

July 5, 2023

The Common Council of the City of La Porte met in regular session Monday, July 5, 2023, at 6:00 P.M. in Council Chambers.

**Pledge of Allegiance**

Councilwoman Cutler led the Pledge of Allegiance.

**Present:** Galloway, West, Konieczny, Feikes, Cutler, Vincent and Franke

**Absent:** None

**Approval of Minutes**

Mayor Dermody stated each member received an advance copy of the minutes from the previous meeting and asked if there were any corrections or additions. Councilwoman Konieczny noted under Standing Committee Reports, the flight physicals will begin in July not June. Councilwoman Feikes moved to approve the minutes as corrected; motion seconded by Councilwoman Cutler and unanimously carried.

**Petitions and Comments of Citizens**

Sierra Sue Jesch, 204 Jefferson Avenue, addressed the Council regarding the property at 202 Jefferson which has been abandoned for four (4) years. Ms. Jesch stated she has been told by the City that the property is inhabitable and requested that it be taken down. She stated the property is in disarray with graffiti, trash weeds, etc. Also, Ms. Jesch informed the City there is a tree limb on Adams Street that needs to be trimmed. Mayor Dermody told Ms. Jesch that just because the City has condemned a property doesn't necessarily, we take ownership, but we will definitely check it out.

Mayor Dermody stated with no objections from the Council, he would like to move agenda item ten next while we have Zoom capability. There were no objections from the Council.

**Introduction of a Resolution of the Common Council of the City of La Porte, Indiana, Approving a Lease Between the City of La Porte Redevelopment Authority and the City of La Porte Redevelopment Commission, and Addressing Other Matters Related Thereto**

Councilwoman West moved to introduce a Resolution; motion seconded by Councilwoman Cutler and unanimously carried. Councilwoman West read a Resolution of the Common Council of the City of La Porte, Indiana, Approving a Lease Between the City of La Porte Redevelopment Authority and the City of La Porte Redevelopment Commission, and Addressing Other Matters Related Thereto in its entirety.

Mayor Dermody stated Sam Schrader from Baker Tilly is present via zoom to give an overview of the process and answer any questions from the Council. Mr. Schrader stated he works with Andy Mouser at Baker Tilly who serves as the municipal advisors for the City of La Porte Redevelopment Commission and Redevelopment Authority. He reported the City has used this type of lease financing in the past, most recently the 2021 NewPorte Landing Bonds. Mr. Schrader stated this is a mechanism that allows municipalities to issue local income tax debt but outside the debt limit capacity. He stated it was at the suggestion of Barnes and Thornburg, the City's bond counsel that the City use a lease financing structure that the Redevelopment Commission and Redevelopment Authority. Mr. Schrader reported they started running financing scenarios to fit within the budgeted amount of \$380,000 annually for lease rental payments to be paid from Public Safety LIT. The bonds will not exceed 2.75 million, and they are anticipating the bond will be closer to 2.4 million. He stated that the number is based on the current estimates. Mr. Schrader stated additionally the maximum interest rate is six percent, but again they anticipate the rate to be in the three to four percent range. The maximum term in the Resolution is twenty years but the City is targeting somewhere between eight to fifteen years. Mr. Schrader stated he is happy to answer any questions. Councilman Franke stated he doesn't remember how much the City is receiving for the Public Safety LIT, but what percentage of the amount that the City is receiving is the \$380,000 annual payment. The Mayor stated the City receives approximately 1.9 million. Councilman Galloway asked if this would leave enough in the fund raises and other equipment for our first responders. Mayor Dermody stated the City budgeted one million dollars for raises as well as other incentive items for police and fire which will come right off the top. Courtney Parthun, Clerk-Treasurer, stated the Council approved the 2023 budget which had an appropriation for debt service of \$380,000. Andy Snyder, Fire Chief, stated the life expectancy of this fire truck is twenty years, however ISO and FPA indicate that this type of ladder truck should be in front line service for only fifteen years. Chief Snyder stated the current truck we have in place right now is 2006, so if you do the math we are behind the times, that is why the urgency of getting this done and moving forward. He stated if the City had a second ladder truck it could be moved into reserve status for another ten years. Chief Snyder explained they are very expensive to maintain especially when they are getting up there in age and in fact in about two weeks the transmission is getting replaced at a cost of approximately \$20,000. Chief Snyder advised this process has been going on for a while and the original manufacturer's price increased about \$600,000 and it was rising as the costs keep going up. He stated the City looked at another manufacturer that we have used in the past and they hadn't seen those price increases yet, but they were about to and we were able to lock in the price if we paid for it up front. Because the

State Board of Accounts does not allow a municipality to pay for items before they are received, the Clerk-Treasurer and Baker Tilly worked on a bond scenario that would allow us to purchase the truck without using it as collateral. The build time for the new ladder truck has increased from 24 months to 36 to 40 months out. Mayor Dermody stated the bond will be paid off before the life expectancy of the fire truck is over.

**Motion/Vote – Adopt Resolution No. R-17-2023**

Councilman Franke moved to approve the Resolution as presented; motion seconded by Councilwoman Feikes and unanimously carried.

**RESOLUTION NO. R-17-2023  
RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF LA PORTE,  
INDIANA, APPROVING A LEASE BETWEEN THE CITY OF LA PORTE  
REDEVELOPMENT AUTHORITY AND THE CITY OF LA PORTE  
REDEVELOPMENT COMMISSION, AND ADDRESSING OTHER MATTERS  
RELATED THERETO**

The Mayor stated we would now move to item number eleven on the agenda.

**Introduction of an Ordinance of the Common Council of the City of La Porte, Indiana, Appropriating the Proceeds of Bonds of the City of La Porte Redevelopment Authority, Including Investment Earnings Thereon, and Related Matters**

Councilwoman Konieczny moved to introduce an Ordinance; motion seconded by Councilwoman Feikes and unanimously carried. Councilwoman Konieczny read an Ordinance of the Common Council of the City of La Porte, Indiana, Appropriating the Proceeds of the Bonds of the City of La Porte Redevelopment Authority, Including Investment Earnings Thereon, and Related Matters read in its entirety.

Mr. Shrader explained that even though the Redevelopment Authority will be issuing the bonds, those funds are going to come back to the City and this Ordinance is appropriating the use of the funds.

Mayor Dermody asked if there were any questions or comments. As there were none, he stated the second and final reading will take place at the next regular Council meeting.

**Standing Committee Reports**

**Redevelopment Commission:** Councilman Franke reported the Redevelopment Commission met on June 28, 2023. Discussion was held regarding the items the Council just addressed.

**Park Board:** Councilwoman Feikes reported the Park Board met on Wednesday, June 21, 2023, at the Park Office. She reported the Park Board approved the Five-Year Master Plan and the Activity for Older Adults Strategic Plan. A public input meeting regarding the new Stone Lake Lodge was held on June 6th with 23 residents in attendance. Discussion was held regarding a collaboration with the Activity Center for Older Adults and Meals on Wheels. Meals on Wheels would use the Activity Center's space to distribute meals along with providing in-house meals. The Park Board was in favor of this collaboration. The Park Board approved Mark Schreiber and Pam Carroll to attend the Indiana Park and Recreation Association Conference in November.

**Traffic Commission:** Councilwoman Feikes reported the Traffic Commission will meet next Tuesday, July 11, 2023, at 5:00 p.m. at the Police Station.

**Police Merit Commission:** Councilman Galloway reported the Police Merit Commission will meet next Tuesday at 2:00 p.m. at the Police Station.

Councilman Galloway stated he has been getting a lot of complaints about a woman who has been feeding the geese and there is a lot of goose poop. He stated the Park Department used to put up signs to not feed the animals. Councilwoman Feikes reported there are signs around Clear Lake to not feed the geese and the Park Department is aware of the problem and have been trying to address them with the homeowner.

**Urban Enterprise Association:** Councilwoman Cutler reported at the June meeting of the UEA, the current business and residential grant requirements were reviewed and revised by the Board to accommodate additional grant opportunities for both resident and businesses within the Zone. A press release is planned for mid-July to announce changes and the updated applications will be available on the City of La Porte website. Councilwoman Cutler advised there will be no UEA meeting in July.

**Alcohol Beverage Review Commission:** Councilwoman reported the Alcohol Beverage Review Commission met last week to review and application submitted by Mucho Mas. The application was unanimously approved and is on the agenda tonight for Council approval.

**Fire Merit Commission:** Councilwoman West reported the Fire Merit Commission will meet on August 2<sup>nd</sup> at 6:30 p.m. at the 18th Street Fire Station.

**Airport Authority:** Councilwoman Konieczny reported the Airport Authority will meet next Wednesday, July 12th at 5:15 p.m. at the Airport.

**Historic Preservation Commission:** Councilwoman Konieczny reported the next Historic Preservation Commission is scheduled for July 18th at 5:30 p.m. in the Council Chambers.

**Real Estate Purchase Agreement Between the City of La Porte and Steiner Homes, LTD**

Councilman Franke moved to read a Real Estate Purchase Agreement Between City of La Porte and Steiner Homes, LTD in part; motion seconded by Councilman Vincent and unanimously carried. Councilman Franke read a Real Estate Purchase Agreement Between the City of La Porte and Steiner Homes, LTD in part.

Craig Phillips, Director of Community Development and Planning, stated we are excited to bring the development agreement before the Council. It is for 22 to 24 new housing units on the property on 18<sup>th</sup> Street. He stated a packet was passed out to the Council that shows the concept of what the homes would look like. Mr. Phillips stated that as the purchase price exceeds fifty thousand, it needs Council approval. He respectfully requested the Council's approve the Real Estate Agreement between the City and Steiner Homes.

Mayor Dermody invited Dan Steiner to the podium to speak to the Council. Mr. Steiner stated he is currently building a house for his daughter just south of 18<sup>th</sup> Street and also the same house in Legacy Hills. He reported they just put out the signs and they already have three people who are interested in the town homes. He stated Steiner Homes is committed to a quality product and they do not use builder grade materials in their homes. Mr. Steiner stated they are very excited to be in La Porte. Nick Otis, City Attorney, stated Mr. Phillips is correct that because this is over \$50,000 it needs both Board of Works and Council approval. He advised there is an agenda item amending the real estate agreement between the City of La Porte and the School Corporation to adjust the agreement because of the current homes on 18<sup>th</sup> Street to make sure we had access for this project.

**Motion/Vote – Approve Real Estate Purchase Agreement Between the City of La Porte and Steiner Homes, LTD**

Councilman Franke moved to approve the Real Estate Purchase Agreement Between the City of La Porte and Steiner Homes, LTD; motion seconded by Councilman Vincent and unanimously carried.

**Introduction of a Resolution of the Common Council of the City of La Porte, Indiana Approving an Application for a Municipal Riverfront Alcohol Permit Filed by Mucho Mas, LLP**

Councilwoman Cutler moved to introduce a Resolution; motion seconded by Councilwoman West and unanimously carried. Councilwoman Cutler read a Resolution of the Common Council of the City of La Porte, Indiana Approving an Application for a Municipal Riverfront Alcohol Permit Filed by Mucho Mas, LLP in its entirety.

Bert Cook, Executive Director of the La Porte Economic Advancement Partnership, stated there have been several of these Resolutions in the past that the Council has approved. He reminded the Council that anyone who intends to apply for a license through the Riverfront District has to receive approval from the board which as Councilwoman Cutler stated was unanimously approved. Susana Marrufo, from Mucho Mas, stated they have been in the City for fifteen years and they would like to be in the City for another fifteen years as La Porte is the place to be. She stated the City looks amazing and they want to be amazing as well.

