

**MEETING MINUTES**  
Monday, February 27, 2006

Invocation was given by Rob Windes

Present on Roll Call: Mayor Tom Meeks, Commissioners-Jack Emmons, John Fearheiley, Mike Witters and Norm Brunson.

Also Present: City Administrator Merle Weems and City Attorney Tom Price

**MAYORS COMMENTS**

Mayor Meeks reported the Willy's Carbureator and Dyno Shop 20 year in business party went well. Mayor Meeks presented business owner Willy Krup with a plaque of appreciation at the event on behalf of the city. Mayor Meeks also gave positive words concerning the works of Alcoa. Alcoa has agreed to purchase coal from the new Vigo Coal Company Friendsville Mine for Alcoa Warrick Operations of Warrick County, IN. The company is already hauling coal from the Friendsville operation.

**OTHER BUSINESS**

The city council went into executive session to discuss a revised proposal by Albion resident and local property owner Lyle Weber. Lyle has requested revisions in his TIF Agreement with the city as he passes ownership of his property (Mt. Carmel's Dollar General Store building) to another person. City Council came back into open meeting with its own proposal which was offered to Mr. Weber. The city council gave Lyle a two week window to make a decision.

City Council members commented on the city park's new playground equipment already being enjoyed by the public. Commissioner Emmons said grass seed was being applied to the new areas, and Mayor Meeks said plans are in the works for more picnic tables at the park.

The city council unanimously approved its annual contribution in the amount of \$2,058 to the Greater Wabash Regional Planning Commission. Brandi Stennett briefed the public on what the contribution entailed.

Went into executive session at 5:52 p.m. to discuss a TIF agreement contract on Lyle Weber. Back into regular session at 6:25 p.m.

**COMMISSIONER JACK EMMONS - FINANCE AND SENIOR CITIZENS 02/13 – 02/27**

Cash Investment balance as of 02/13/06:	267,910.10
Receipts:	62,806.43
Expenditures:	77,964.11
Cash & Investment Balance:	252,752.42
 Recreation Fund:	8,772.89
Receipts:	00.00
Expenditures:	203.45
Balance:	8,569.44
Accounts Payable:	364.71
 Garbage Fund Account beginning Balance:	61,915.22
Receipts:	13,002.71
Expenditures:	17,279.48
Balance:	57,638.45
Accounts Payable:	5,462.78
 Airport Fund:	(40,060.46)
Receipts:	2,128.14
Expenditures:	2,563.16
Balance:	(40,495.48)
Accounts Receivable:	5,037.72
Accounts Payable:	1,303.13

Water Fund Account beginning Balance:	15,554.19
Receipts:	39,795.77
Expenditures:	28,372.60
Balance:	26,977.36
Accounts Payable:	15,424.95
Sewer Fund Account:	9,953.88
Receipts:	22,391.08
Expenditures:	10,533.86
Balance:	21,811.10
Accounts Payable:	15,529.13
Golf Course Fund:	(194,472.65)
Receipts:	2,099.50
Expenditures:	11,860.95
Balance:	(204,234.10)
Accounts Payable:	8,037.93

#### **COMMISSIONER WITTERS - STREETS, CEMETERIES AND PARKS**

Commissioner Witters had concerns over property near the corner of 9<sup>th</sup> and Market Street. He asked that Mayor Meeks and the city council give City Attorney Tom Price permission to look into and put together information on the Mt. Carmel City Council's rights to exercise eminent domain. The practice can give governments the right to seize private property for public use. The northeast corner of the intersection is where CVS Pharmacy intends to build. Commissioner Witters wanted to look into what the city can do to lend some assistance to the redevelopment of that area through the use of eminent domain. Eminent domain is "condemnation of one or more parcels of real estate." Commissioners Witters commented that he understood this was a very sensitive area of the law. Commissioner Witters reported that the street department has dropped 11 trees and ground 39 stumps in the past two weeks. He mentioned that the city might want to consider planting some new trees to replace the ones that have been removed, for the sake of future generations. On the subject of stump removal, Comm. Witters reminded residents that the city would not clean up or haul off the wood chips left behind. Property owners can deal with them as they see fit. If anyone is interested in mulch, they can get it at the pile by the railroad bridge.

#### **COMMISSIONER BRUNSON - FIRE, HEALTH & SAFETY, GARBAGE, CITY HALL AND CIVIL DEFENSE**

The fire department made eight runs in the last two weeks. All the other departments are doing well. Commissioner Brunson thanked the local media (DRR) for its coverage on "A Moment of Prayer" service held Feb. 19 at Heartland Worship Center. With the help of Laura and Scott we had a real successful turnout.

#### **COMMISSIONER FEARHEILEY - WATER AND SEWER**

Commissioner Fearheiley reported the water line work along West 3<sup>rd</sup> street could be completed in the next week or so. Also discussed this week will be the 2007 budget. Everything else seems to be running smoothly.

#### **City Attorney Tom Price**

Mr. Price has been working with Don Price and Brandi Stennett on the Ordinance #862 for a TIF Agreement with Knapp Oilfield Pump & Supply, Inc. on its 2,800 square foot facility expansion. This agreement will provide a 70% property tax break for a period of eight years on the addition made to the east side of the building. Most of this work is already complete. If anyone has any questions, Don and Brandi can answer them for you.

#### **Administrative Assistant Merle Weems**

City Administrator Merle Weems reported the Mt. Carmel City Pool may be purchasing a new slide board for the deep end of the swimming pool. It will be purchased from the same company we bought the city park equipment from. Mr. Weems also told city commissioners the fence surrounding the pool has been repaired from the accident from the past.

#### **City Inspector Don Price**

No additional report.

**BUSINESS MOTIONS**

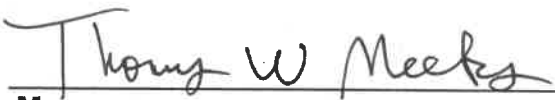
***A motion was made by Commissioner Fearheiley and seconded by Commissioner Brunson to approve Resolution #551. All present voted Aye.***

***A motion was made by Commissioner Emmons and seconded by Commissioner Brunson to approve TIF Agreement #862, Knapp's Oilfield Pump & Supply. All present voted Aye, except Commissioner Witters abstained.***

***A motion was made by Commissioner Brunson and seconded by Commissioner Fearheiley to approve the Minutes from the last regular meeting of the City Council. All present voted Aye.***

***A motion was made by Commissioner Fearheiley and seconded by Commissioner Brunson to pay all Bills bearing the proper signatures. All present voted Aye.***

Meeting was adjourned.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk