

## **MEETING MINUTES**

Monday, November 13, 2023

4:00 pm

Mayor Judge brought the City Council meeting to order.

Present on Roll Call: Mayor Joe Judge Commissioners – Eric Ikemire, Tyson Meador,  
Susan Zimmerman

Also, Present: City Administrative Assistant Ryan Turner, City Attorney Derek McCullough

### **APPROVAL OF MINUTES**

Mayor Judge requested a motion to approve the minutes of the last council meeting.

Commissioner Ikemire motioned and Commissioner Meador seconded to approve the minutes of the meeting held on October 30, 2023. All present voted by roll vote. Commissioner Ikemire, Meador and Zimmerman voted Aye.

### **MAYOR'S COMMENTS**

Mayor Judge acknowledged City Administrative Assistant Turner, who stated a prior council had already approved \$110,000.00 in TIF 2 funds to be used for future development in that area of Mount Carmel and Dean Kieffer is in attendance this evening to present his proposal of development of property in TIF 2. Mr. Kieffer gave an overview of his proposal, which is the expansion of student housing for Wabash Valley College. The council approved to enter into a contract with Mr. Kieffer for the development.

Mayor Judge acknowledged Wabash County Chamber of Commerce Director Lesley Hipsher, who was in attendance requesting the street closure as well as cars be removed for the Christmas Parade on December 2<sup>nd</sup>. Ms. Hipsher stated the parade will start at 5:15 pm and will be along Market from Third to Eighth Street. The council approved the request.

Mayor Judge congratulated the Mount Carmel High School Golden Aces Football Team for their great win this past Saturday.

Mayor Judge reported he has been working with the Greater Wabash Planning Commission on a "Retention Bonus" grant for the police department, which would pay a \$10,000.00 bonus to newly hired police officers for a three-year commitment as well as a \$10,000.00 for lateral transfers. Mayor Judge stated the total amount of the grant applied for is \$150,000.00.

Mayor Judge stated he along with Airport Manager Garcia will be going to Hanson Engineering in Springfield for the final review of future projects for the airport and to hopefully to find out the status of grants that had been applied for.

### **COMMISSIONER REPORTS:**

#### **COMMISSIONER TYSON MEADOR – STREETS, CEMETERIES AND PARKS**

Commissioner Meador reported, over the last two weeks, the street department has been busy pouring concrete; fixed the curb on Oak Street; assisted the brush department with picking up leaves; mulched leaves at the city park; and started work on the Division Street sidewalk.

#### **COMMISSIONER ERIC IKEMIRE – FINANCE AND SENIOR CITIZENS**

Statement of Receipts and Expenditures – See attached agenda with financials.

Commissioner Ikemire reported, over the last two weeks, revenues totaled \$145,635.00 and expenditures were just over \$75,000.00 with the city being right on target for the fiscal year.

#### **COMMISSIONER TOM MEEKS – WATER AND SEWER**

Commissioner Meeks absent.

## **COMMISSIONER SUSAN ZIMMERMAN – FIRE, HEALTH & SAFETY, GARBAGE, CITY HALL AND CIVIL DEFENSE**

Commissioner Zimmerman reported, over the past two weeks, the fire department has responded to several calls; and participated in multiple public service events, including the flag display at the Veteran's Day Celebration.

Commissioner Zimmerman stated the brush department has been busy picking up leaves.

## **CITY ADMINISTRATIVE ASSISTANT – RYAN TURNER**

City Administrative Assistant Turner presented the one sealed bid for the demolition of 413 N. Market Street to Mayor Judge. Mayor Judge opened and read the bid as follows: Jeff Guisewite Inc. - \$32,700.00. The council voted to accept the bid.

City Administrative Assistant Turner reported the city has acquired possession of three properties from tax sales with all the buildings on the properties being dilapidated and in need of demolition. City Administrative Assistant Turner stated the properties are 115 N. Chestnut Street, 925 W. Third Street and 131 W. Second Street. City Administrative Assistant Turner clarified the city had already demolished the house at 131 W. Second, however the title was not cleared for the property but the now city legally owns the property. City Administrative Assistant Turner asked the council for direction in the handling of these properties. After having a discussion, the council decided to accept bids for the demolition of the building at 115 N. Chestnut Street and to sell the vacant lot at a later date; to accept bids for the selling of the property at 131 W. Second Street; and a decision regarding the 925 W. Third Street was tabled until the next council meeting

City Administrative Assistant Turner stated it is time for the city to pay its insurance for equipment, property and workman compensation with the amount due being \$236,415.30 for the 2024-2025 year, if paid by November 17<sup>th</sup>. The council approved to pay ILMRMA the 2024/2025 Minimum/Maximum contribution and to waive the second reading.

