

**MINUTES OF THE REGULAR MEETING
COMMON COUNCIL
February 9, 2015**

The Common Council of the City of Rensselaer met on February 9, 2015 in regular session in Council Chambers of City Hall. Mayor Stephen Wood called the meeting to order at 6:00 p.m. followed by invocation offered by Councilman Overton and the Pledge of Allegiance.

Answering roll call were: Mayor Stephen Wood; Clerk-Treasurer Frieda Bretzinger; Council Members Scott Barton, Bill Hollerman, Russ Overton, George Cover, Ernest Watson, Jr.; City Attorney Mike Riley; Park Supt. Joe Effinger; Cemetery Supt. Ron DeMoss; Building Commissioner and Fire Chief Kenny Haun; Police Chief Jeff Phillips; Utility Office Manager Heather Smart; Gas Supt. Carol Lockridge; Electric Lead Line Foreman Lenny Larson; Electric Plant Supt. Claude Grow; Street Supt. Mike Murphy; Project Coordinator Jerry Lockridge; Robert Blankenship with the Rensselaer Republican. Electric Utility Coordinator Donna Cochran was absent.

Also in attendance were; Robert Schenk; Mayor's Secretary Monica Maienbrook; Rick Williams; Stace Pickering with C/I; Utility Clerk Kamae Whisker; John Julien with Umbaugh; Mike Morris with RA-COMM; Kevin Kelly with JCEDO..

The January 26, 2015 regular council minutes and the February 3, 2015 special council minutes were presented and approved unanimously with a motion by Barton, second by Hollerman.

Citizen Comments and Presentation of Petitions: There were none.

Resolution 02-2015, Gas Tracker: Lockridge said this reflects a 9¢ decrease per 100 cubic feet of gas. There was a motion by Hollerman, second by Overton, to approve the resolution. The motion passed unanimously.

Fire Station Funding: Julien reported that the project is getting close to being designed. The end of March should bring some hard costs for the project. Right now the estimate is \$3.3M and about \$300,000 in contingencies. We will also have architectural, financial, bond and local bond counsel fees and such. When the bids come in we can true up those numbers. There are some things that are different with this issue than utility revenue bonds in that this will be paid from TIF revenues. TIF revenues are a little speculative as these can go up or down. We want to make sure we're covered so the reserve will be funded up front which means we're going to build that into the bond issue. We're also building in some capitalized interest so we can make interest payments during the construction period. The last two steps will make these bonds more appealing to bond purchasers. Bottom line is we have a working budget of \$4M to \$4.5M. The challenge is to make sure the city can afford to pay for the project with TIF revenue. We will also have a property tax backup so that the people that buy these bonds know that they're going to get paid back. Without the property tax backup it would be an additional risk and drive the interest rate up. You never want to put a tax rate in place to pay for this. In the first six years the payments are about \$160,000 per year and then year seven through twenty-five the annual payments are a little over \$300,000 per year. The reason the payments go up in the seventh year is because the 2011 bonds will be paid off in six years. With the two bonds, the city is looking at an annual obligation of about \$325,000 per year. He estimates we will generate around \$485,000 in TIF revenue so he figures about \$160,000 per year cushion in the TIF Fund so we could lose one-third of our TIF revenue and still be able to make our lease payments. We are looking at bidding the project the end of March with going to the bond market the first part of April. Bretzinger asked if, when Julien says the bonds are going to be backed by property tax, does that mean the tax levy will go up? Julien said there will not be a tax levy because of the strength of the TIF revenue. Julien said if the General Assembly took TIF away... Bretzinger said she thought the whole purpose of getting this done was so we could beat the June 30th deadline. Julien said the General Assembly has done things to TIF over the last fifteen years and these bonds are going out twenty-five years. The city doesn't want to be in a position where the General Assembly makes it impossible for the city to make a bond payment from TIF and go into default. The city needs a safety net and that is the backup property tax. Cover asked if the General Assembly did something, wouldn't the city be grandfathered in. Julien said you have no idea what they're going to do. Julien said the Redevelopment Authority will be issuing the bonds so the only action the city council will have to do is pass a resolution basically giving the Redevelopment Authority its blessing.

P25 Indiana Public Safety Communications: Phillips began by saying their dispatch console is about twenty years old. They had a lightning strike in 2003 and they had to go overseas to replace some of the parts that were needed. When they started discussing a new fire station and increasing the distance between the police and fire stations Haun talked about having a dispatch console in the fire station. Phillips asked Mike Morris to come up with something through Motorola. They came up with an MCC7500 console at the police department and an MCC7100 console at the fire station connected via a network. High side estimates are \$191,699 for the equipment, software and two dispatch positions and \$114,982 for staging, installation, grounding, surge protection, project management, training and first year 24/7 support. This pricing is not through the state QPA so the cost could come down. This system could merge with the county and interface with our CAD. Phillips added that they've been meeting with the sheriff about joining this venture. Right now there are gaps in their system. Watson is concerned about the gaps.

Morris said there is a tower on SR 16 about three miles east of Rose Acre Farms in White County called the Monon tower. The tower isn't in Jasper County. The sheriff is working with the state to get a Jasper County site. Watson asked about funding. Phillips said during design of the fire station they were looking at what was affordable but also something that would accommodate them in the future. Wood said he thought the only way this could be funded is to add it to the construction of the fire station as an addendum and included in the bond issue. Julien asked if this is scalable; in other words, if we have \$100,000 we could start there and move forward. Morris said there is a floor, where you can start with the bare bones and go from there but he doesn't know where that floor would be. He could contact Motorola and get some figures. Julien suggested starting with the floor and build from there. Julien will talk to bond counsel tomorrow.

FMLA Requests: Bretzinger said council received two requests. One is a new one and the other is an extension request. There was a motion by Hollerman, second by Barton, to approve the requests. The motion passed unanimously.

Utility Office Remodel: Smart said the remodel should take care of the ADA and OSHA problems and she also received quotes for heating and air conditioning and furniture. The cost of the project is not to exceed \$50,000. The committee is recommending the Deerwood Group for the construction at a cost of \$26,280.00. Smart contacted five other construction companies. Four did not respond and one declined to quote. She received quotes from four HVAC contractors. The committee is recommending Ziese Heating and Cooling for the heating and air at a quote of \$825 and an additional \$1,405 to get air readings, verify duct size and submit an air balance report. She said it was recommended to get an air flow test and report. Bretzinger noticed on the Deerwood Group's quote that they are requiring 50% down and 50% at completion of the project. She said the city can't pay 50% down as it doesn't pay in advance. Smart will talk to them. Barton suggested that the air flow test not be done until after the walls and doors go up because that can change the flow. Wood asked what he suggested and Barton said to go ahead and move the thermostat and put the damper in and do the construction and then do the readings. The furniture quote is recommended to be awarded to the Deerwood Group at a cost of \$13,515. Lockridge said the construction should be done first, then the furniture and the heating and cooling would be done last. The Deerwood Group is part of Kem's. Riley said that since Barton works for them that he should abstain from voting, abstain from discussion and sign an affidavit as to his financial standing with the company. Barton asked what was meant by him abstaining from discussion and Riley said if he has to abstain from voting, he can't try to convince other people to vote on it. Cover made a motion to accept the recommendation of the committee and hire the Deerwood Group for the construction phase of the project provided they can work around the 50% down part of its quote. Hollerman seconded the motion. Barton said the heating and cooling quote of \$825 includes moving the thermostat and a new damper and should be done during construction. Cover amended his motion to include the furniture by the Deerwood Group and the heating and air by Ziese Heating and Air. Smart then added that she didn't include the fact that the not to exceed cost also includes furniture for the mayor's secretary. Also, if the air flow report shows more work is needed then it's possible they could go over the not to exceed cost of \$50,000. The cost for the mayor's secretary's furniture is \$5,027 and is included in the not to exceed figure. Cover withdrew his motion. Then he amended his amended motion to accept construction by Deerwood Group for \$26,280, furniture and cabinets by the Deerwood Group for \$13,515, heating and air by Ziese for the moving of the thermostat and new damper at \$825 and the mayor's secretary's furniture from The Stationair's Express for \$5,027 and to remove the 50% down from the quote. A roll call vote showed Barton-abstain; Hollerman-aye; Overton-aye; Cover-aye and Watson Jr-aye. The motion passed by majority.

Rensselaer Redevelopment Authority: Wood announced that Brian Egan, Cliff Wood and Deric Beier were appointed to the Authority.

Administrative Comments:

Cover thanked the street dept. for their hard work in getting the streets cleared of snow.

Watson had nothing.

Bretzinger had nothing.

Wood had nothing.

Barton had nothing.

Hollerman thought the trash and recycling reports were good.

Overton had nothing.

Claims Approval: The claims were presented for payment. There was a motion by Barton, second by Watson, to approve the claims. The motion passed unanimously.

Supt Reports:

Building Dept: Haun had nothing.

Electric Utility: Larson and Grow had nothing.

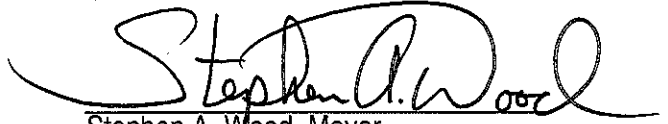
Fire Department: Haun had nothing.

Legal Dept.: Riley had nothing.

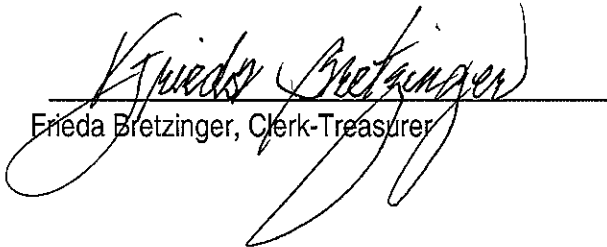
Park Dept: Effinger had nothing.

Police Dept.: Phillips said they contacted the state about a stop light out on SR 114 W so they will be doing a study.
Street, Sanitation, Water and Wastewater: Murphy and Lockridge had nothing.
Utility Office: Smart had nothing.
Weston Cemetery: DeMoss had nothing.

There being nothing more to come before council, there was a motion by Barton, second by Cover, to adjourn. The motion passed unanimously and the meeting was adjourned at 7:20 p.m.


Stephen A. Wood, Mayor

ATTEST:


Frieda Bretzinger, Clerk-Treasurer