

September 16, 2024

The Common Council of the City of La Porte met in regular session Monday, September 16, 2024, at 6:00 P.M. in Council Chambers.

Pledge of Allegiance

Councilman Galloway led the Pledge of Allegiance.

Roll Call:

Present: Franke, Huffman, Feikes, Galloway, Konieczny, Buchanan, West

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 Feikes moved to approve the minutes as presented, motion seconded by Councilwoman West and unanimously carried.

Petitions and Comments of Citizens

Charity Hlavsa, 403 Willow Bend, announced Downtown Spooktacular and Trick or Treat is October 12, 2024, from 3:00 P.M. to 5:00 P.M. which will include a Hay Maze, Trick or Treat and live music.

Rick Ogle, 1902 Indiana Avenue, discussed details of the Indiana Avenue Reconstruction Project as it is in the vicinity of his residence.

Proclamation for Miriam Benedict Chapter Daughters of the American Revolution in Celebration of Constitution Week

Mayor Dermody presented the Miriam Benedict Chapter Daughters of the American Revolution for Constitution Week. Louann Long, Terry Showalter and Meredith Long announced an event September 22, 2024, at 1:00 P.M. for the Founding of the Country 250 years ago celebrating the dedication of a Liberty Tree at Soldiers Memorial Park.

Standing Committee Reports

Redevelopment Commission:

Councilman Franke reported Redevelopment Commission will meet September 25, 2024, at 5:15 P.M in Council Chambers.

Sustainability Commission:

Councilwoman Huffman reported the Sustainability Commission will meet September 24, 2024, at 4:00 P.M. in Council Chambers.

Park Board:

Councilwoman Feikes reported the next Park Board meeting will be held on September 18, 2024, at 4:00 P.M. at the Park Office.

Traffic Commission:

Councilwoman Feikes reported next Traffic Commission meeting will be held October 1, 2024, at 5:00 P.M. at the Police Station.

Mayors Veterans Committee:

Councilman Galloway reported the Mayors Veterans Committee met September 9, 2024, and had a visitor from Purdue Northwest and several speakers.

Police Merit Commission:

Councilman Galloway reported at the last Police Merit Commission meeting on September 10, 2024, three positions are ready to be filled and promotion school starts October 6, 2024.

Urban Enterprise Association:

Councilwoman West reported at the last Urban Enterprise Association meeting, a grant was approved for Downtown Delights to be used for renovations at their new location, 604 Lincolnway. Councilwoman West reported Downtown Delights intends to open in late September or early October 2024. Councilwoman West reported there was discussion of the city's dumpster program, and a plan will be presented at the November meeting to fund the program for 2025. Lastly, Councilwoman West reported the next Urban Enterprise Association meeting will be held on September 18, 2024, at 4:00 P.M. in Council Chambers.

Business Improvement District:

Councilwoman West reported at the last Business Improvement District on September 9, 2024, information was given on how the Indiana Avenue construction and tree removal project will impact the district. Councilwoman West reported leaf and snow removal contracts were

approved and reported approval of damaged planter repairs and removal with additional discussion on the northwest corner of Lincolnway and Michigan being a trial area of the elements of the long-term redesign. Councilwoman West reported flowers will be removed in the beginning of October and the next Business Improvement District Meeting will be held October 15, 2024, at 5:00 P.M. in Council Chambers.

Fire Merit Commission:

Councilwoman West reported the Fire Merit Commission met September 4, 2024, and all performance ratings are now complete. The next Fire Merit Commission meeting will be held October 2, 2024, at 6:30 P.M. at Fire Station 1.

Historic Preservation Commission:

Councilman Buchanan reported the next Historic Preservation Meeting is on September 17, 2024, at 5:30P.M. in Council Chambers.

Airport Authority:

Councilwoman Konieczny reported this year's Air Fair had record breaking attendance. The Arizona Commemorative Air Force B-25 and B-17 were available for people to book flights and take tours. Also available tot the public were Historic Flights, Tours Discovery Flights, Food Trucks, Vendors and the ever-popular Pancake Breakfast. Councilwoman Konieczny thanked all of the sponsors for helping make this a fantastic Air Fair. Councilwoman Konieczny reported the annual Trick or Treat at the Scairport on October 12, 2024, from 1:00P.M. to 3:00 P.M. Registration is required for this event for families and children and is a free community event. Councilwoman Konieczny noted candy donation are welcome. Registration can be completed at www.laportearport.com. Councilwoman Konieczny reported the next Airport Authority meeting will be held on October 9, 2024, at 5:15 P.M. at the Airport.

Second and Final Reading of an Ordinance Creating TIF V – Boyd Blvd. Allocation Area Fund – Fund No. 4449

Councilman Franke moved to read an Ordinance for the second and final time by title only per City Attorney Nick Otis; motion seconded by Councilwoman Huffman and unanimously carried. Councilman Franke read an Ordinance Creating TIF V – Boyd Blvd. Allocation Area Fund – Fund No. 4449 for the final time by title only.