City Administrative Assistant Turner presented for consideration the selling of 500 N. Market Street with stipulations that had been discussed at the previous council meeting. After a brief discussion, the council approved putting the property up for bid.

## **CITY ATTORNEY – DEREK MCCULLOUGH**

City Attorney McCullough reiterated 115 N. Chestnut Street, 131 W. Second Street and 925 W. Third Street were properties that had been acquired through the "tax deed" process, which is a substantial savings for purchasing properties and he will continue to try to acquire other properties for the city through that same process, if possible.

## **AIRPORT MANAGER – LUIS GARCIA**

Airport Manager Garica stated, over the past two weeks he has been working on equipment in preparation for the winter season. Mayor Judge added the new security camera system has been purchased for the airport terminal and should be installed in the near future.

## **POLICE CHIEF – MIKE MCWILLIAMS**

Police Chief McWilliams absent.

## **FIRE CHIEF – FRANCES SPETH**

Fire Chief Speth absent.

## **PUBLIC WORKS DIRECTOR – MIKE GIDCUMB**

Public Works Director Gidcumb reported the leaf crew is on the second section of the leaf pick-up route and will completely work through the whole city before the crew starts back over. Public Works Director Gidcumb stated residents may still rake their leaves to the road for pick up but not in the road.

Public Works Director Gidcumb stated, starting tomorrow, the stripes will be painted along Market Street from Thirteenth to Ninth, including the turn lane at Ninth and Market Streets.

Public Works Director Gidcumb reported work on Division Street is ongoing.

Public Works Director Gidcumb stated, starting tomorrow morning, fire hydrants will be replaced in the subdivision from Bainum Street to Westwood Drive and the water will be shut-off during that process. Public Works Director Gidcumb added the doors of the affected residents have been tagged and the local radio station has been notified.

**BUSINESS MOTIONS**

Commissioner Ikemire motioned and Commissioner Meador seconded to enter into a contract with Dean Kieffer for development of property currently owned by Wabash Valley College; \$110,000.00 has been allocated from TIF 2. All present voted by roll call vote. Commissioners Ikemire, Meador and Zimmerman voted Aye.

Commissioner Ikemire motioned Commissioner Meador seconded to accept bid of \$32,700.00 by Jeff Guisewite, Inc. for the demolition of 413 N. Market Street in Mount Carmel. All present voted Aye by roll call vote. Commissioners Ikemire, Meador and Zimmerman voted Aye.

Commissioner Ikemire motioned and Commissioner Zimmerman seconded to place 115 N. Chestnut Street up for demolition. All present voted by roll call vote. Commissioners Ikemire, Meador and Zimmerman voted Aye.

Commissioner Meador motioned and Commissioner Zimmerman seconded to place 131 W. Second Street up for bid. All present voted by roll call vote. Commissioners Ikemire, Meador and Zimmerman voted Aye.

Commissioner Ikemire motioned and Commissioner Meador seconded to approve Ordinance 1098 - pay ILMRMA the 2024 Minimum/Maximum contribution of \$236,415.30 for the 2024-2025 year. Waive second reading. All present vote by roll call vote. Commissioners Ikemire, Meador and Zimmerman voted Aye.

Commissioner Ikemire motioned and Commissioner Meador seconded to place 500 N. Market Street up for bid with stipulations set forth by the council. All present voted by roll call vote. Commissioners Ikemire, Meador and Zimmerman voted Aye.

Commissioner Zimmerman motioned and Commissioner Ikemire seconded to approve the Consent Agenda. The consent agenda contained approval of the paying of all bills bearing the proper signatures. All present voted by roll call vote. Commissioners Ikemire, Meador and Zimmerman voted Aye.

Commissioner Ikemire motioned and Commissioner Zimmerman seconded to adjourn the meeting. All present voted Aye by voice vote.

Meeting adjourned at 4:30 pm

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Mayor

ATTEST:  
  
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City Clerk