPARTMENTS

MAIN STREET

Tammy Elbright, Main Street Director distributed a pamphlet used as publicity information for the Endowment Fund set up through the Ohio County Community Foundation for the Presbyterian Church. Elbright also had submitted a grant application 2005-12 for Community Event Funding in the amount of \$1500. The requested funds are to be used to provide carriage rides during the holiday season as was done last year. After discussion a motion was made by Councilwoman Siekman to approve Community Event Funding Grant 2005-12, 2nd by Councilman Padgett; motion carried 4-0. Elbright reported the Community Picnic was successful with approximately 75-80 people in attendance.

Mayor Marksberry informed Council there are some structural repairs that need to be addressed with the Presbyterian Church. He presented a quote from Dick Moore for structural bracing in the amount of \$1500 and roof repairs for \$1993. According to Marksberry and Elbright these repairs need addressed quickly. After discussion a motion was made by Councilman Padgett to approve this work at a cost of not to exceed the quotes of \$1500 and \$1993 respectively, 2nd by Councilwoman Siekman; motion carried 4-0.

PROJECT MANAGERS REPORT

See Attached Exhibit A.

There was discussion that the fountain is leaking through the pump. According to Northcutt Sunesis is to fix this. Northcutt also informed Council the fountain has been installed by Kaiser Aesthetics and request for final payment of \$30,000 has been made by Kaiser. After discussion a motion was made by Councilman Slack to approve this payment, 2nd by Councilman Brown; motion carried 4-0. Northcutt presented a request for a gas main extension on Downey Street to provide natural gas to Verizon Wireless at

the water tower. Council questioned if the Utility Service Board was informed of this and if they had any concerns. Northcutt stated they were aware and had no issues with the request. After discussion a motion was made by Councilman Slack to approve the request of the gas main extension on Downey Street, 2nd by Councilman Padgett; motion carried 4-0. See attached Exhibit B.

Northcutt requested authority to purchase 36 feet of cable hose protector at a cost of \$2024 plus shipping to be used for community events. After discussion a motion was made by Councilman Slack to approve this purchase, 2nd by Councilman Padgett; motion carried 4-0.

Northcutt presented Main Street Restroom Project Change Order #1 for an additional \$8117 for capacity fees and Change order #2 for a \$688 deduct. After discussion a motion was made by Councilman Brown to approve these change orders to the Main Street Restroom Project, 2nd by Councilman Slack; motion carried 4-0.

RS POLICE DEPARTMENT

Chief of Police David Hewitt reported to the Mayor and Council there were only 2 arrests and 2 parking violations made pertaining to the River Days Event. Hewitt stated this was probably the biggest crowd the City has ever seen and proves that Rising Sun can host a major event. He further stated that organizing the event was quite a challenge but was also quite successful. According to Hewitt the Police Department gave out approximately 12,000 feet of “no parking” tape to City residents.

Hewitt also informed Council and Mayor Marksberry Officer Rimstidt had been called to volunteer for the New Orleans clean up. Rimstidt did not volunteer but could be forced to do so within the next couple of weeks. Chief Hewitt noted the engine blew in the Dodge Intrepid—the warranty actually expired a month ago, but Kidd has honored the warranty and is repairing at no cost. Hewitt also noted the roof sprung a major leak at the Police Department. Koons was contacted and has begun repairs. According to Hewitt on Sept 14th there will be attorneys from 8 counties attending CLE classes at the Grand Victoria Casino. Most of the attorneys will attend for 2 days for golf and entertainment.

RISING SUN REGIONAL FOUNDATION—ED SULLIVAN

Ed Sullivan commented on the success of the River Days Event and thanked the City leaders for their support for this event. He informed the Council and Mayor Marksberry that a “critiquing” meeting is planned for Tuesday evening and a meeting is to be held with the Tri State Boaters within the next couple of weeks. The Tri State Boaters reportedly sold 20 boats over the weekend. Sullivan reported the success of the event reflected a very organized staff of committees and 500 volunteers that worked extremely well together. The committee hopes to have a final reporting together within 30-45 days.

EDC—ED SULLIVAN

Sullivan distributed an updated Economic Development Activity Report to Council and Mayor Marksberry to review at their convenience. He commented on a few items on the Activity Report of EDC:

- Plan to move forward in early October to purchase the additional 16 acres on option with Myron Barbour.

