

MEETING MINUTES
Monday, March 15, 2004

Invocation was given by Rev. Tony Hodgson of Heartland Worship Center.

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

Also Present: City Administrator Merle Weems, City Attorney Tom Price, City Inspector Don Price, Police Chief Tony Compton, Street Superintendent Dave Easter, Fire Chief Steve Partee, Water Plant Superintendent Mark Weirich, Waste Water Treatment Manager Rob Windes, City Engineer Dave Dallas, and Economic Development Manager Bill Maples.

Absent: Airport Manager Ken Wood and Library Director Louise Taylor

MAYOR COMMENTS

Mayor Meeks received a letter of resignation of Dave Wilderman from the Mt. Carmel Public Library Board of Directors. Mr. Wilderman's resignation effective January 29, 2004 was due to time constraints in his personal life. Commissioners appointed Mr. Charles Randolph to fill the vacancy. *A motion was made by Commissioner Brunson and seconded by Commissioner Fearheiley to appoint Charles Randolph to the unexpired term of Dave Wilderman on the Mt. Carmel Library Board. All present voted Aye.*

Mayor Meeks called upon City Inspector Don Price to discuss two Ordinances related to the construction of Oak Meadow Subdivision Phase II. The first Ordinance involves a tract of land west of Pinehurst Ave. in Oak Meadow Phase 1. Zoning of the tract has been changed from B-1, an outlying business, to R-6, which is considered a single family dwelling. *A motion was made by Commissioner Emmons and seconded by Commissioner Witters to approve the Zoning Classification, 04-ZC-01, for White Land Trust to change zoning classification from B-1 to R-6. All present voted Aye.*

The second Ordinance gives H.D. White Land Trust preliminary approval to subdivide land for development in Phase II. The ordinance waives requirements for sidewalks, and for a recreational area. *A motion was made by Commissioner Emmons and seconded by Commissioner Fearheiley to approve Ordinance 04-SDA-01 for H.D. White Trust Preliminary approval to subdivide. All present voted Aye.*

City residents, Terry and Rhonda McGee, wish to operate a dog grooming business in their home located at 315 East 6th St, Mr. Price reported. A public hearing was held March 9th with no objectors present. Conditions on the special use permit would require the dog grooming business be the only commercial business operated from the dwelling and if the residents vacate the dwelling, the permit is rescinded. After some discussion, it was decided that another condition should be added to the permit. The extra condition states that if the business should become a public nuisance, the city could rescind the permit. *A motion was made by Commissioner Fearheiley and seconded by Commissioner Brunson to approve Special Use Permit, 04-SU-01, for Terry and Rhonda McGee to operate a dog grooming business in their dwelling. All present voted Aye.*

Business owners Tad and Sarita Ackerman wish to operate an art gallery and studio in their dwelling located at 903 West 5th St. Parking will be provided in the home's back yard which is fenced. The permit includes conditions that the studio/gallery is the only commercial business operated from the home and if the home is vacated by the Ackermans, the permit will be rescinded. *A motion was made by Commissioner Witters and seconded by Commissioner Emmons to approve Special Use Permit, 04-SU-02, for Tad and Sarita Ackerman to operate an art gallery and studio in their dwelling. All present voted Aye.*

COMMISSIONER REPORTS

COMMISSIONER JACK EMMONS - FINANCE AND SENIOR CITIZENS

Cash Investment balance as of 3/15/04:	\$222,850.00
Receipts:	34,746.00
Expenses:	71,024.00
Cash Investment Balance:	186,572.00

