

SELLERSBURG TOWN COUNCIL MEETING

January 9, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met on January 9, 2012 at the Sellersburg Town Hall. Present were President Brian K. Meyer, Vice-President Paul J. Rhodes, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart, Town Attorney William P. McCall III and Chief Deputy Clerk-Treasurer Michelle D. Miller.

CALL TO ORDER:

President Brian K. Meyer called the meeting to order at 7:00 P.M.

PRAYER:

Offered by Associate Pastor Jason Paul, Faith Community Church

PLEDGE OF ALLEGIANCE:

Recited by all present.

WILLIAM P. McCALL III, Town Attorney: Submits his letter of resignation to the Town Council. He will continue until a replacement can be found.

BRIAN K. MEYER makes a motion to nominate Paul J. Rhodes as Council President, seconded by Michael N. Lockhart. Paul J. Rhodes accepts the nomination. 5-aye, 0-nay, motion is approved.

PAUL J. RHODES makes a motion to nominate Brian K. Meyer as Vice President, seconded by Terry E. Langford. Brian K. Meyer accepts the nomination. 5-aye, 0-nay, motion is approved.

TERRY E. LANGFORD makes a motion to nominate James H. LaMaster as Second Vice President, seconded by Michael N. Lockhart. James H. LaMaster accepts the nomination. 5-aye, 0-nay, motion is approved.

APPROVAL OF MINUTES AND CLAIMS:

James H. LaMaster makes a motion to approve the minutes from the December 12, 2011 Regular Town Council Meeting and the claims as submitted by the Clerk-Treasurer, seconded by Brian K. Meyer. 5-aye, 0-nay, motion is approved.

WILLIAM P. McCALL, Town Attorney: Presents two appraisals for the property located at 109 N. New Albany Street.

Biggs Appraisal Services:	\$69,000.00 (sixty-nine thousand dollars)
Governmental Appraisal Services:	\$70,000 (seventy thousand dollars)

SELLERSBURG TOWN COUNCIL MEETING

January 9, 2012

Page 2 of 3 pages

SONNY SPRIGLER addresses the Town Council in reference to the Sewer Lein on his property at 9001 Hardy Way. This matter is tabled until the January 23rd meeting.

Appointments of Council Liaisons for 2012:

Michael N. Lockhart Streets and Sanitation
Terry E. Langford Sewer and Water
James H. LaMaster Police Commissioners
Brian K. Meyer Recreation Board

Appointments to Boards and Commissions for 2012:

Plan Commission: Michael N. Lockhart and Randall Mobley are re-appointed

Zoning Appeals: Denny Amos will replace William Voyles and Randall Mobley is re-appointed. Charles Ridenour's term expired and will be filled at a later date.

ReDevelopment Commission: John MacDill is appointed to replace Dennis Amos. David Duggins resigns. One vacancy remains.

Recreation Board: Bobby Wendell replaces Paul Hinton. Amy Compton is re-appointed.

Police Commission: Dustin Koetter, Linda Stewart and Kelly Fitchett are re-appointed.

Plan Commission: James H. LaMaster resigns and Terry E. Langford will finish his term.

BRIAN K. MEYER makes a motion to approve the appointments, seconded by James H. LaMaster. 5-aye, 0-nay, motion is approved.

Boy Scout Troop 6 of Speed Indiana was acknowledged for attending the meeting.

There being no further business to come before the Council:

ADJOURNMENT:

Terry E. Langford makes a motion to adjourn the meeting, seconded by James H. LaMaster. 5-aye, 0-nay, motion is approved and meeting adjourned at 7:51 P.M.

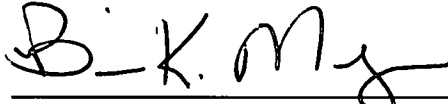
SELLERSBURG TOWN COUNCIL MEETING

January 9, 2012

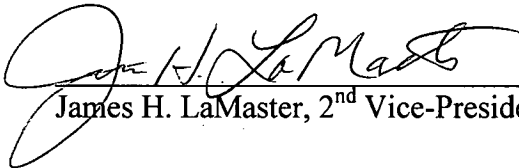
Page 3 of 3 pages



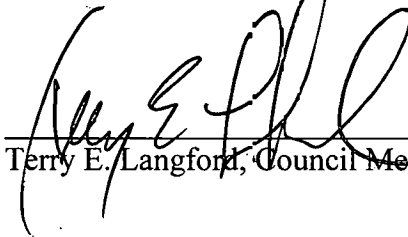
Paul J. Rhodes, Council President



Brian K. Meyer, Council Vice-President



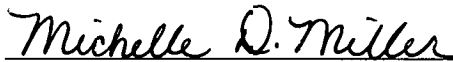
James H. LaMaster, 2nd Vice-President



Terry E. Langford, Council Member



Michael N. Lockhart, Council Member



ATTEST: Michelle D. Miller

Chief Deputy Clerk-Treasurer

SELLERSBURG TOWN COUNCIL MEETING

January 23, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met on January 23, 2012 at the Sellersburg Town Hall. Present were President Paul J. Rhodes, Vice-President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart, Town Attorney William P. McCall III and Clerk-Treasurer David L. Kinder.

CALL TO ORDER:

President Paul J. Rhodes called the meeting to order at 7:00 P.M.

PRAYER:

Offered by Michael N. Lockhart.

PLEDGE OF ALLEGIANCE:

Recited by all present.

JAMES H. LaMASTER makes a motion to approve the minutes of the January 9, 2012 meeting and the claims as submitted by the Clerk-Treasurer, seconded by Brian K. Meyer. 5-aye, 0-nay, motion is approved.

SONNY SPRIGLER, property owner, reference Storm Water Compliance Violation and lien against the property at 9001 Hardy Way, Sellersburg in the amount of forty-six thousand seven hundred seventy-three dollars (\$46,773.00)

Mr. Sprigler states that he paid Dave Kruger six thousand dollars (\$6,000.00) for landscaping of the property and Danny Cristiani fifteen thousand dollars (\$15,000.00) to level the ground and install drainage.

Brian K. Meyer recommends the Council grant Mr. Sprigler the fifteen thousand (15,000) he paid and reduce the fine by that amount.

President Rhodes agrees to forgive the sixteen thousand (16,000) Sprigler has paid, Jim LaMaster agrees.

Terry Langford suggests that a progressive fine be implemented and increased according to the Town Ordinance. Also determine what date Sprigler purchased the property.

Sellersburg Town Council Meeting
January 23, 2012
Page 2 of 3 pages

MICHAEL N. LOCKHART makes a motion to table this matter until the February 13, 2012 Council meeting, seconded by Brian K. Meyer. 5-aye, 0-nay, motion is approved.

WILLIAM P. McCALL, III, Town Attorney, Brief in the Covered Bridge case was filed January 17, 2012.

The hearing on the Adam Koch case, default judgment on sewer line crack is coming up January 24, 2012.

KENNETH J. ALEXANDER, Municipal Works Director needs to get extension, with the Bank, on purchase of the Williams Property, 109-111 North New Albany Street, and 30 day extension. The first phase inspection will be completed this Friday, (1.27-2012).

Alexander to get with Town Attorney reference title search for the property.

Alexander also requests a maintenance agreement on the Radio Read Meters in the amount of eight hundred fifty dollars (\$850.00) per year.

MICHAEL N. LOCKHART makes a motion to approve contract with Mueller Master Systems for the radio read meter maintenance pending modification to the contract, seconded by James H. LaMaster. 5-aye, 0-nay, motion approved.

PRESIDENT RHODES advises that the Town will accept resume's from attorneys interested in the Town Attorney position until the close of business on Friday, February 3, 2012. He advises that the Clerk-Treasurer's office will collect all the resumes.

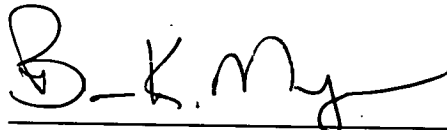
BRIAN K. MEYER nominates William Brent Densford to fill the vacancy on the Redevelopment Commission, seconded by Michael N. Lockhart. 5-aye, 0-nay motion is approved.

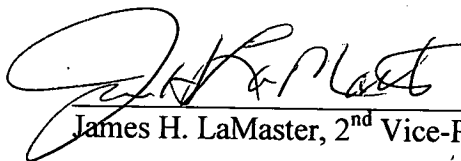
BRIAN K. MEYER nominates Paul J. Rhodes to serve as a voting member of the River Hills Economic Development District and Regional Planning Commission's Board, seconded by James H. LaMaster. 5-aye, 0-nay, motion is approved.

Sellersburg Town Council Meeting
January 23, 2012
Page 3 of 3 pages


There being no further business before the Council James H. LaMaster makes a motion to adjourn the meeting, seconded by Brian K. Meyer. 5-aye, 0nay, motion is approved and meeting adjourned at 7:44 P.M.

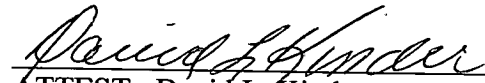

Paul J. Rhodes, Council President


Brian K. Meyer, Council Vice-President


James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member


Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

SELLERSBURG TOWN COUNCIL MEETING

February 13, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met on February 13, 2012 at the Sellersburg Town Hall. Present were President Paul J. Rhodes, Vice-President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Town Attorney William P. McCall III and Clerk-Treasurer David L. Kinder.

Council Member Michael N. Lockhart was not present.

CALL TO ORDER: President Paul J. Rhodes called the meeting to order at 7:00 P.M.

PRAYER:

Offered by Reverend Father Paul Richart, Saint Paul Catholic Church.

PLEDGE OF ALLEGIANCE:

Recited by all present.

JAMES H. LaMASTER moved, seconded by Brian K. Meyer, to approve the minutes of the January 23, 2012 meeting and the claims as submitted by the Clerk-Treasurer. 4-aye, 0-nay, motion is approved.

JOHN KRAFT, Attorney-at-law, representing Sonny Sprigler, property owner, reference Storm Water Compliance Violation and lien against the property at 9001 Hardy Way, Sellersburg in the amount of forty-six thousand seven hundred seventy-three dollars (\$46,773.00).

Mr. Kraft explains that letters sent to Sprigler Builders were in error as Sprigler Builders were not the owners of the property. The property belonged to Z.S. Developers, LLC and at no time was the property owner notified of the lien.

BRIAN K. MEYER moved, seconded by Terry E. Langford, that this matter be tabled until the February 27, 2012 Town Council meeting; giving Mr. Kraft and Town Attorney William P. McCall, III time to review the matter. 4-aye, 0-nay, motion is approved.

JOHN KRAFT, Attorney-at-law, spoke on behalf of Matt Toole, reference annexation of Stonegate Manner sub-division.

Sellersburg Town Council Meeting
February 13, 2012
Page 2 of 3 pages

Mr. Toole will petition the Town to annex 5.41 acre section, called section one, at this time and then apply for annexation of section two when the time comes to develop that area.

Mr. Kraft will prepare the necessary paper work, for section one, and contact Town Attorney McCall to have the documents for the February 27, 2012 Town Council meeting.

CLAIR PATEMAUDE, Harrison Station, LLC., addresses the Council about water problem on the parking lot of Dairy Queen Restaurant, 1 Triangle Drive. Ms. Patemaude advises that this has been a problem for some time and that Dairy Queen is threatening to close the store if the problem isn't repaired. She has discussed this with Municipal Works Director Kenneth J. Alexander.

MICHAEL HARRIS, Jacobi, Toombs and Lanz, Inc., engineers have looked at the problem and the best solution is installation of a French Drain around the building leading to a manhole at the corner of the property. Mr. Harris also recommends that a water sample be taken from the Town's water supply and a water sample from the parking and sent to a laboratory to see if they are the same or if the water is coming from a natural source and not a leaking water pipe.

PRESIDENT RHODES advises to go ahead with the water samples and have the results for the February 27, 2012 Council meeting.

RON CLAPP, addresses the Council reference Geo Woodstock Ten that will be coming to Silver Creek Township Park, Saturday, May 26, 2012. This is a high-tech outdoor treasure hunting game estimated to bring approximately 5,000 to Sellersburg for that weekend. Mr. Clapp is asking for a donation from the Town to support the event.

BRIAN K. MEYER moved, seconded by Terry Langford that this be tabled until the February 27, 2012 Town Council meeting. 4-aye, 0-nay, motion is approved.

WILLIAM P. McCALL, III, Town Attorney advised that Covered Bridge has filed an appeal reference the annexation.

Mr. McCall advised that he is working on the contract with Muller Master Systems, reference maintenance of radio read meters, and will have it for the next meeting.

KENNETH J. ALEXANDER, Municipal Works Director, presented quotes to rebuild the High School Lift Station. Lowest quote was E-Z Construction, Louisville, Kentucky at \$58,100.00 (fifty-eight thousand one hundred dollars).

Sellersburg Town Council Meeting

February 13, 2012

Page 3 of 3 pages

BRIAN K. MEYER moved, seconded by James H. LaMaster, to approve the quote of E-Z Construction of \$58,100.00 (fifty-eight thousand one hundred dollars). 4-aye, 0-nay, motion is approved.

Mr. Alexander request the Council approve the purchase of GIS Server from 39degree North for a start up cost of \$14,113.94 (fourteen thousand one hundred thirteen and 94/100 dollars) and an annual cost of \$5,495.00 (five thousand four hundred ninety-five dollars).

JAMES H. LaMASTER moved, seconded by Brian Meyer, to move forward with the purchase of the GIS Server from 39degree North.

PRESIDENT RHODES will set up an Executive Session, with dates and times, for interviews for attorneys seeking the position of Town Attorney.

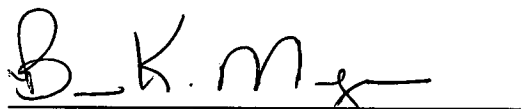
BRIAN K. MEYER moved, seconded by Terry E. Langford, to extend the current contract of William P. McCall, III until a new attorney is hired. 4-aye, 0-nay, motion is approved.


PRESIDENT RHODES advised the Council that there will be a Workshop Session at 6:15 P.M. on February 27, 2012 to discuss capital improvements.


There is no further business to come before the Council


BRIAN K. MEYER moved, seconded by Terry E. Langford, that meeting be adjourned. 4-aye, 90-nay, motion is approved and meeting is adjourned at 8:17 P.M.

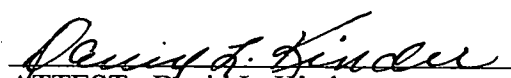

Paul J. Rhodes, Council President


Brian K. Meyer, Council Vice-President


James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member

 - Absent
Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

SELLERSBURG TOWN COUNCIL MEETING

February 27, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met on February 27, 2012 at the Sellersburg Town Hall. Present were President Paul J. Rhodes, Vice-President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart, Town Attorney William P. McCall III and Chief Deputy Clerk-Treasurer Michelle D. Miller.

CALL TO ORDER:

President Paul J. Rhodes called the meeting to order at 7:00 P.M.

PRAYER:

Offered by President Rhodes.

PLEDGE OF ALLEGIANCE:

Recited by all present.

TERRY E. LANGFORD moved, seconded by Brian K. Meyer, to approve the minutes of the February 13, 2012 meeting and the claims as submitted by the Clerk-Treasurer. 5-aye, 0-nay, motion is approved. Michael N. Lockhart abstains from the minutes because he was absent.

BRIAN K. MEYER presents Phyllis Wilkins with the Clark County Red Cross a Proclamation on behalf of the Town of Sellersburg making March Red Cross Month.

ORDINANCE 2012-001 AN ORDINANCE ENACTING AND ADOPTING A SUPPLEMENT TO THE CODE OF ORDINANCES FOR THE TOWN OF SELLERSBURG, INDIANA AND DECLARING AN EMERGENCY

BRIAN K. MEYER ,moved, seconded by James H. LaMaster to consider Ordinance 2012-001 on first reading, 5-aye, 0-nay. Motion approved.

BRIAN K. MEYER ,moved, seconded by James H. LaMaster to approve Ordinance 2012-001, 5-aye, 0-nay. Motion approved.

KENNETH J. ALEXANDER advises the Council that the Town has fixed two water leaks on the Dairy Queen property. He is recommending the Council have the Town be responsible for digging and installing a French Drain on the property and Dairy Queen will pay for the paving.

BRIAN K. MEYER, moved, seconded by James H. LaMaster that the Town will be responsible for digging and installing a French Drain and Dairy Queen will be responsible for the paving and Paul can sign an agreement on behalf of the Town as the Town Executive, 5-aye, 0-nay. Motion is approved.

Nathan Grimes, Renaissance Design Build, reference the Voluntary Annexation of Stonegate Manor Phase 1. Tabled until March 12, 2012.

PRESIDENT RHODES appoints Vince Thacker to the Zoning Appeals Board.

KERRI ECKERT requests a donation for the Silver Creek After Prom. Tabled until the March 12, 2012 meeting.

ORDINANCE 2012-003 Re-Zoning of 8105 Highway 311 from R-3 to B-3.

TERRY E. LANGFORD moved, seconded by Michael N. Lockhart, 5-aye, 0-nay. Motion approved.

ORDINANCE 2012-002 Re-Zoning of 223 Popp Avenue from R-1 to R-2.

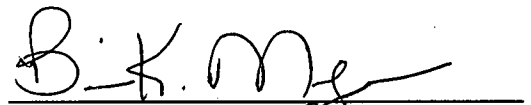
TERRY E. LANGFORD moved, seconded by Michael N. Lockhart, 5-aye, 0-nay. Motion approved.


KENNETH J. ALEXANDER advises that the Building Commissioner, Greg Dietz, will get the re-zonings filed.


There is no further business to come before the Council

MICHAEL N. LOCKHART moved, seconded by Brian K. Meyer, that meeting be adjourned. 5-aye, 0-nay, motion is approved and meeting is adjourned at 8:04 P.M.



Paul J. Rhodes, Council President


Brian K. Meyer, Council Vice-President


James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member


Michael N. Lockhart, Council Member


ATTEST: Michelle D. Miller
Chief Deputy Clerk-Treasurer

**EXECUTIVE SESSION
SELLERSBURG TOWN COUNCIL
March 7, 2012**

EXECUTIVE SESSION:

The Sellersburg Town Council met in Executive Session March 7, 2012. Present were Town Council President Paul J. Rhodes, Council Vice- President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart and Clerk-Treasurer David L. Kinder.

CALLED TO ORDER:

President Paul J. Rhodes called the meeting to order at 6:57 P.M.

TOPICS OF DISCUSSION:

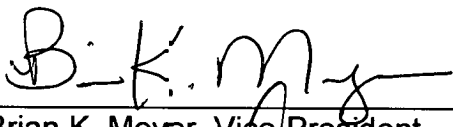
IC 5-14-1.5-6.1(5) to receive information about and interview prospective employees.

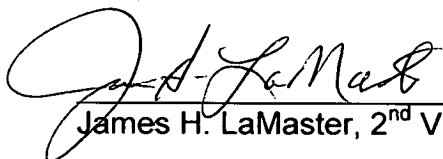
Interviewed were Niles Driskell, Rodney Scott and Scott Waters and Andrew Adams.

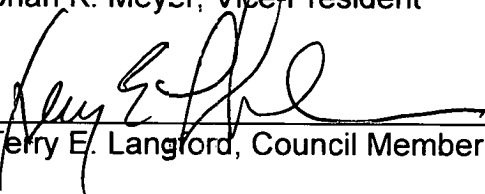
Brian K. Meyer made a motion, seconded by Terry E. Langford, to adjourn the meeting. 5-aye, 0-nay, meeting adjourned at 7:44 P.M.

No subject matter was discussed in the executive session other than the subject matter specified in the public notice.


Paul J. Rhodes, Council President


Brian K. Meyer, Vice-President


James H. LaMaster, 2nd Vice President


Terry E. Langford, Council Member


Michael N. Lockhart, Council Member

ATTEST: David L. Kinder
Clerk-Treasurer

SELLERSBURG TOWN COUNCIL MEETING

March 12, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met on March 12, 2012 at the Sellersburg Town Hall. Present were President Paul J. Rhodes, Vice-President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart, Town Attorney William P. McCall III and Clerk-Treasurer David L. Kinder.

CALL TO ORDER:

President Paul J. Rhodes called the meeting to order at 7:00 P.M.

PRAYER:

Offered by Michael N. Lockhart.

PLEDGE OF ALLEGIANCE:

Recited by all present.

JAMES H. LaMASTER moved, seconded by Brian K. Meyer, to approve the minutes of the February 27, 2012 meeting, Minutes of the Executive Session March 7, 2012 and the claims as submitted by the Clerk-Treasurer. 5-aye, 0-nay, motion is approved.

MICHAEL N. LOCKHART moved, seconded by Terry E. Langford, to table the request of Nathan Grimes and Matt Tool for voluntary annexation of Stonegate Manor until the March 26, 2012 Council meeting. 5-aye, 0-nay, motion is approved.

KERRI ECKERT request the Town of Sellersburg donate to the Silver Creek after Prom activities.

BRIAN K. MEYER moved, seconded by Terry E. Langford to donate five hundred dollars (\$500.00) for the after Prom activities. LaMaster, no, Langford, yes, Rhodes, no, Meyer, yes and Lockhart, no. Motion is not approved.

PRESIDENT RHODES presents Compliance with Statement of Benefits for Dan R and Joan V. Evinger (Veterinary Pet Clinical Hospital and Compliance with Statement of Benefits for Tyler Rose Properties, LLC, (Wennings Paint and Body and Mid America Truck Parts).

BRIAN K. MEYER moved, seconded by James H. LaMaster, that they are in compliance and that they be approved. 5-aye, 0-nay, motion is approved.

KENNETH J. ALEXANDER, Municipal Works Director presents the Council with a Release of Claim for Dairy Queen (1 Triangle Drive, Sellersburg) reference installing approximately 164 feet of 6 inch drainage tile.

This Release of Claim was approved at the February 27, 2012 Town Council Meeting.

Sellersburg Town Council Meeting
March 12, 2012
Page 2 of 2 pages

ALEXANDER requests that the Administration fees (\$55.00) for water/wastewater hook-ups are waived for tornado victims that are property owners, in Clark County and are renting property in Sellersburg until May 1, 2012.