**Motion/Vote – Adopt Resolution No. R-18-2023**

Councilman Franke moved to adopt the Resolution as presented; motion seconded by Councilwoman Feikes and unanimously carried.

**RESOLUTION NO. R-18-2023  
RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF LA PORTE,  
INDIANA APPROVING AN APPLICATION FOR A MUNICIPAL RIVERFRONT  
ALCOHOL PERMIT FILED BY MUCHO MAS, LLP**

**Introduction of an Amended and Restated Real Estate Exchange Resolution Between the City of La Porte and the La Porte Community School Corporation**

Councilman Galloway moved to introduce an Amended and Restated Real Estate Exchange Resolution between the City of La Porte and the La Porte Community School Corporation; motion seconded by Councilwoman Feikes and unanimously carried. Councilman Galloway read an Amended and Restated Real Estate Exchange Resolution between the City of La Porte and the La Porte Community School Corporation in its entirety.

**Motion/Vote – Approval of an Amended and Restated Real Estate Exchange Resolution Between the City of La Porte and the La Porte Community School Corporation**

Councilman Franke moved to approve an Amended and Restated Real Estate Exchange Resolution Between the City of La Porte and the La Porte Community School Corporation as presented; motion seconded by Councilman Vincent and unanimously carried.

The City Attorney stated the City previously entered into a real estate exchange with the school corporation which has been beneficial to both parties. This amendment is to facilitate the Steiner project on 18<sup>th</sup> Street.

Bert Cook stated, as the Council is aware, a project of this size takes a great deal of partnership, and we appreciate their attorneys and the City's attorneys working together in order to figure out how we create the best project possible. Mr. Cook explained the map and the changes that are being made to the agreement.

### **Introduction of an Ordinance Establishing a Stop Sign on "C" Street at its Intersection with 8<sup>th</sup> Street**

Councilwoman Feikes moved to introduce an Ordinance for the first time in its entirety; motion seconded by Councilman Vincent and unanimously carried. Councilwoman Feikes read an Ordinance Establishing a Stop Sign on "C" Street at its Intersection with 8<sup>th</sup> Street in its entirety.

Councilwoman Feikes reported a resident who lives on "C" Street and runs a daycare, came before the Traffic Commission stating there is a lot of speeding on "C" Street. She reported the Traffic Commission looked at the area and there are a few blocks that don't have stop signs. Councilwoman Feikes reported the Traffic Commission put up "Children at Play" signs to help but they also feel a stop sign is appropriate.

The second and final reading of this Ordinance will take place at the next regular Council meeting.

### **Other Business:**

Mayor Dermody stated before we adjourn, he would like to say our thoughts and prayers go out to the Gary Travis family. Gary was a member of the Fire Merit Board for quite a few years and his son-in-law is Kelly Burke who is our Assistant Fire Chief. The Mayor stated Gary was such a positive person in the community and loved La Porte so I would like to make sure we recognize him and that our thoughts and prayers are with the family.

Mayor Dermody thanked Kiwanis for yesterday's Fourth of July parade. He stated it was hot, but we had a packed house with a great parade. The Mayor stated the City has some work to do to find an organization to handle the fireworks for next year.

Mayor reminded everyone that Friday is Taco Fest and Sunday the market will be open with 35 vendors with some live cooking demonstrations and three non-profits.

**Adjourn**

Councilman Galloway moved to adjourn; motion seconded by Councilwoman Feikes and unanimously carried.

Approved: \_\_\_\_\_  
Thomas P. Dermody, Mayor

Attest: \_\_\_\_\_  
Courtney Parthun, Clerk-Treasurer

Approved: July 17, 2023