Recreation Fund:	24,941.00
Receipts:	0.00
Expenditures:	1,694.00
Balance:	23,246.00
Accounts Payable:	339.00
Garbage Fund Account beginning Balance:	\$34,462.00
Receipts:	13,500.00
Expenses:	1,633.00
Balance:	46,328.00
Accounts Payable:	17,776.00
Airport Fund:	(16,001.00)
Receipts:	2,274.00
Expenditures:	2,590.00
Balance:	(16,317.00)
Accounts Receivable:	2,179.00
Accounts Payable:	1,111.00
Water Fund Account beginning Balance:	\$18,195.00
Receipts:	37,017.00
Expenses:	29,398.00
Balance:	25,814.00
Accounts Payable:	17,881.00
Sewer Fund Account:	\$13,491.00
Receipts:	\$25,526.00
Expenses:	17,774.00
Balance:	21,242.00
Accounts Payable:	5,479.00
Golf Course Fund:	(\$96,869.00)
Receipts:	21,734.00
Expenses:	8,021.00
Balance:	(83,156.00)
Accounts Payable:	10,676.00

COMMISSIONER WITTERS - STREETS, CEMETERIES AND PARKS

Commissioner Witters expressed his concerns that the City has no long-term plan to make major repairs to streets and alleys in the city. Witters plans to work with Street Superintendent Dave Easter and City Engineer Dave Dallas to construct a serious, long-term plan for street maintenance. He hopes to complete the plan in six months or so. Last year's street and alley maintenance budget was only \$10,000. Estimates gathered from Howell Paving found that paving alleys can cost \$7,000 per block. Simply repairing roads with cold patch is something the city can't keep doing.

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

There has been five fire runs since the last council meeting. The fire department has been busy with the HAZMAT classes in the past couple weeks. American Disposal has elected to extend the agreement of collecting the disposal of refuse within the City for three years. Despite the rising gas prices and insurance costs, they have offered to keep the same rates. *A motion was made by Commissioner Brunson and seconded by Commissioner Witters to approve Ordinance 816 Extending Garbage Contract thru July of 2007 with no charges. All present voted Aye.*

COMMISSIONER FEARHEILEY - WATER AND SEWER

Everything is working very smoothly in both departments. Commissioner Fearheiley and Water Superintendent Mark Weirich are working on a long term project on maintenance. Commissioner Fearheiley hopes to discuss the project more thoroughly at the next meeting. The screw pump has been taken out at the Waste Water Plant and is being reworked and will be reinstalled.

ADDITIONAL REPORTS

City Attorney Tom Price had no report.

City Inspector Don Price had no report.

Fire Chief Steve Partee gave the following report.

Chief Partee commented on the HAZMAT and extrication training that the firefighters have undergone in recent weeks. Partee commended firefighters for giving up their weekends to take the courses.

Police Chief Tony Compton gave the following report.

There were 111 total arrests made in February, 28 of which were drug related. There were 32 accidents and a total of 359 complaints handled that month.

City Engineer Dave Dallas gave the following report.

Dave Dallas spoke to the council about four small parcels of land the State wishes to obtain in efforts toward construction of a new Wabash River Bridge. There are easements on the parcels which sit on both sides of Highway 15 near the existing bridge. Commissioners discussed concerns over a 14 inch trunk line that runs through the area. The water line runs from the city well site, along the inside of the levee, cuts across the area, and runs to the Water Plant on Cherry Street. The trunk line runs under the existing bridge and would run underneath the new one as well. If the State would damage that line during bridge construction the city would be responsible for repairs, but the state would reimburse them on costs.

Street Superintendent Dave Easter had no report.

Water Plant Superintendent Mark Weirich had no report.

Waste Water Treatment Manager Rob Windes had no report.

Economic Development Manager Bill Maples had no report.

Merle Weems gave the following report.

Mr. Weems reported that he presented the AIDC with the contracts for the purchase of the land on the back side of Timberlake property. They will be signing those and returning them to the city.

BUSINESS MOTIONS

A motion was made by Commissioner Emmons and seconded by Commissioner Fearheiley to pay all bills bearing the proper signatures. All present vote Aye.

A motion was made by Commissioner Witters seconded by Commissioner Brunson to approve the minutes from the last City Council Meeting dated March 1, 2004. All present vote Aye.

Mayor Meeks and Commissioners then went into Executive Session to discuss personnel.

Meeting was adjourned.


Mayor

ATTEST:



City Clerk