MICHAEL N. LOCKHART moved, seconded by Brian K. Meyer, that the hook-up fee for Clark County residence that are also property owners in Clark County if they are reestablishing temporary residence in Sellersburg to hook up to our water system until May 1, 2012. 5-aye, 0-nay, motion is approved.

ALEXANDER explains that the Capital Improvement Plan that he presented at the February 27, 2012 meeting needs to be passed at the March 26, 2012 meeting.

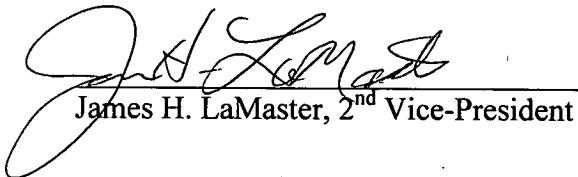
ALEXANDER states that the Building Ordinances have been revised and that they and the Zoning fees will be available for consideration and adoption at the March 26, 2012 meeting.

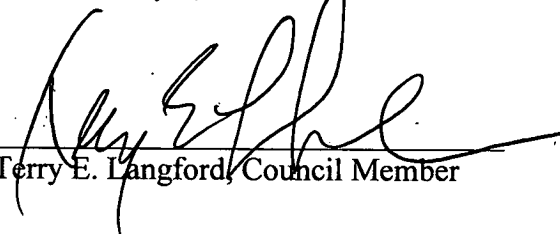
There is no further business to come before the Council

MICHAEL N. LOCKHART moved, seconded by James H. LaMaster, that meeting be adjourned. 5-aye, 0-nay, motion is approved and meeting is adjourned at 7:29 P.M.



Paul J. Rhodes, Council President


Brian K. Meyer, Council Vice-President


James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member


Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

**EXECUTIVE SESSION
SELLERSBURG TOWN COUNCIL
March 14, 2012**

EXECUTIVE SESSION:

The Sellersburg Town Council met in Executive Session March 14, 2012. Present were Town Council President Paul J. Rhodes, Council Vice- President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford and Clerk-Treasurer David L. Kinder.

Council Member Michael N. Lockhart was absent.

CALLED TO ORDER:

President Paul J. Rhodes called the meeting to order at 7:00 P.M.

TOPICS OF DISCUSSION:

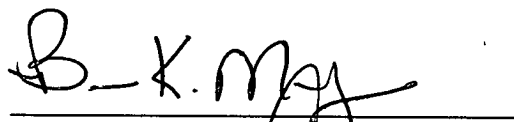
IC 5-14-1.5-6.1(5) to receive information about and interview prospective employees.

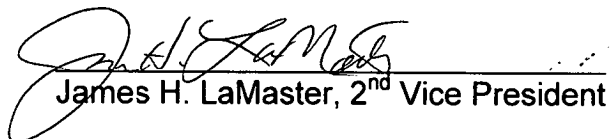
Interviewed were John "Jack" Vissing, John Grannan, Dawn Elston, Eric Weitzel, David Mosely and Jake Elder.

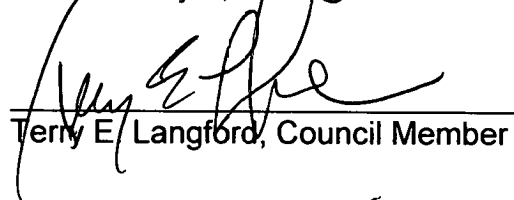
Brian K. Meyer made a motion, seconded by Terry E. Langford, to adjourn the meeting. 5-aye, 0-nay, meeting adjourned at 8:19 P.M.

No subject matter was discussed in the executive session other than the subject matter specified in the public notice.

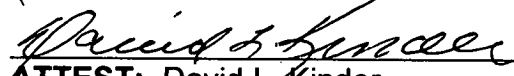

Paul J. Rhodes, Council President


Brian K. Meyer, Vice-President


James H. LaMaster, 2nd Vice President


Terry E. Langford, Council Member

Absent
Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

**EXECUTIVE SESSION
SELLERSBURG TOWN COUNCIL
March 21, 2012**

EXECUTIVE SESSION:

The Sellersburg Town Council met in Executive Session March 21, 2012. Present were Town Council President Paul J. Rhodes, Council Vice- President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Michael N. Lockhart, Council Member Terry E. Langford and Clerk-Treasurer David L. Kinder.

CALLED TO ORDER:

President Paul J. Rhodes called the meeting to order at 6:09 P.M.

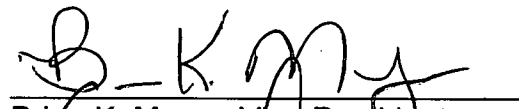
TOPICS OF DISCUSSION:


IC 5-14-1.5-6.1(5) to receive information about and interview prospective employees.

Brian K. Meyer made a motion, seconded by James H. LaMaster to adjourn the meeting. 5-aye, 0-nay, meeting adjourned at 6:57 P.M.

No subject matter was discussed in the executive session other than the subject matter specified in the public notice.

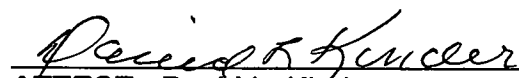

Paul J. Rhodes, Council President


Brian K. Meyer, Vice-President


James H. LaMaster, 2nd Vice President


Terry E. Langford, Council Member


Absent
Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

SELLERSBURG TOWN COUNCIL MEETING

March 26, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met on March 26, 2012 at the Sellersburg Town Hall. Present were President Paul J. Rhodes, Vice-President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart, Town Attorney William P. McCall III and Clerk-Treasurer David L. Kinder.

CALL TO ORDER:

President Paul J. Rhodes called the meeting to order at 7:00 P.M.

PRAYER:

Offered by Paul J. Rhodes.

PLEDGE OF ALLEGIANCE:

Recited by all present.

JAMES H. LaMASTER moved, seconded by Brian K. Meyer, to approve the minutes of the March 12, 2012 meeting, Minutes of the Executive Sessions March 14, and March 21, 2012 and the claims as submitted by the Clerk-Treasurer. 5-aye, 0-nay, motion is approved.

PRESIDENT RHODES introduces **RESOLUTION R-2012-001, A RESOLUTION AUTHORIZING THE CLERK-TREASURER OF THE TOWN OF SELLERSBURG, INDIANA, TO DEPOSIT, INVEST AND REINVEST FUNDS IN LOCAL FINANCIAL INSTITUTIONS DESIGNATED AS DESPOSITORIES.**

BRIAN K. MEYER moved, seconded by Michael N. Lockhart to approve Resolution R-2012-001. 5-aye, 0nay, motion is approved.

NATHAN R. GRIMES, P.E., P.L.S. of Renaissance Design Build, Inc. presents **PETITION FOR VOLUNTARY ANNEXATION INTO THE TOWN OF SELLERSBURG, INDIANA** by **Infinity Homes and Development, LLC. Developer, and Kalos Development, LLC, owner, by its duly authorized member, Matt Toole, fully represents.**

KENNETH J. ALEXANDER, Municipal Works Director, requests approval of Capital Improvement plan he has submitted for the year 2012. He requests that the TIF road be put on hold until future information is received.

Council approves the Capital Improvement Plan for 2012.

MR. ALEXANDER presents **ORDINANCE 2012-004, AN ORDINANCE AMENDING BUILDING ORDINANCE OF THE TOWN OF SELLERSBURG.**

Sellersburg Town Council Meeting
March 26, 2012
Page 2 of 2 pages

MICHAEL N. LOCKHART moved, seconded by James H. LaMaster to consider **ORDINANCE 2012-004** on the first reading. 5-aye, 0-nay motion is approved.

MICHAEL N. LOCKHART moved, seconded by James H. LaMaster to approve **ORDINANCE 2012-004** on the first reading. 5-aye, 0-nay, motion is approved.

MR. ALEXANDER presents **PROFESSIONAL SERVICES AGREEMENT** between the Town of Sellersburg and Jacobi, Toombs and Lanz, Inc. for Commercial Building Plan Review.

TERRY E. LANGFORD moved, seconded by Brian K. Meyer to approve the professional services agreement. 5-aye, 0-nay, motion is approved.

PRESIDENT RHODES thanks Town Attorney William P. McCall, III, as he is stepping down, for his service to the Town during the past years. Mr. Rhodes then asks the Council for a nomination for a new Town Attorney.

TERRY E. LANGFORD moved, seconded by James H. LaMaster, that Jacob Elder be selected as the new Town Attorney. 5-aye, 0-nay, motion is approved.

WILLIAM R. WHELAN, Chief of Police, requests the Council appoint Matt Johnson to the Sellersburg Metropolitan Police Commission..


BRIAN K. MEYER moved, seconded by Paul J. Rhodes that Matt Johnson be appointed to fill the position on the Sellersburg Metropolitan Police Commission. 5-aye, 0-nay, motion is approved.

There being no further business:


JAMES H. LaMASTER moved, seconded by Brian K. Meyer that the meeting be adjourned. 5-aye, 0-nay, motion is approved and meeting adjourned at 7:51 P.M.

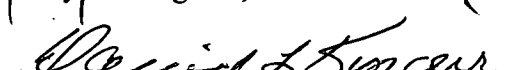

Paul J. Rhodes, Council President


Brian K. Meyer, Council Vice-President


James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member


Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

Attachment: Voluntary Annexation

PETITION FOR VOLUNTARY ANNEXATION INTO THE
TOWN OF SELLERSBURG, INDIANA

To: The President and Town Council of the Town of Sellersburg, Clark County, Indiana.

The Petitioners, INFINITY HOMES AND DEVELOPMENT, LLC., Developer, and KALOS DEVELOPMENT, LLC., owner, by its duly authorized member, Matt Toole, fully represents:

1. The Petitioners are the sole owners of record of the following legally description land (hereinafter sometimes referred to as the "tract"), and more commonly described as follows, to-wit:

BEING PART OF SURVEY 109 OF THE ILLINOIS GRANT, SILVER CREEK TOWNSHIP, CLARK COUNTY, INDIANA AND ALSO PART OF A TRACT OF LAND CONVEYED TO CYNTHIA AND STEPHEN BURKHARDT AT INSTRUMENT I 200719298 IN CLARK COUNTY RECORDERS OFFICE.

COMMENCING AT A STONE BEING THE NORTH CORNER OF SAID SURVEY 109 THENCE SOUTH 50 DEGREES EAST, 1823.04 FEET WITH THE SURVEY LINE DIVIDING SURVEYS 109 AND 128 OF THE ILLINOIS GRANT TO AN IRON PIN AND CAP (LS 21000194) IN THE WESTERLY RIGHT-OF-WAY OF S.R. 60 AND TRUE POINT OF BEGINNING; THENCE THE FOLLOWING 6 COURSES WITH THE SAID WESTERLY RIGHT-OF-WAY OF S.R.60 THENCE SOUTH 43 DEGREES 04 MINUTES 21 SECONDS EAST, 23.83 FEET, TO AN IRON PIN AND CAP (LS 21000194); THENCE SOUTH WITH A CURVE TO THE LEFT HAVING A RADIUS OF 7679.43 FEET AND WHOSE CHORD BEARS SOUTH 43 DEGREES 57 MINUTES 06 SECONDS WEST, 281.26 FEET, TO AN IRON PIN AND CAP (LS 21000194); THENCE SOUTH 34 DEGREES 07 MINUTES 49 SECONDS EAST, 102.62 FEET, TO AN IRON PIN AND CAP (LS 21000194); THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 7699.43 FEET AND WHOSE CHORD BEARS SOUTH 46 DEGREES 07 MINUTES 06 SECONDS WEST, 100.78 FEET TO AN IRON PIN AND CAP (LS 21000194); THENCE SOUTH 52 DEGREES 55 MINUTES 00 SECONDS EAST, 202.29 FEET TO A CONCRETE RIGHT-OF-WAY MARKER; THENCE SOUTH 48 DEGREES 15 MINUTES 31 SECONDS EAST, 132.17 FEET TO A 1" IRON PIPE; THENCE SOUTH 49 DEGREES 40 MINUTES 11 SECONDS WEST, 781.37 FEET WITH THE NORTHERLY LINE OF TRACT OF LAND CONVEYED TO JOSEPH & DOROTHY MEYER LIVING TRUST AT DD 28, INSTRUMENT 5907 TO A 1" IRON PIPE; THENCE NORTH 59 DEGREES 09 MINUTES 09 SECONDS WEST, 513.89 FEET WITH A EASTERLY LINE OF TRACT OF LAND CONVEYED TO WILLIAM MARTIN AT INSTRUMENT 16127 TO A 1" IRON PIPE; THENCE NORTH 44 DEGREES 53 MINUTES 53 SECONDS WEST, 16.48 FEET CONTINUING WITH SAID MARTIN LINE TO AN IRON PIN AND CAP (LS 21000194); THENCE NORTH 50 DEGREES 00 MINUTES 21 SECONDS EAST, 160.90 FEET WITH SOUTHERLY LINE OF TRACT OF LAND CONVEYED TO THOMAS BOYD AT DD 23, IN 16127 TO 1" IRON PIPE; THENCE NORTH 44 DEGREES 50 MINUTES 20 SECONDS EAST, 301.01 FEET WITH WESTERLY LINE OF SAID BOYD TRACT TO AN IRON PIN & CAP (LS 21000194) IN THE SAID SURVEY LINE DIVIDING SURVEYS 128 AND 109;

THENCE NORTH 50 DEGREES 00 MINUTES 00 SECONDS EAST, 736.74 FEET WITH SAID SURVEY LINE DIVIDING SURVEYS 128 AND 109 TO THE TRUE POINT OF BEGINNING AND CONTAINING 14.80 ACRES OF LAND, MORE OR LESS.

SAID BOUNDARY SURVEY IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

2. That the tract is not situated within the limits of any municipality but is contiguous to the Town of Sellersburg.
3. There are no electors residing in the tract.

Petitioner(s) respectfully request:

1. That the above described tract be annexed into the Town of Sellersburg Pursuant to I.C. 36-4-3-5 by Ordinance of the Town Council of the Town of Sellersburg, Indiana once the above real estate's final subdivision plat is approved by Clark County and recorded at County Recorders Office.
2. That the Town of Sellersburg adopts a fiscal plan and establish a definite policy by resolution of the Town Council.
3. That such other action be taken as is appropriate in the premises.

Petitioner(s) acknowledges that the Town of Sellersburg will seek and attempt to provide sanitary sewer service at Developer's expense to Petitioner's property as soon as it is reasonably practical and upon receiving the necessary consents from all controlling governmental agencies.

I affirm, under the penalties for perjury, that the fore-going representations are true and correct.

INFINITY HOME AND DEVELOPMENT, LLC, DEVELOPER
AND KALOS DEVELOPMENT, LLC., OWNER

By: 

MATT TOOLE, Member

THIS INSTRUMENT PREPARED BY:
RENAISSANCE DESIGN BUILD, INC
NATHAN GRIMES, P.E., P.L.S.

Certificate of Notary Public

State of INDIANA

County of CLARK

Before me this undersigned Notary Public, in and for the County and State

Personally appeared MATT TOOLE

Acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for this purpose therein expressed.

Witness my hand and seal this 26th Day of MARCH, 2012

My commission expires May 17, 2012.

Matthew R. Jones
Notary Public



SELLERSBURG TOWN COUNCIL MEETING

April 9, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met on April 9, 2012 at the Sellersburg Town Hall. Present were President Paul J. Rhodes, Vice-President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart and Clerk-Treasurer David L. Kinder.

CALL TO ORDER:

President Paul J. Rhodes called the meeting to order at 7:00 P.M.

PRAYER:

Reverend Randy Coultas, Hamburg Church of Christ.

PLEDGE OF ALLEGIANCE:

Colors were posted by members of Boy Scout Troop 7. Pledge recited by all present.

JAMES H. LaMASTER moved, seconded by Michael N. Lockhart, to approve the minutes of the March 26, 2012 meeting and the claims as submitted by the Clerk-Treasurer. 5-aye, 0-nay, motion is approved.

JOHN KRAFT, Attorney at Law, representing Matt Toole and Kalos Development, LLC reference voluntary annexation of Stone Gate Manor subdivision. Phase 1 and Phase 2 approved. Mr. Kraft will contact Jacob C. Elder, Town Attorney and have an Ordinance prepared for the next Council meeting, April 23, 2012.

KENNETH J. ALEXANDER, Public Works Director, presents resolution R-2005-003, no charge for water to Silver Creek Township Park and the sewer rate will be \$8.85 per month.

PRESIDENT RHODES asks the Council if they want to continue this resolution as it is or does any Council member want to make any changes?

ALEXANDER states that he has worked with the Township Trustee about installing two MS4 signs at a cost of approximately \$200. 00 (two hundred dollars) per sign and the Trustee has agreed if additional signs are required he will purchase the signs.

PRESIDENT RHODES, introduces the new Town Attorney, Jacob "Jake" C. Elder, and he has a contract, it is the same contract that William P. McCall, III had but Elder did add a paragraph that he believes when the Town can recover litigation fees that the Town collect those fees and bring them back to the Town.

BRIAN K. MEYER moved, seconded by Terry E. Langford, to approve the contract. 5-aye, 0-nay, motion is approved.

Sellersburg Town Council Meeting
April 9, 2012
Page 2 of 2 pages

PRESIDENT RHODES presents contract for William P. McCall, III to continue as the Town Attorney for the Covered Bridge Annexation for future court action.

TERRY E. LANGFORD moved, seconded by James H. LaMaster to approve the contract with Mr. McCall for \$150.00 (one hundred fifty dollars) per hour not to exceed \$35,000.00 (thirty-five thousand dollars). 5-aye, 0-nay, motion is approved.

PRESIDENT RHODES has Compliance with Statement of Benefits for tax abatement for Owings Patterns, Inc. and they are in compliance.

MICHAEL N. LOCKHART moved, seconded by Brian K. Meyer to approve the Compliance with Statement of Benefits for Owings Patterns, Inc. 5-aye, 0-nay, motion is approved.

KENNETH J. ALEXANDER, Public Works Director, presents a change order for the Penn Street (Sellersburg DR#2 Storm Drainage Improvement, CO#1, (Project #173-2011) in the amount of \$4,098.60 (four thousand ninety-eight and 60/100 dollars).

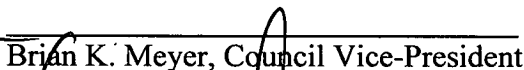
BRIAN K. MEYER moved, seconded by James H. LaMaster, to approve the change order, pending approval of River Hills Economic Development District and Regional Planning Commission, since this is a Community Grant. 5-aye, 0-nay, motion is approved.

JOHN KRAFT, Attorney at Law, requests an Executive Session to discuss litigation with Sonny Sprigler at some future date.

There being no further business to come before the Council:

TERRY E. LANGFORD moved, seconded by Michael N. Lockhart, to adjourn the meeting. 5-aye, 0-nay, motion approved and meeting adjourned at 7:30 P.M.

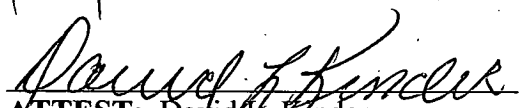

Paul J. Rhodes, Council President


Brian K. Meyer, Council Vice-President


James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member


Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

SELLERSBURG TOWN COUNCIL MEETING

April 23, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met on April 23, 2012 at the Sellersburg Town Hall. Present were President Paul J. Rhodes, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart, Town Attorney Jacob C. "Jake" Elder and Clerk-Treasurer David L. Kinder.

Vice-President Brian K. Meyer was absent.

CALL TO ORDER:

President Paul J. Rhodes called the meeting to order at 7:00 P.M.

PRAYER:

Michael N. Lockhart offered the opening prayer.

PLEDGE OF ALLEGIANCE:

Recited by all present.

JAMES H. LaMASTER moved, seconded by Michael N. Lockhart, to approve the minutes of the April 9, 2012 meeting and the claims as submitted by the Clerk-Treasurer. 4-aye, 0-nay, motion is approved.

JOHN KRAFT, Attorney at Law, representing Matt Toole and Kalos Development, LLC reference voluntary annexation ordinance for Stone Gate Manor subdivision, Phase 1 and Phase 2.

MICHAEL N. LOCKHART moved, seconded by Terry E. Langford, to consider **ORDINANCE 2012-006, AN ORDINANCE ANNEXING TERRITORY UNDER I.C. 36-4-3.5 KNOWN AS STONE GATE MANOR** on the first reading. 4-aye, 0-nay, motion is approved.

MICHAEL N. LOCKHART moved, seconded by Terry E. Langford, to approve **ORDINANCE 2012-006** on the first reading. 4-aye, 0-nay, motion is approved.

MICHAEL N. LOCKHART moved, seconded by Terry E. Langford to approve the plat for Stone Gate Manor for Phase 1 and Phase 2. 4-aye, 0-nay, motion is approved.

PRESIDENT RHODES presents Compliance with Statement of Benefits for IRJ, LLC, stating that after review by the Building Commissioner they are found to be compliance.

DANNY CRISTIANI requests sewer hook-ups for three residences at Alabama and St. Joe Road.

Sellersburg Town Council Meeting
April 23, 2012
Page 2 of 3 pages

KENNETH J. ALEXANDER, Municipal Works Director opposes having a private sewer on Town right of way.

KEVIN WRIGHT, Assistant Municipal Works Director, questions if the present pump station could handle three additional homes that have grinder pumps.

MICHAEL N. LOCKHART moved, seconded by James H. LaMaster to table this request until the May 14 Town Council meeting to give the Council time to review the request.

PRESIDENT RHODES presents Donation Letter donating .0699 acres of land to the Clark County Air Port Authority. The appraised value of this parcel is approximately forty thousand dollars (\$40,000.00 dollars).

JAMES H. LaMASTER moved, seconded by Terry E. Langford, to donate the .0699 acres of land to the Clark County Air Port Authority along with a Right of Entry. 4-aye, 0-nay, motion is approved.

PRESIDENT RHODES presents a change order from E-Z Construction for additional work on the High School Lift Station in the amount of \$6,564.07 (six thousand five hundred sixty-four and 07/100 dollars). This change order has been approved by Jacobi, Toombs and Lanz, Inc. engineers for the project.

MICHAEL N. LOCKHART moved, seconded by Terry E. Langford, to approve the change order. 4-aye, 0-nay, motion is approved.