- Appraisals of lots at the Business Park started with detail outline for marketing the area.
- On August 16th Gerry Dick held a day of filming in Rising Sun for Inside Indiana Business. 2 segments regarding Rising Sun have aired.

Mike Northcutt a member of the Economic Development Commission informed the Council and Mayor Marksberry the EDC would recommend to Council to have a subdivision plat prepared by The Survey Company at a cost of \$3,000. The plat would be recorded at the courthouse for record. According to Northcutt the County is out of EDC funds after approving the purchase of the optioned land on North 56. Northcutt stated EDC would like to pay this from City EDC funds. Clerk Gipson questioned Northcutt how long the County was going to be out of EDC funds—? Northcutt stated he did not know that-- he only knew that at the meeting the approval of funding the optioned Barbour property they were basically told not to come back and request anything else. Northcutt stated there had been some discussion about making up the difference next year. Clerk Gipson stated the EDC is funded through the Revenue Sharing Plan or Admission Tax. The City and County both receive the same amounts of admission tax. Ten percent of the redirected shares go to EDC. Mayor Marksberry questioned County Councilwoman Tammy Elbright who was still in attendance if she could give any input on this. She stated she could not—that EDC should ask the County Council about future funding. After further discussion it was determined the preparation of this plat was necessary to move forward so a motion was made by Councilwoman Siekman to approve the payment for these services, 2nd by Councilman Padgett; motion carried 4-0.

PETITIONS OR COMMENTS FROM CITIZENS

There was no one present with comments or petitions.

UNFINISHED BUSINESS

None

PUBLIC HEARING –2006 PROPOSED BUDGET –FIRST READING ORDINANCE 2005-7

There was no one present with comments or petitions regarding the proposed 2006 Budget. This hearing serves as the first reading of Ordinance 2005-7. Clerk Gipson informed the Mayor, Council and public present second reading and adoption of Ordinance 2005-7 the proposed 2006 Budget will be on September 15th at 7:00 pm here at the City Administration Offices.

RON EADS—GRANT REPORT FORM—CAR SHOW

Eads was not in attendance at the meeting.

CONNIE ALTHOFF—NAVY BEAN FESTIVAL STREET CLOSINGS

Althoff proposed Street Closings to the Mayor and Council for consideration. See Attached Exhibit C. She reported their will be entertainment through 10:00 pm on

Saturday evening. Community Corrections will be helping with clean up. The City Street Department will be helping with the set up and clean up. There was some discussion of the notification process to Businesses and Residents in the affected area. After further discussion a motion was made by Councilman Padgett to approve the Street Closings as requested, 2nd by Councilwoman Siekman; motion carried 4-0.

BILL DICHTL—OHIO COUNTY HISTORICAL SOCIETY COMMUNITY EVENT FUNDING GRANT

Dichtl had submitted a grant application for Community Event Funding Grant 2005-11 for \$4,422 to host a fundraiser for a Halloween festival and haunted house. The event will be held Oct 29th from 6-9 pm at the Museum Parking lot. After discussion a motion was made by Councilman Slack to approve Community Event Funding Grant 2005-11, 2nd by Councilwoman Siekman; motion carried 4-0. Dicht stated they hope to make this an annual event.

9/11 PROCLAMATION –SERVICES SEPT 12TH 12:00 AT COMMUNITY PARK

Mayor Marksberry presented the 9/11 Proclamation to Council and informed them of the services to be held.

CHUCK HEINTZELMAN—RSOC SENIOR HOUSING—PROPOSED DEVELOPMENT

Carla Norm presented information to the Mayor and Council in Heintzelman's place. She presented an overview of the plans of RSOC Senior Housing to build an additional 10 units for "Fulton Place". The total cost of this project is \$1.2 million. The location of the project will be on Poplar Street across the street from the current facility. The building design is one story to blend more with the residential buildings in the area. The units would have separate entrances and be more like apartments. The Senior Housing Board acquired 2 adjacent properties as they became available. According to Tammy Johns there are 140 people on the waiting list for the senior housing facility. The group requested the City participate to a committed amount of \$150,000. After discussion a motion was made to commit \$150,000 to the Senior Housing Project "Fulton Place" contingent on other funding by Councilman Slack; 2nd by Councilman Padgett; motion carried 3-1 with Councilman Brown being against. A commitment letter will be forwarded to the Senior Housing group before September 15th. See attached Exhibit D.

MONTHLY DUMPSTERS—CEASE DURING MONTHS DEC. – FEB.