Bert Cook, Executive Director of the La Porte Economic Advancement Partnership, spoke on the creation of the two new major allocation areas,

39N and Boyd Blvd. for Microsoft, which were previously approved by Council noting the creation of these funds is the next step in the process. Mr. Cook stated the current base of these allocation areas are still a part of each overlapping taxing unit, but the new increment created from growth within the allocation areas will now be captured and accounted for within each respective fund.

Motion/Vote:

Councilwoman Konieczny moved to adopt an Ordinance Creating TIF V – Boyd Blvd Allocation Area Fund - Fund No. 4449; motion seconded by Councilman Buchanan and unanimously carried.

ORDINANCE NO. 14-2024
ORDINANCE CREATING A TIF V – BOYD BLVD. ALLOCATION
AREA FUND - FUND NO. 4449

Second and Final Reading of an Ordinance Creating TIF VI – Thirty-Nine North Allocation Area Fund – Fund No. 4450

Councilman Buchanan moved to read an Ordinance for the second and final time by title only per City Attorney Nick Otis; motion seconded by Councilwoman Feikes and unanimously carried. Councilman Buchanan read an Ordinance Creating TIF VI – Thirty-Nine North Allocation Area Fund – Fund No. 4450 for the second and final time by title only.

Bert Cook, Executive Director of the La Porte Economic Advancement Partnership, spoke on the creation of the two new major allocation areas, 39N and Boyd Blvd. for Microsoft, which were previously approved by Council noting the creation of these funds is the next step in the process. Mr. Cook stated the current base of these allocation areas are still a part of each overlapping taxing unit, but the new increment created from growth within the allocation areas will now be captured and accounted for within each respective fund.

Motion/Vote:

Councilwoman Konieczny moved to adopt an Ordinance Creating TIF VI – Thirty-Nine North Allocation Area Fund – Fund No. 4450; motion seconded by Councilman Buchanan and unanimously carried.

ORDINANCE NO. 15-2024
ORDINANCE CREATING TIF VI – THIRTY-NINE NORTH ALLOCATION
AREA FUND – FUND NO. 4450

Second and Final Reading of an Ordinance Creating Property Maintenance Fund – Fund No. 5508

Councilwoman Feikes moved to read an Ordinance for the second and final time by title only; motion seconded by Councilwoman West and unanimously carried. Councilwoman Feikes read an Ordinance Creating Property Maintenance Fund – Fund No. 5508 for the second and final time by title only.

Clerk-Treasurer Parthun stated City of La Porte received tax settlements in late June and could not balance back and uncovered we received a duplication of our Business Improvement District Funds – one being an assessment, one being a tax rate. What this means, is that out of the max levy we are allowed to capture, part of that was unnecessarily used up by this duplication by DLGF. Clerk-Treasurer Parthun noted to follow statutory guidelines to correct this issue, we would need to create this Property Maintenance Fund, account for the settlement, account for it again with our December settlement and in 2025, Council can declare the fund dormant and transfer the funds back to the General Fund, where the levy was improperly moved from.

Motion/Vote:

Councilwoman Konieczny moved to adopt an Ordinance Creating Property Maintenance Fund – Fund No. 5508; motion seconded by Councilman Franke and unanimously carried.

ORDINANCE NO. 16-2024
ORDINANCE CREATING PROPERTY MAINTENANCE FUND
FUND NO. 5508

Second and Final Reading of an Ordinance Amending Ordinance No. 29-2023, to Amend Salaries in the Department of Transportation

Councilwoman Huffman moved to read an Ordinance for the second and final time in its entirety; motion seconded by Councilwoman Feikes and unanimously carried. Councilwoman Huffman read an Ordinance Amending Ordinance No. 29-2023, to Amend Salaries in the Department of Transportation by title only.

Mayor Dermody stated the wage for the Part-Time Mechanic at the Department of Transportation needs to be comparable to the rest of the mechanics within the City of La Porte and this Salary Amendment will do that.

Motion/Vote:

Councilwoman Konieczny moved to adopt an Ordinance Amending Ordinance No. 29-2023, to Amend Salaries in the Department of Transportation; motion seconded by Councilwoman Feikes and unanimously carried.

ORDINANCE NO. 17-2024

ORDINANCE AMENDING ORDINANCE NO. 29-2023, TO AMEND SALARIES IN THE DEPARTMENT OF TRANSPORTATION

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 made a motion to introduce an Ordinance for the first time in its entirety; 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 Bonds of the City of La Porte Redevelopment Authority, Including Investment Earnings Thereon, and Related Matters in its entirety.

Bert Cook, Executive Director of La Porte Economic Advancement Partnership discussed the bond process and noted there are three projects being funded out of this bond process including 39N water and infrastructure improvements, Boyd Boulevard Sewer Separation Project and Thomas Rose Industrial Infrastructure. This ordinance appropriates the proceeds of the bonds for these specific projects. Mr. Cook explained the

bond process and that this bond is in the middle of the approvals which requires approvals from both the Redevelopment Commission and Common Council and is being paid by utilizing Tax Increment from the TIF areas.

Mayor Dermody noted this Ordinance will move to the October 7, 2024, Common Council Meeting.

2025 Budget Presentation

Mayor Dermody presented the 2025 Budgets outlining 2025 budget challenges, 2025 budget priorities including continual fiscal responsibility, fulfilling commitments of infrastructure improvements and winning the war on drugs.

Introduction of a Resolution Authorizing Reduction of 2024 Budget Appropriations

Councilman Galloway moved to introduce a Resolution; motion seconded by Councilwoman Feikes and unanimously carried. Councilman Galloway read a Resolution Authorizing Reduction of 2024 Budget Appropriations in its entirety.

Clerk-Treasurer Parthun stated budget reductions are a normal process as part of the budgeting process by requesting to move appropriated funds from the 2024 budget for these specific line items back into cash to fund the 2025 budget.

Motion/Vote:

Councilwoman Feikes made a motion to approve a Resolution Authorizing Reduction of 2024 Budget Appropriations; motion seconded by Councilwoman Huffman and unanimously carried.

RESOLUTION NO. R-28-2024 RESOLUTION AUTHORIZING REDUCTION OF 2024 BUDGET APPROPRIATIONS

Public Hearing and Introduction of an Ordinance for Appropriations and Tax Rates for 2025 Civil City Budget

Councilwoman West made a motion to read an Ordinance for the first time in its entirety; motion seconded by Councilwoman Konieczny and

unanimously carried. Councilwoman West read an Introduction of an Ordinance for Appropriations and Tax Rates for 2025 Civil City Budget in its entirety.

Clerk-Treasurer Parthun explained there are seven funds in the 2025 Budget that do have tax rates associated with them. The tax rate and levy is split amongst these funds based on other miscellaneous revenue generated or based on the need. Clerk-Treasurer Parthun noted we have moved the Civic Auditorium to fully fund itself and it is no longer funded with tax dollars from Parks & Recreation so we can move the levy to the funds that need it the most, like Parks & Recreation that doesn't generate as much revenue.

As this Ordinance requires a public hearing, Mayor Dermody opened the public hearing and asked if there was anyone present who wished to address the Council regarding this matter. Clerk-Treasurer Parthun presented proper proof of publication from Indiana's Gateway Transparency Portal noting it was advertised on September 5, 2024, at 3:01 P.M. CST. As there was no public comment, Mayor Dermody closed the public hearing.

Mayor Dermody stated this Ordinance will move to the October 7, 2024 Common Council meeting for consideration.

Public Hearing and Introduction of an Ordinance for Appropriations and Tax Rates for 2025 Redevelopment Commission Budget

Councilman Franke made a motion to read an Ordinance for the first time in its entirety; motion seconded by Councilwoman Konieczny and unanimously carried. Councilman Franke read an Introduction of an Ordinance for Appropriations and Tax Rates for 2025 Redevelopment Commission Budget in its entirety.

Clerk-Treasurer Parthun explained there is only one fund within the Redevelopment Commission Budgets that has a tax rate associated with it and that is for the 2017 G.O. Bond, paid for by the City. The other funds with adopted budgets are funded with tax increment generated by the growth within each of the TIF Districts, but do not have specific tax rates associated with them. The budgets for the Redevelopment Commission are slightly different as they must go through several governing bodies for approvals, beginning with the Redevelopment Commission developing and approving their own budgets and spending plan for 2025 and then moving to the Common Council for final approval. The Redevelopment Commission adopted their 2025 Budget and Spending Plan at their August 2024

meeting, and this is the next step in getting their 2025 Budgets approved and adopted.

As this Ordinance requires a public hearing, Mayor Dermody opened the public hearing and asked if there was anyone present who wished to address the Council regarding this matter. Clerk-Treasurer Parthun presented proper proof of publication from Indiana's Gateway Transparency Portal noting it was advertised on September 5, 2024, at 2:59 P.M. CST. As there was no public comment, Mayor Dermody closed the public hearing.

Mayor Dermody stated this Ordinance will move to the October 7, 2024, Common Council meeting for consideration.

Public Hearing and Introduction of an Ordinance for Appropriations and Tax Rates for 2025 Airport Budget

Councilwoman Konieczny made a motion to read an Ordinance for the first time in its entirety; motion seconded by Councilwoman Huffman and unanimously carried. Councilwoman Konieczny read an Introduction of an Ordinance for Appropriations and Tax Rates for 2025 Airport Budget in its entirety.