JACOB C. "Jake" ELDER, Town Attorney, presents an Agreement To Return Property, a two (2) ton hydraulic jack, model #FSJ-200 – serial # 77005152, to Gray Manufacturing Company, Inc. of St. Joseph, Missouri.

This hydraulic jack was purchased from Louis R. Imhof, Jr. It was later determined that the jack was lost goods belonging to Gray Manufacturing Company, Inc. Imhoff will reimburse the Town the original purchase price of \$300.00 (three hundred dollars) plus \$150.00 (one hundred fifty dollars) for shipping cost to return the lost jack. The Town will pay \$62.70 (sixty-two and 70/100 dollars) to cover the remaining shipping costs.

TERRY E. LANGFORD moved, seconded by Michael N. Lockhart to approve the payment by the Town and have the property returned to Gray Manufacturing Company, Inc. 4-aye, 0-nay, motion is approved.

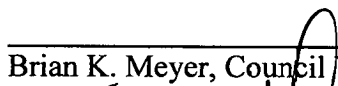
MR. ELDER requests an executive session by the Council on Wednesday, May 2, 2012, at 6:30 P.M. to discuss possible future litigation.

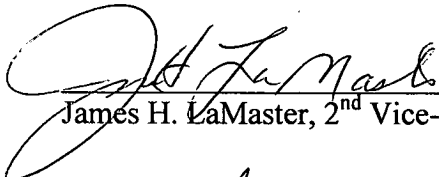
Sellersburg Town Council Meeting
April 23, 2012
Page 3 of 3 pages

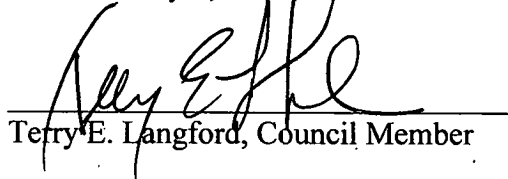
There being no further business to come before the Council:

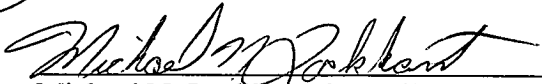
JAMES H LaMASTER moved, seconded by Michael N. Lockhart, that the meeting be adjourned. 4-aye, 0-nay motion is approved and meeting is adjourned at 7:43 P.M.

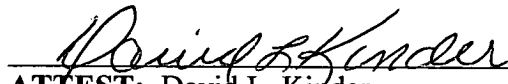

Paul J. Rhodes, Council President


Brian K. Meyer, Council Vice-President


James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member


Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

Attachment: Right of Entry letter
Donation Letter, Parcel No. 3- Bean Road - 0.699 Acres, Regional Air Port

DONATION LETTER

Town of Sellersburg
316 East Utica Street
Sellersburg, Indiana 47172

Richard P. Jones 3P
CLARK COUNTY RECORDER
Filed for Record as Presented
I 201208135 Page 1 of 3
JW Date 05/04/2012 Time 12:53:59

RE: Clark County Regional Airport
Parcel No. 3 - Bean Road - Acquisition of 0.699 acres

Town of Sellersburg:

Our real property is needed by the Clark County Regional Airport for a runway extension improvement project. As such, you are hereby advised that you have the right to have your property appraised by a competent appraiser and you have the right to accompany the appraiser on the inspection of your property. You have the right to be provided a written offer for the full amount of the fair market value as determined by the agency based upon the appraisal. You have the right to negotiate with agency and if an acceptable agreement cannot be reached, the right to have the value determined by a court of law. You also have the right to be paid the full amount of the fair market value before being required to surrender possession of your property. Notwithstanding these rights, we understand you are willing to waive all or any part of your rights noted and willingly agree to donate the property needed for the runway extension project. The property is described in the attached Exhibit A which is incorporated herein.

Please be advised that if you desire to use the donation for a tax deduction, you should seek advice from the Internal Revenue Service or a tax expert regarding the current rules for appraisal valuation.

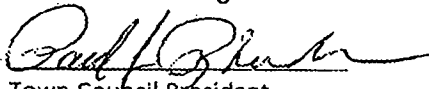
The undersigned hereby acknowledges that he/she has been fully advised by an Airport representative of his/her rights reflected above and agrees to: (1) Waive the right to receive just compensation for the property, (2) Release the Airport from obtaining an appraisal of the acquired property and (3) Execute the necessary conveyance instrument to transfer said property to the Airport.

Respectfully,

Steve Middleton

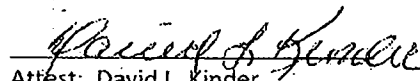
OWNER:

Town of Sellersburg


Town Council President

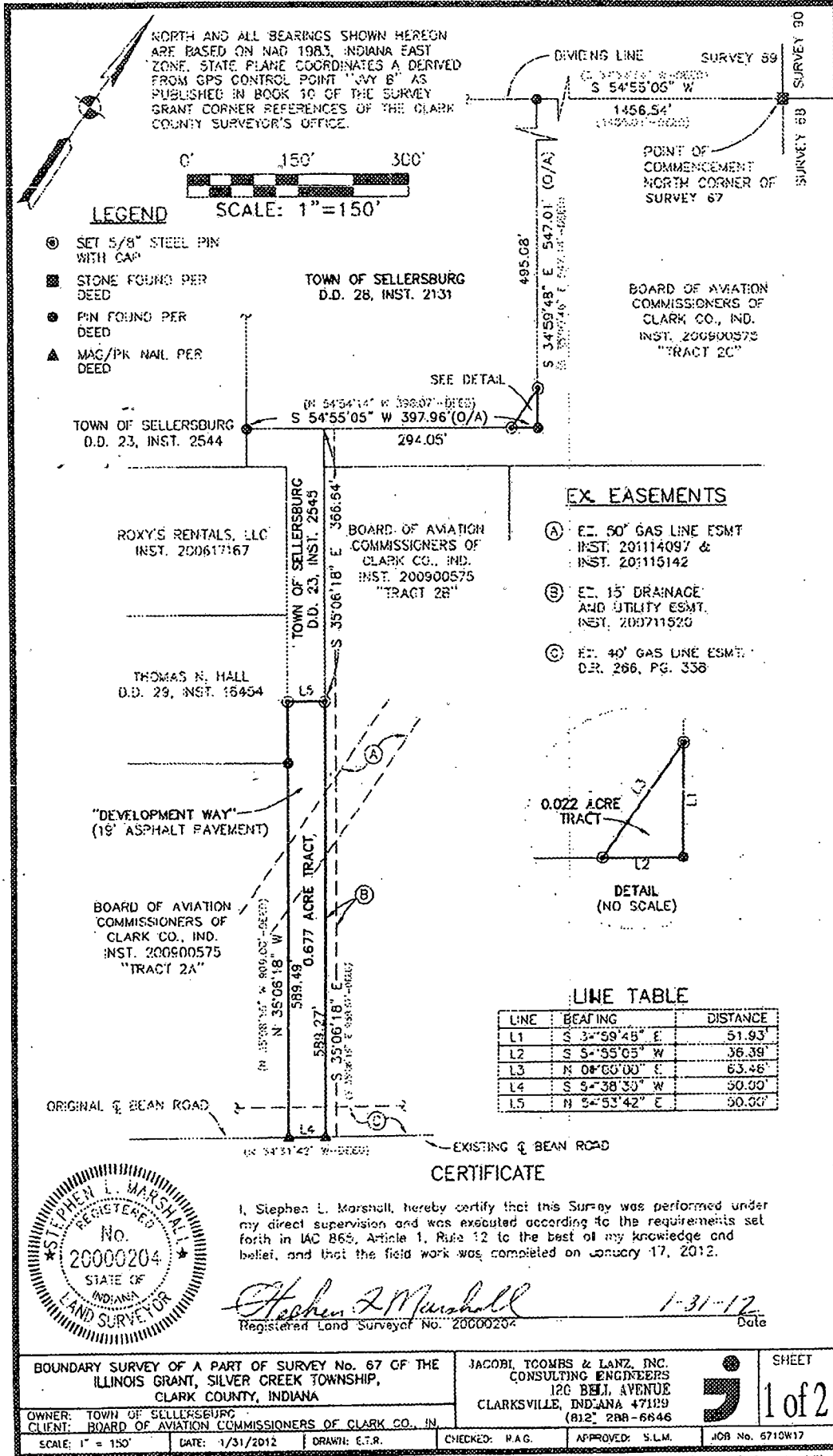
Paul J. Rhodes
Print Name

April 23, 2012
Date


Attest: David L. Kinder
Clerk-Treasurer

Attachments: Exhibit "A" (2 sheets)

Exhibit "A"



**LEGAL DESCRIPTION OF
0.022-ACRE TRACT**

Part of Survey No. 67 of the Illinois Grant, Silver Creek Township, Clark County, Indiana, and being more particularly described as follows:

Commencing at a stone being the common corner to Survey Nos. 67, 68, 89 and 90; thence along the line dividing said Survey Nos. 67 and 89, South 54°55'05" West, 1456.54 feet to a steel pin at the north corner of a tract conveyed to the Town of Sellersburg by Deed Drawer 28, Instrument 2131; thence along the northeasterly line of said tract, South 34°59'48" East, 495.08 feet to a steel pin with cap, the TRUE POINT OF BEGINNING;

Thence continuing along said line, South 34°59'48" East, 51.93 feet to a steel pin at the east corner of said tract; thence along the southeasterly line of said tract, South 54°55'05" West, 38.39 feet to a steel pin with cap; thence leaving said southeasterly line, North, 63.45 feet to the True Point of Beginning.

Containing 0.022 acres and being subject to any right-of-ways or easements whether recorded or not. Being a part of the lands conveyed to the Town of Sellersburg by Deed Drawer 28, Instrument 2131.

**LEGAL DESCRIPTION OF
0.677-ACRE TRACT**

Part of Survey No. 67 of the Illinois Grant, Silver Creek Township, Clark County, Indiana, and being more particularly described as follows:

Commencing at a stone being the common corner to Survey Nos. 67, 68, 89 and 90; thence along the line dividing said Survey Nos. 67 and 89, South 54°55'05" West, 1456.54 feet to a steel pin at the north corner of a tract conveyed to the Town of Sellersburg by Deed Drawer 25, Instrument 2545; thence along the northeasterly line of said tract, South 34°59'48" East, 547.01 feet to a steel pin at the east corner of said tract; thence along the southeasterly line of said tract, South 54°55'05" West, 294.05 feet to the north corner of a tract conveyed to the Town of Sellersburg by Deed Drawer 23, Instrument 2545; thence along the northeasterly line of said tract, South 35°06'18" East, 366.64 feet to a steel pin with cap, the TRUE POINT OF BEGINNING;

Thence continuing along said northeasterly line South 35°06'18" East, 589.27 feet to a MAG nail at the southeast corner of said tract, being on the original centerline of Bean Road; thence along said original centerline, South 54°53'42" East, 50.00 feet to a MAG nail at the southwest corner of said tract; thence along the southwesterly line of said tract, North 35°06'18" West, 589.49 feet to a steel pin with cap; thence North 54°53'42" East, 50.00 feet to the True Point of Beginning.

Containing 0.677 acres and being subject to any right-of-ways or easements whether recorded or not. Being a part of the lands conveyed to Town of Sellersburg by Deed Drawer 25, Instrument 2545.

SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Rule 12, Sections 1 through 30 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the cause and amount of uncertainty in the locations of the lines and corners found and established on this survey as a result of:

- A. Availability and condition of reference monuments;
- B. Occupation or possession lines;
- C. Clarity or ambiguity of the record description used and/or adjaker's description, and;
- D. The relative positional accuracy of the measurements.

The relative positional accuracy of the measurements taken while conducting this survey is within the specifications for an "Urban" class survey (0.07 feet; plus 50 parts per million) as defined by IAC 865.

This is an original survey of parts of the tracts described by Deed Drawer 23, Instrument 2545 (a 50-foot strip of land) and Deed Drawer 28, Instrument 2131, located in Survey No. 67 of the Illinois Grant, Clark County, Indiana. The purpose of the survey is to describe the tracts of land that are to be transferred to the airport. In addition to the subject and adjoining deeds and plats of record, a 2007 survey by this firm for Job No. 6710 was used to establish the lines and corners shown hereon. Said survey is of record at Instrument 200709947.

The grant line and the lines of the parent tracts that are contiguous with the airport property were established by the 2007 survey. As indicated by comparison to the deed distances along the northeasterly and southwesterly lines of the 50-foot strip of land, a variance of up to 3.03 feet was observed. In regard to the seven parcel variances of only 0.11 feet and 0.14 feet were observed along the subject lines. The northwest line of the 0.677 acre tract and the west line of the 0.022 acre tract were created by this survey.

No specific uncertainty was observed along the subject line with respect to occupation and possession, however, an existing 19-foot wide asphalt roadway located in the 50-foot strip is used for access to the town tracts and other properties. The strip appears to be a public roadway known as "Development Way" as shown.

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

- Due to availability and condition of reference monuments: 3.03 feet.
- Due to occupation or possession lines: None
- Due to clarity or ambiguity of the record description used and/or adjaker's description: None

NOTES

The word "Certify" or "Certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

This survey was performed without the benefit of a current title examination. Previous adjoining surveys were performed with the benefit of Title Reports 05-289 and 06-289c as prepared by Southeastern Indiana Title Co. and issued on June 8th, 2006. An Avigation Easement, Runway Clear Zone, 50:1 Clear Surface, and 7:1 Runway Approach Zone, and Tree Clearing Easement per M.D. 23, inst. 5985 listed within said reports is not graphically depicted hereon but affects the subject tract.

Documents referred to by Deed Drawer (D.D.), Deed Record (D.R.), Plat Book (P.B.) and/or instrument (inst.) are records on file at the Clark County, Indiana Recorder's Office.

All monuments shown hereon as found or set are within 0.3 feet of the ground surface, unless otherwise noted.

BOUNDARY SURVEY OF A PART OF SURVEY NO. 67 OF THE ILLINOIS GRANT, SILVER CREEK TOWNSHIP, CLARK COUNTY, INDIANA		JACOBI TOOMBS & LANZ, INC. CONSULTING ENGINEERS 120 BELL AVENUE CLARKSVILLE, INDIANA 47129 (812) 288-6646		SHEET 2 of 2	
OWNER: TOWN OF SELLERSBURG CLIENT: BOARD OF AVIATION COMMISSIONERS OF CLARK CO., IN.					
SCALE: N/A	DATE: 1/31/2012	DRAWN: E.T.R.	CHECKED: R.A.G.	APPROVED: S.L.W.	JOB No. 6710W17

RIGHT OF ENTRY

This Right of Entry ("Right of Entry") is made and entered into this 23rd day of April, 2012 by and between Town of Sellersburg and its successors and assigns (collectively "Owner") and the Clark County Board of Aviation Commissioners ("CCBAC").

WHEREAS, CCBAC is the owner and operator of the Clark County Regional Airport (the "Airport");

WHEREAS, CCBAC is currently engaged in a runway extension project at the Airport (the "Project");

WHEREAS, CCBAC desires to purchase approximately 0.699 acres of real property owned by the Owner and identified as Exhibit A (the "Property") in order to relocate Bean Road;

WHEREAS, the precise terms and conditions of the fee simple acquisition have not yet been finalized between the parties;

WHEREAS, it is necessary for CCBAC, through its employees, agents or contractors to enter upon the Property to begin construction for relocation of Bean Road;

WHEREAS, the Owner is desirous that construction of the Project be undertaken by CCBAC without undue delay.

NOW, THEREFORE, in consideration of the mutual obligations of the parties as set forth herein the Owner hereby grants CCBAC, its employees, agents, and/or contractors the right to enter upon the portion of the Owner's property which is required in order to relocate Bean Road, said right to enter to take effect upon the execution of this instrument.

CCBAC will conduct its activities under this right of entry at their sole risk, loss, cost and expense and in compliance with applicable laws and regulations.

CCBAC and its employees, agents or contractors will notify the Owner prior to the time that the Property will be entered. Owner will not interfere with the activities conducted by CCBAC on the Property under this Right of Entry.

All tools, equipment, and other personal property taken upon or placed upon the Property by CCBAC under this Right of Entry shall remain the property of CCBAC. CCBAC will remove them within a reasonable time after the completion of the activities on the Property as contemplated above. The rights granted to CCBAC under this Right of Entry shall terminate and be of no further force or effect 12 months from the date of mutual execution of this Right of Entry.

CCBAC shall indemnify Owner from any actual damages to real property, water, or premises that CCBAC causes. Owner will waive any right to recover punitive, exemplary, special, consequential or similar damages from CCBAC

THIS RIGHT OF ENTRY TO REMOVE OBSTRUCTIONS is executed as of the date first above written.

OWNER:
TOWN OF SELLERSBURG

David L. Kinder
Attest David L. Kinder, Clerk-Treasurer

Paul J. Rhodes
Paul J. Rhodes, Town Council President

WITNESS:

CLARK COUNTY BOARD OF
AVIATION COMMISSIONERS

Melodie A. McNamee
Airport Manager

BY Ronald F. Barnes
Ronald F. Barnes
President

**EXECUTIVE SESSION
SELLERSBURG TOWN COUNCIL
May 2, 2012**

EXECUTIVE SESSION:

An Executive Session of the Sellersburg Town Council was held at the Sellersburg Water/Wastewater Billing Office, 106 South New Albany Street, May 2, 2012. Present for the meeting were Town Council President Paul J. Rhodes, Council Vice- President Brian K. Meyer, Council 2nd Vice President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart, Town Attorney Jacob C. Elder and Clerk-Treasurer David L. Kinder.

CALLED TO ORDER:

President Paul J. Rhodes called the meeting to order at 6:31P.M.

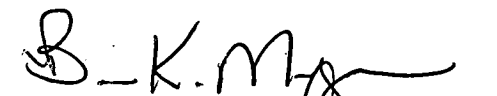
TOPICS OF DISCUSSION:


Initiation of litigation or litigation that is either pending or has been threatened specifically in writing. (I.C. 5-14-1.5-6.1 (2)(B).


No subject matter was discussed in the executive session other than the subject matter specified in the public notice.

Terry E. Langford made a motion, seconded by Brian K. Meyer, to adjourn the meeting. 5-aye, 0-nay, motion approved and meeting adjourned at 7:12 P.M.



Paul J. Rhodes, Council President


Brian K. Meyer, Vice-President


James H. LaMaster, 2nd Vice President


Terry E. Langford, Council Member


Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

SELLERSBURG TOWN COUNCIL MEETING

May 14, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met on May 14, 2012 at the Sellersburg Town Hall. Present were President Paul J. Rhodes, Vice-President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart and Clerk-Treasurer David L. Kinder.

Town Attorney Jacob C. "Jake" Elder was not present.

CALL TO ORDER:

President Paul J. Rhodes called the meeting to order at 7:00 P.M.

PRAYER:

Reverend Gary Fenner, Cavalry Christian Church offered the opening prayer.

PLEDGE OF ALLEGIANCE:

Recited by all present.

JAMES H. LaMASTER moved, seconded by Michael N. Lockhart, to approve the minutes of the April 23, 2012 meeting, Executive Meeting, May 2, 2012 and the claims as submitted by the Clerk-Treasurer. 4-aye, 0-nay, motion is approved with Brian Meyer abstaining on the meeting of April 23 as he was not present. Approval of the Executive Meeting, May 2, 2012 and the Claims were approved 5-aye, 0-nay.

PRESIDENT RHODES presents **ORDINANCE 2012-005, ADDITIONAL APPROPRIATIONS.**

JAMES H. LaMASTER makes a motion, seconded by Brian K. Meyer, to consider **Ordinance 2012-005** on the first reading. 5-aye, 0-nay, motion is approved.

JAMES H. LaMASTER makes a motion, seconded by Brian K. Meyer, to approve **Ordinance 2012-005** on the first reading. 5-aye, 0-nay, motion is approved.

JOHN KRAFT, Attorney at Law, representing Sonny Sprigler and the lien against property Mr. Sprigler bought. Town Attorney, Jacob C. Elder and John Kraft, Attorney for Sprigler have worked out a compromise for Sprigler to pay the Town of Sellersburg \$5,000.00 (five thousand dollars) and the Town will release the lien.

MICHAEL N. LOCKHART made a motion, seconded by James H. LaMaster, to approve the proposal submitted by Sprigler through his attorney John Kraft. Roll call vote; LaMaster, aye; Langford, aye; Meyer-nay; Lockhart, aye and Rhodes-nay. Motion is approved 3-aye, 2-nay.

MELISSA WOODS, River Hills Economic Development, presents payments for Storm Water Drainage Improvements Project DR2-09-196:

TSI Paving, Construction Services, pay application #3, \$65,500.00 (sixty-five thousand five hundred dollars) to be paid from grant funds.

TERRY E. LANGFORD made motion, seconded by James H. LaMaster to approve payment. 5-aye, 0-nay, motion is approved.

Change Order #1, Storm Water System Utility Conflicts, increase of \$4,098.60 (four thousand ninety-eight and 60/100 dollars) to be paid from grant.

MICHAEL N. LOCKHART made a motion, seconded by Brian K. Meyer, to approve payment. 5-aye, 0-nay, motion is approved.

Change Order #2, Stream by-pass revisions due to railroad. Reset temporary stream, check dam and remove trees. Tree mitigation per IDNR requirements. Additional guard rail. Increase of \$24,267.55 (twenty-four thousand two hundred sixty-seven and 55/100 dollars), to be paid from grant.

TERRY E. LANGFORD made a motion, seconded by James H. LaMaster to approve payment. 5-aye, 0-nay, motion is approved.

MARY BETH COFFMAN presents Council with Video Production Proposal for promoting Town of Sellersburg.

PAUL J. RHODES made a motion, seconded by Brian K. Meyer, to table this proposal until the June 11, 2012 Council meeting so Council members can look over the proposal and determine if funds are available.

DANNY CRISTIANI requesting sewer hook-up for Matt Scott and Brenda Eckert residence to his eight inch sewer. They will maintain the sewer and pay the \$3,920.00 (three thousand nine hundred twenty dollar) tap-in fee plus the \$50.00 (fifty dollar) administration fee. They will also sign the agreement not to remonstrate if the Town should annex the area containing their homes.

TERRY E. LANGFORD makes a motion, seconded by James H. LaMaster to approve the sewer tap-in. 5-aye, 0-nay, motion is approved.