Mayor Marksberry informed Council he had talked with County Council regarding the current monthly dumpster service. The County proposed to cease offering this service during the months of Dec. – Feb. Council was in agreement with this. Notification will need to be made to City and County residents of this change.

OHIO COUNTY COUNCIL & COMMISSIONERS—NEW PUBLIC LIBRARY

County Council informed the Mayor and Council they would prefer to fund this locally without a tax rate. According to County Councilwoman April Hautman the project could be funded by setting up a construction loan through a local financial institution. The

County is willing to split the cost of the project with the City at \$1 million each. The County plans to divert \$250,000 per year for 4 years to fund this project (or 62,500 each quarter). There was much discussion among the group with the final consensus that this was the best way to off set the tax burden. A motion was made by Councilman Slack to commit \$250,000 annually for 4 years towards the library project, 2nd by Councilman Brown; motion carried 4-0.

MISCELLEANOUS

Mayor Marksberry informed Council he had met with Casey Rayls of Beastmaster regarding a cost of ridding the City area of skunks. The submitted cost proposal from was accepted. See attached Exhibit E.

Clerk Gipson distributed a draft Resolution relating to the City HRA Account for City Employees. Gipson stated the draft was prepared in the same manner as the one approved in 2004. She further stated there were additional issues that need addressed in this Resolution—for example when an employee is hired for the City does he/she receive an automatic \$1000 Health Reimbursement Account or is this to be pro-rated? Gipson plans to speak with Mayor Marksberry and Attorney Siekman and present this Resolution at the next meeting.

Gipson also noted the Salary Ordinance for 2006 was approved at a 4% increase at the August 4th Council meeting. There were 2 Park positions on this Ordinance that were listed at an increase that would make the positions more in line with the other City positions: Park Secretary—Minutes at \$50 per meeting and Park Janitorial Senior Building at \$11.65 per hour. At the Budget meetings held between the Mayor, Clerk Treasurer, Council Representative and Department Representative it was specifically requested to adjust these positions with other similar positions within the City. According to Gipson she had discussed this with Attorney Siekman who did not feel an Amendment to the Salary Ordinance was necessary to pay the Park Positions at the rates requested and advertised. Council concurred with the advertised requests from the Park Board for these positions Park Secretary—Minutes at \$50 per meeting and Park Janitorial Senior Building at \$11.65 per hour.

After the reviewing and signing of claims, and with no further business; a motion to adjourn was made by Councilman Padgett, 2nd by Councilman Slack, meeting adjourned at 8:45 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.