Jim Shearin, from the Airport, explained the budget is flat compared to 2024, noting they do operate by making sure expenses don't outpace receipts.

As this Ordinance requires a public hearing, Mayor Dermody opened the public hearing and asked if there was anyone present who wished to address the Council regarding this matter. Clerk-Treasurer Parthun presented proper proof of publication from Indiana's Gateway Transparency Portal noting it was advertised on September 5, 2024, at 3:14 P.M. CST. As there was no public comment, Mayor Dermody closed the public hearing.

Mayor Dermody stated this Ordinance will move to the October 7, 2024, Common Council meeting for consideration.

Public Hearing and Introduction of a Resolution for an Additional Appropriation for Park Non-Reverting and Civic Non-Reverting

Councilwoman Feikes moved to read a Resolution for the first and only time in its entirety; motion seconded by Councilman Franke and unanimously carried. Councilwoman Feikes read a Resolution for an Additional Appropriation for Park Non-Reverting and Civic Non-Reverting in its entirety.

Mark Schreiber stated these are non-reverting funds that are from earned income, not tax dollars and that with more business being generated at the Civic Auditorium comes the need for more than what was appropriated.

As this Resolution requires a public hearing, Mayor Dermody opened the public hearing and asked if there was anyone present who wished to address the Council regarding this matter. Clerk-Treasurer Parthun presented proper proof of publication from the Herald Dispatch noting it was advertised on September August 31, 2024. As there was no public comment, Mayor Dermody closed the public hearing.

Motion/Vote:

Councilman Franke made a motion to approve a Resolution for an Additional Appropriation for Park Non-Reverting and Civic Non-Reverting; motion seconded by Councilwoman Huffman and unanimously carried.

RESOLUTION NO. R-29-2024
RESOLUTION FOR AN ADDITIONAL APPROPRIATION FOR PARK NON-
REVERTING AND CIVIC NON-REVERTING

Introduction of a Resolution Approving the Use of the Investment Deduction within an Allocation Area for Noah's Arcade LLC d/b/a Full Tilt Councilman Buchanan moved to read a Resolution for the first time in its entirety; motion seconded by Councilwoman Konieczny and unanimously carried. Councilman Buchanan read a Resolution Approving the Use of the Investment Deduction within an Allocation Area for Noah's Arcade LLC d/b/a Full tilt in its entirety.

Bert Cook, Executive Director of the La Porte Economic Advancement Partnership, reported Noah's Arcade LLC d/b/a Full Tilt is asking permission to utilize the investment deduction through the Urban Enterprise Association as they are within an allocation area and needs Council Approval. Mr. Cook noted the company would have net savings of 65% on property tax revenue and 35% is paid to the Urban Enterprise Association each Fall which budgets for grants and programming to help our downtown area. Mr. Cook also noted this company intends to apply for a riverfront liquor license in the future. Mayor Dermody noted the community

is more than excited about this development and thanked Ryan Hart and Ben Konowitz.

Motion/Vote:

Councilwoman Konieczny made a motion to approve a Resolution Approving the Use of the Investment Deduction within an Allocation Area for Noah's Arcade LLC d/b/a Full Tilt; motion seconded by Councilwoman Feikes and unanimously carried.

R-30-2024

A RESOLUTION APPROVING USE OF ENTERPRISE ZONE
INVESTMENT DEDUCTION CREDITS WITHIN A TAX INCREMENT
FINANCING DISTRICT

Introduction of a Resolution to Transfer Funds within the 2024 Budgets
Councilman Galloway moved to introduce a Resolution for the first and only time in its entirety; motion seconded by Councilman Buchanan and unanimously carried. Councilman Galloway read a Resolution to Transfer Funds within the 2024 Budgets in its entirety.

Clerk-Treasurer Parthun noted the transfers are for Police HVAC, Fire Repair to Garage Door and normal transfers for the Business Improvement District.

Motion/Vote:

Councilwoman Feikes made a motion to approve a Resolution to Transfer Funds within the 2024 Budgets; motion seconded by Councilwoman Huffman and unanimously carried.

R-31-2024

A RESOLUTION TO TRANSFER FUNDS WITHIN THE 2024
BUDGETS

Other Business

Mayor Dermody asked South Central students to introduce themselves and asked what teacher they were here representing. Ian Higley, Isaac Bone, Shane Schroeder were all in attendance representing Jill Tuholski's class.

Mayor Dermody announced the Sunflower Fair including the Evening on the Ave on Friday, September 20, 2024 and Saturday, September 21, 2024.

Adjourn

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

Approved: _____
Thomas P. Dermody, Mayor

Attest: _____
Courtney Parthun, Clerk-Treasurer

Approved: October 7, 2024