KEVIN TAFF, Blankenbaker & Son Surveyors, requesting permission to tap into sewers for Autumn Ridge sub-division section 2. There will be 28 lots and the sewer flow would be approximately 8,680 (eight thousand six hundred eighty) gallons per day.

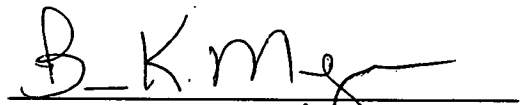
MICHAEL N. LOCKHART makes a motion, seconded by Terry E. Langford, to approve the taps pending approval by IDEM and the Public Works Director approval.


JOHN MARTIN requests that the Council, during the voter redistricting, consider changing the vote for Council members from all citizens voting for every district council member to just having the district voters voting for their district representative.


There being no further business to come before the Council:

BRIAN K. MEYER made a motion, seconded by James H. LaMaster, to adjourn the meeting. 5-aye, 0-nay, motion is approved and meeting adjourned at 7:48 P.M.

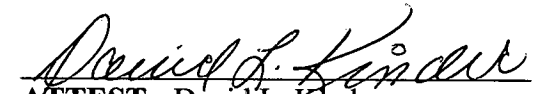

Paul J. Rhodes, Council President


Brian K. Meyer, Council Vice-President


James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member

ABSENT
Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

SELLERSBURG TOWN COUNCIL MEETING

June 11, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met on June 11, 2012 at the Sellersburg Town Hall. Present were President Paul J. Rhodes, Vice-President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Town Attorney Jacob C. "Jake" Elder and Clerk-Treasurer David L. Kinder.

Council Member Michael N. Lockhart was not present.

CALL TO ORDER:

President Paul J. Rhodes called the meeting to order at 7:00 P.M.

PRAYER:

President Paul J. Rhodes offered the opening prayer.

PLEDGE OF ALLEGIANCE:

Recited by all present.

TERRY E. LANGFORD moved, seconded by James H. LaMaster, to approve the minutes of the May 14, 2012 regular Town Council meeting and the claims as submitted by the Clerk-Treasurer. 4-aye, 0-nay, motion is approved.

MARY BETH COFFMAN addressed the Council about promotional advertising for the Town. It would be a viral video no longer than three minutes. She will prepare a one and a half to two minute promotional for two thousand dollars (\$2,000.00).

TERRY E. LANGFORD moved, seconded by Brian K. Meyer, to take this to the next level and produce a contract for the June 25th Council meeting. 4-aye, 0-nay, motion is approved.

PRESIDENT RHODES reads request from American Legion Post 204 for donation for the 4th of July fireworks display.

PAUL J. RHODES moved, seconded by James H. LaMaster, to approve two thousand five hundred (\$2,500.00) donations from the Council promotional fund. 4-aye, 0-nay, motion is approved.

KENNETH J. ALEXANDER, Public Works Director, presented proposal from HeatLo, LLC of Sellersville, Pennsylvania for PURGAS series 5000 Odor Control for the High School lift station. A copy of the proposal was given to each Council member for review and consider at the June 25th Town Council meeting.

MR. ALEXANDER will meet with Council members to tour the water plant, well fields and explain necessary improvements needed.

Sellersburg Town Council Meeting
June 11, 2012
Page 2 of 2 pages

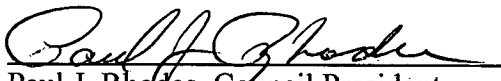
JACOB "Jake" ELDER, Town Attorney, advises the Council that the Z&S Developers, LLC, with Mr. Sprigler has paid the five thousand (\$5,000.00) penalty and Elder has filed notice of satisfaction with the Clark County Recorder's Office last week.

PRESIDENT RHODES advises that the American Red Cross will have a blood drive in the Community Room in the Police Building from 12 noon to 5 P.M, July 4th.

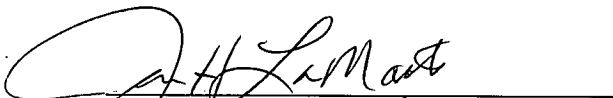
DAVID L. KINDER, Clerk-Treasurer, request renewal of Certificate of Deposit, 930027894 with River Valley Financial Bank. Council approves the renewal.


There being no further business to come before the Council;

TERRY E. LANGFORD moved, seconded by James H. LaMaster, to adjourn the meeting. 4-aye, 0-nay, motion is approved and meeting adjourned at 7:35 P.M.

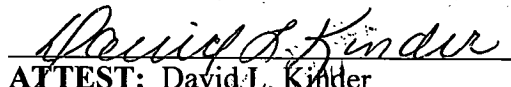

Paul J. Rhodes, Council President

ABSENT
Brian K. Meyer, Council Vice-President


James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member

ABSTAINS
Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

**EXECUTIVE SESSION
SELLERSBURG TOWN COUNCIL
June 25, 2012**

EXECUTIVE SESSION:

The Sellersburg Town Council met in Executive Session June 25, 2012. Present were Town Council President Paul J. Rhodes, 2nd Vice-President James H. LaMaster, Council Member Michael N. Lockhart, Council Member Terry E. Langford and Clerk-Treasurer David L. Kinder.

Vice-President Brian K. Meyer was not in attendance.

CALLED TO ORDER:

President Paul J. Rhodes called the meeting to order at 6:09 P.M.

TOPICS OF DISCUSSION:

IC 5-14-1.5-6.1(2)(B) Initiation of litigation or litigation that is either pending or has been threatened specifically in writing.

Michael N. Lockhart made a motion, seconded by Terry E Langford to adjourn the meeting. 4-aye, 1-nay, motion if approved and meeting adjourned at 7:02 P.M.

No subject matter was discussed in the executive session other than the subject matter specified in the public notice.



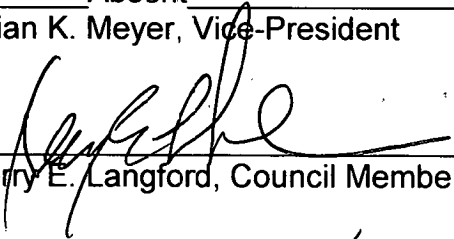
Paul J. Rhodes, Council President

Absent

Brian K. Meyer, Vice-President



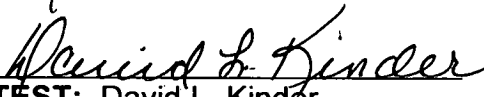
James H. LaMaster, 2nd Vice President



Terry E. Langford, Council Member



Michael N. Lockhart, Council Member



ATTEST: David L. Kinder
Clerk-Treasurer

SELLERSBURG TOWN COUNCIL MEETING

June 25, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met on June 25, 2012 at the Sellersburg Town Hall. Present were President Paul J. Rhodes, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart, Town Attorney Jacob C. "Jake" Elder and Clerk-Treasurer David L. Kinder.

Vice-President Brian K. Meyer was not present.

CALL TO ORDER:

President Paul J. Rhodes called the meeting to order at 7:04P.M.

PRAYER:

Michael N. Lockhart offered the opening prayer.

PLEDGE OF ALLEGIANCE:

Recited by all present.

JAMES H. LaMASTER moved, seconded by Terry E. Langford, to approve the minutes of the June 11, 2012 regular Town Council meeting and the claims as submitted by the Clerk-Treasurer. 4-aye, 0-nay, motion is approved.

MICHAEL N. LOCKHART states he is voting aye for approval of the claim, but is abstaining on the vote for approval of the minutes as he was not present at the June 11, 2012 meeting.

PRESIDENT RHODES introduces **Ordinance 2012-007 AN ORDINANCE ESTABLISHING POLICY PROHIBITING NEPOTISM.**

JAMES H. LaMASTER moves, seconded by Terry A. Langford to consider ORDINANCE 2012-007 on the first reading. 4-aye, 0-nay, motion is approved.

JAMES A. LaMASTER moves, seconded by Terry A. Langford to approve ORDINANCE 2012-007 on the first reading. 4-aye, 0-nay motion is approved.

PRESIDENT RHODES introduces **ORDINANCE 2012-008 AN ORDINANCE ESTABLISHING POLICY REQUIRING DISCLOSURE OF CONTR5ACTS WITH RELATIVES.**

MICHAEL N. LOCKHART moves, seconded by James A. LaMaster to consider ORDINANCE 2012-008 on the first reading. 4-Aye, 0-nay, motion is approved.

MICHAEL N. LOCKHART moves, seconded by James A. LaMaster, to approve ORDINANCE 2012-008 on the first reading. 4-aye, 0-nay, motion is approved.

Sellersburg Town Council Regular Meeting
June 25, 2012
Page 2 of 3 pages

MARY BETH COFFMAN, Thriving Iris Productions, LLC, presents contract for Video Productions to produce web video/tv commercial to promote the town and what it offers to potential business owners and residents, entitled Sellersburg Promo Video. Project to be 2 minutes 30 seconds to 3 minutes in length or time.

MICHAEL N. LOCKHART moves, seconded by James H. LaMaster to approve the contract. 4-aye, 0-nay, motion is approved.

KENNETH J. ALEXANDER, Municipal Works Director, requests that purchase of PURGAS series 5000 Odor Control from HEATLO be tabled until next meeting so more information about company and product can be obtained.

MICHAEL N. LOCKHART moves, seconded by James H. LaMaster, that the request to table the discussion until the July 9, 2012 meeting be approved. 4-aye, 0-nay motion is approved.

THOMAS HARRIS, **Sellersburg Volunteer Fire Department**, requesting permit for street fair in Sellersburg to promote Crusade for Children.

After discussion and presentation by Harris and his request for some decision from the Council by September.

TERRY A. LANGFORD moves, seconded by James H. LaMaster to table discussion to the July 23, 2012 meeting. 4-aye, 0-nay motion is approved.

DAVID L. KINDER, Clerk-Treasurer, presents recommendations for 2012 Budget Cuts to General Budget.

MICHAEL N. LOCKHART moves, seconded by Terry A. Langford to approve the budget cuts. 4-aye, 0-nay, motion is approved.

JACOB "JAKE" ELDER, Town Attorney, recommends that the two cases presently in the Court system, concerning Adam Koch, be resolved with each party signing agreement to dismiss their case against the other. Mr. Elder will prepare the necessary paper work to be signed by each party of the suit.

TERRY E. LANGFORD moves, seconded by Michael N. Lockhart, to accept terms if Koch will drop his suit, with prejudice. 4-aye, 0-nay motion is approved.

ELDER also presents information about the Town vs. Housing Authority and the sell of property at Sellersburg Township Park. The Housing Authority recommended that the property

Sellersburg Town Council Regular Meeting
June 25, 2012
Page 3 of 3 pages

be sold to Sellersburg Township Trustee and the proceeds split 25% to Town and 75% to Housing Authority.

TERRY A. LANGFORD moves, seconded by Michael N. Lockhart, that Elder make a counter offer and the split be 60% to Housing Authority and 40% to the Town if the Silver Creek Township Trustee is willing to purchase the property and the cost of the appraisal be divided equally from the selling price. 4-aye, 0-nay motion is approved.


JAMES H. LaMASTER request and Executive Session for 6:00 P.M. Thursday, July 5, 2012 with respect to any individual over whom the governing body has jurisdiction: I.C. 5-14-1.5-6.1(6)(A), to receive information concerning the individual's misconduct.