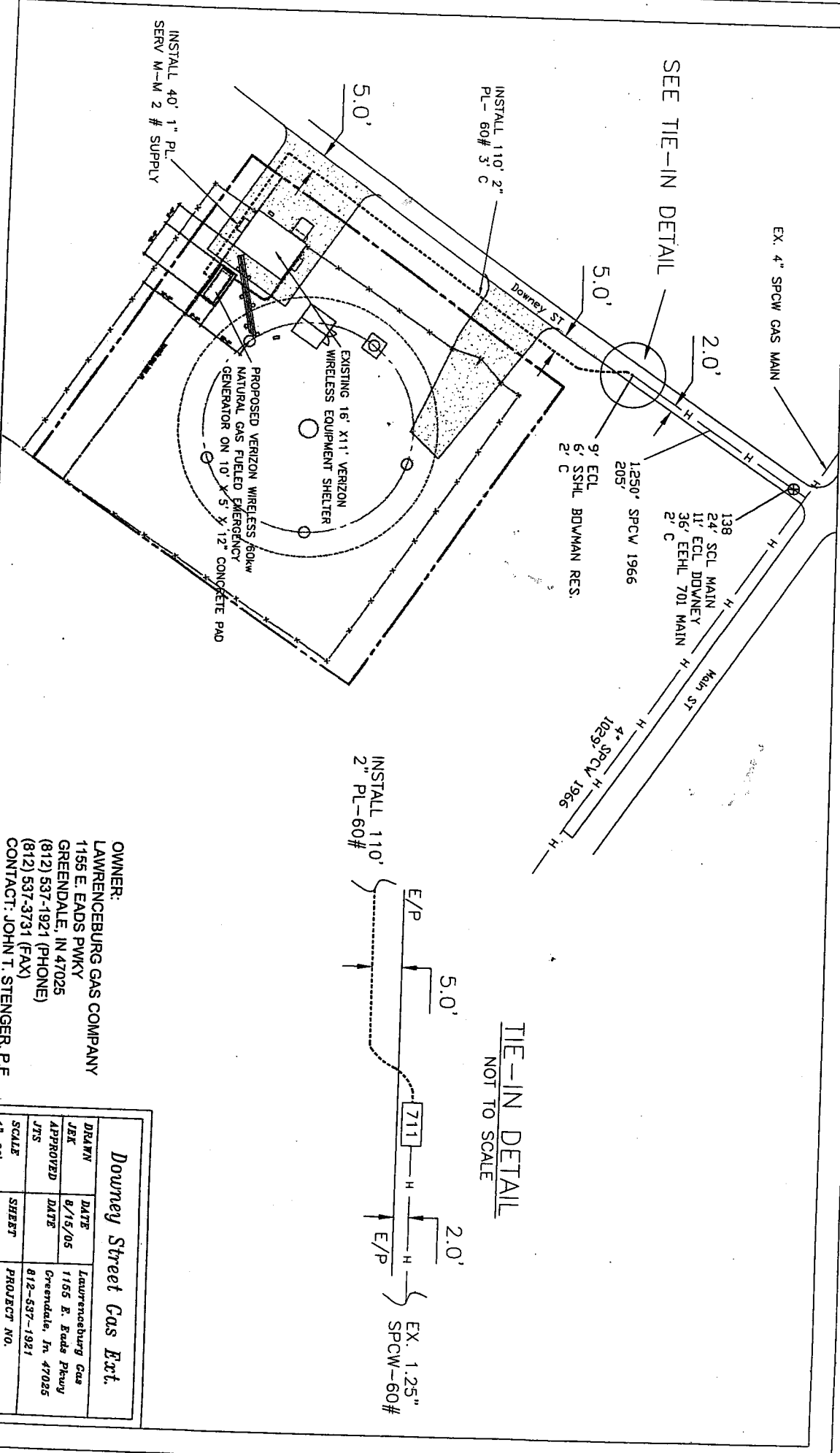
You may direct any questions or comments to me at 812-537-1921. I can also be reached on my mobile phone at 513-623-1937. Thank you in advance for your review of this project.

Sincerely,

Lawrenceburg Gas Company

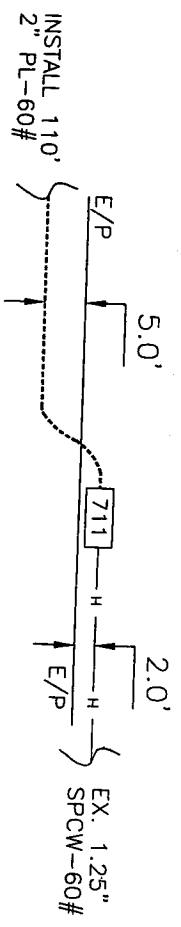
John T. Stenger, P.E.
VP, Operations

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



SEE TIE-IN DETAIL

TIE-IN DETAIL
NOT TO SCALE



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.

Downey Street Gas Ext.		
DATE	DATE	DATE
8/15/05	8/15/05	8/15/05
DATE	DATE	DATE
1	1	1
SHEET	SHEET	SHEET
1	1	1
PROJECT NO.	PROJECT NO.	PROJECT NO.

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

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 proeprty. 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 FHBLI 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



BeastMaster Pest Services



"Roaches to Raccoons, You're Covered"
Missy & Casey Rayls Owner-Operators
618 Wilson St. Rising Sun, IN 47040

Office: 438-9161

Mobile: (513) 403-4311

Proposed Skunk Plan 2 Months Initially 8/30/05

Price per location set-up, for up to 6 nights of having traps set per location: \$89.00

Price per Animal: \$39 per opossum, raccoon, and groundhog-any wildlife other than skunk or feral cat.

\$59 per skunk

\$0 per feral cat....all cats released on site.

**Per animal prices include euthanasia and disposal.

**Could I place bagged, frozen carcasses in a city dumpster late on a Tuesday evening (if necessary) for pick-up by Rumpke early the next trash day? No odor this way as carcasses are in dumpster for 12 hrs. or less. Rumpke DOES allow this disposal....done it before with authorization in private dumpsters.

Fee per trap if trap(s) are destroyed or stolen-\$60 per cage trap (includes shipping from warehouse in Pennsylvania).

Possible payment at normal rate per animal if a snoop maliciously releases wildlife.....Bill and I say we'll address this if and when it occurs.