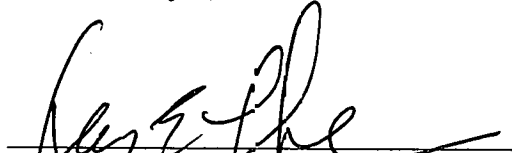
There being no further business to come before the Council:

MICHAEL N. LOCKHART moves, seconded by Terry E. Langford. 4-aye, 0-nay, motion is approved and meeting adjourned at 7:49 P.M.

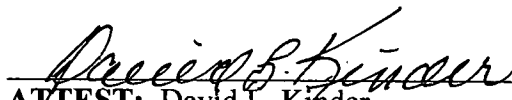

Paul J. Rhodes, Council President

Absent
Brian K. Meyer, Council Vice-President


James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member


Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

Attachment: 2012 Budget Cuts



Town of Sellersburg

316 EAST UTICA STREET
P.O. BOX 85
SELLERSBURG, INDIANA 47172
(812) 246-7049 FAX (812) 246-7040

David L. Kinder
Clerk-Treasurer
Michelle D. Miller
Deputy Clerk-Treasurer
Robin M. Jones
Deputy Clerk-Treasurer

June 19, 2012

To: Paul J. Rhodes, Council President
Brian K. Meyer, Council Vice President
James H. LaMaster, Council Member
Michael N. Lockhart, Council Member
Terry E. Langford, Council Member

From: David L. Kinder, Clerk Treasurer

RE: **2012 Budget Cuts**

This letter is to inform you that the Town's 2012 General Budget needs to be cut \$160,504.00 (one hundred sixty thousand five hundred four dollars).

I am recommending that the cut be made as follows:

<u>APPROPRIATION #</u>	<u>APPROPRIATION NAME</u>	<u>AMOUNT TO CUT</u>
101003111	TC SALARIES	\$ 9,000.00
101003122	TC MEDICARE	\$10,000.00
101003124	TC GROUP HEALTH INSURANCE	\$10,000.00
101003317	TC PROMOTION	\$15,000.00
101020112	PD DISPATCHERS SALARIES	\$21,000.00
101301384	S&S PAVING	\$95,504.00

The above cuts will be presented at the June 25, 2012 Town Council Meeting for Council Approval.

**EXECUTIVE SESSION
SELLERSBURG TOWN COUNCIL
July 5, 2012**

EXECUTIVE SESSION:

The Sellersburg Town Council met in Executive Session July 5, 2012. Present were Town Council Vice-President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Town Attorney Jacob "Jake" Elder and Clerk-Treasurer David L. Kinder.

President Paul J. Rhodes and Council Member Michael N. Lockhart were not in attendance.

CALLED TO ORDER:

Vice-President Brian K. Meyer called the meeting to order at 6:00 P.M.

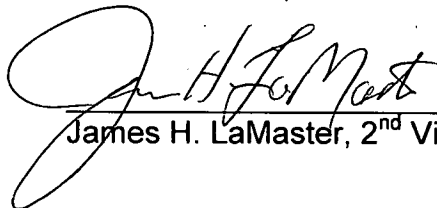
TOPICS OF DISCUSSION:

IC 5-14-1.5-6.1(6)(A) with respect to any individual over whom the governing body has jurisdiction: (A) to receive information concerning the individual's alleged misconduct.

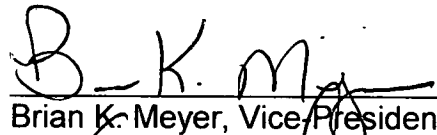
TERRY E. LANGFORD moved, seconded by James H. LaMaster, to adjourn the meeting. 3-aye, 0-nay, motion is approved and meeting adjourned at 7:33 P.M..

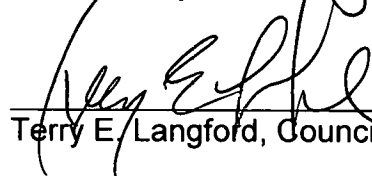
No subject matter was discussed in the executive session other than the subject matter specified in the public notice.

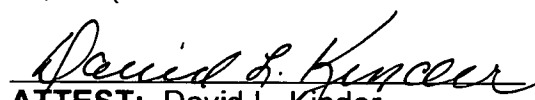
Absent
Paul J. Rhodes, Council President


James H. LaMaster, 2nd Vice President

Absent
Michael N. Lockhart, Council Member


Brian K. Meyer, Vice-President


Terry E. Langford, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

SELLERSBURG TOWN COUNCIL MEETING

July 9, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met on July 9, 2012 at the Sellersburg Town Hall. Present were President Paul J. Rhodes, Vice-President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart, Town Attorney Jacob C. "Jake" Elder and Clerk-Treasurer David L. Kinder.

CALL TO ORDER:

President Paul J. Rhodes called the meeting to order at 7:00P.M.

PRAYER:

Reverend Randy Coultas, Hamburg Church of Christ.

PLEDGE OF ALLEGIANCE:

Recited by all present.

JAMES H. LaMASTER moved, seconded by Terry E. Langford, to approve the minutes of the June 25, 2012 regular Town Council meeting; June 25, 2012 Executive Session; July 5, 2012 Executive Session and the claims as submitted by the Clerk-Treasurer.

Minutes of June 25, 2012, 4-aye, 1-abstention (Brian Meyer abstains, he was not present for the meeting) motion is approved.

Minutes of Executive Session of June 25, 2012, 4-aye, 1 abstention (Brian Meyer abstains, he was not present for the meeting) motion is approved.

Minutes of Executive Session of July 5, 2012, 3-aye, 2-abstentions (Paul J. Rhodes and Michael N. Lockhart were not present for the meeting) motion is approved.

The claims, as submitted by the Clerk-Treasurer, were approved 5-aye, 0-nay.

PRESIDENT RHODES introduces **ORDINANCE NO. 2012-009, AN ORDINANCE TO ABOLISH DORMANT FUNDS AND THE TRANSFER OF THE BALANCE IN THE DORMANT FUNDS TO THE GENERAL FUND.**

MICHAEL N. LOCKHART moves, seconded by Brian K. Meyer, to consider ORDINANCE 2012-009 on the first reading. 5-aye, 0-nay, motion is approved.

MICHAEL N. LOCKHART moves, seconded by Brian K. Meyer, to approve ORDINANCE 2012-009 on the first reading. 5-aye, 0-nay, motion is approved.

BRIAN K. MEYER moves, seconded by Terry E. Langford, to table the HeatLo proposal until the July 23, 2012 meeting. 5-aye, 0-nay, motion is approved.

Sellersburg Town Council Meeting
July 9, 2012
Page 2 of 2 pages

KIM MAYMON requesting permission to attach to the Sellersburg sewer system. Home adjoins Stone Gate Manor on State Road 60.

TERRY E. LANGFORD moves, seconded by Brian K. Meyer, to grant preliminary approval for attachment pending completion of all paper work and the approval for necessary right of way (easement) to the sewer hook-up.

KENNETH J. ALEXANDER, Municipal Works Director, presents sewer extension agreement with Lenfert-Young, LLC for Autumn Ridge subdivision, (Wastewater Construction Permit 54).


Clerk-Treasurer to check minutes of previous meetings for prior preliminary approval of this request and Town Attorney to check contract.

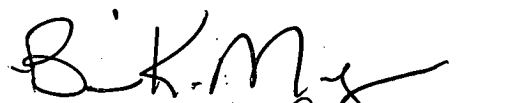
This will be considered at the July 23, 2012 Council meeting.


PRESIDENT RHODES advises Council that a meeting with the Sellersburg Redevelopment Commission is necessary reference development of TIF area at State Rod 311 at Enterprise Way. This meeting will be a workshop on Wednesday, August 15, 2012 at 6:00 P.M. in the Town Hall meeting room, 316 East Utica Street.

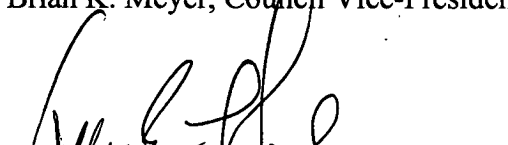
There being no further business to come before the Council:

BRIAN K. MEYER, moves, seconded by Michael N. Lockhart, to adjourn the meeting. 5-aye, 0-nay, motion is approved and meeting adjourned at 7:27 P.M.

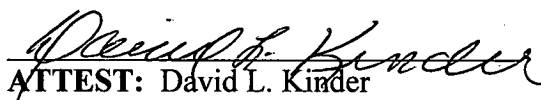

Paul J. Rhodes, Council President


Brian K. Meyer, Council Vice-President


James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member


Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

SELLERSBURG TOWN COUNCIL MEETING

July 25, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met on July 25, 2012 at the Sellersburg Town Hall. Present were President Paul J. Rhodes, Vice-President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart, Town Attorney Jacob C. "Jake" Elder and Clerk-Treasurer David L. Kinder.

CALL TO ORDER:

President Paul J. Rhodes called the meeting to order at 7:00P.M.

PRAYER:

Paul J. Rhodes offered the prayer.

PLEDGE OF ALLEGIANCE:

Recited by all present.

JAMES H. LaMASTER moved, seconded by Brian K. Meyer, to approve the minutes of the July 9, 2012 regular Town Council meeting and the claims as submitted by the Clerk-Treasurer. 5-aye, 0-nay, motion is approved.

PRESIDENT RHODES presents request from Lenfert-Young, LLC for sewer facility extension agreement for Autumn Ridge sub-division.

TERRY E. LANGFORD moved, seconded by Michael N. Lockhart, to approve the sewer extension for Autumn Ridge. 5-aye, 0-nay, motion is approved.

PRESIDENT RHODES introduces **ORDINANCE 2012-010, AN ORDINANCE CHANGING THE ZONING MAP DESIGNATION OF PROPERTY LOCATED AT THE COMMONLY KNOWN ADDRESS OF 333 POPP AVENUE, SELLERSBURG, CLARK COUNTY, INDIANA, FROM R-1 RESIDENTIAL TO R-2 RESIDENTIAL.**

MICHAEL N. LOCKHART moved, seconded by James H. LaMaster, to consider **ORDINANCE 2012-010** on the first reading. 5-aye, 0-nay, motion is approved.

MICHAEL N. LOCKHART moved, seconded by James H. LaMaster, to approve **ORDINANCE 2012-010** on the first reading. 5-aye, 0-nay, motion is approved.

THOMAS HARRIS, Sellersburg Volunteer Fire Department requesting permission to close East Utica Street from Hanger Avenue to Broadway, May 31 and June 1, 2013 for Crusade for Children Fund Raising Street Fair. Mr. Harris will contact all the residents on East Utica between Hanger and Broadway and if one objects to the street closing he will not request the street be closed.

Sellersburg Town Council Meeting

July 23, 2012

Page 2 of 3 pages

BRIAN K. MEYER moved, seconded by Michael N. Lockhart, to approve the Crusade for Children Fund Raising Street Fair Street closing, provided no resident, between Hanger and Broadway, objects to the street closing. 5-aye, 0-nay, motion is approved.

PRESIDENT RHODES closes the Regular Council Meeting at 7:20 P.M and opens the Public Hearing Meeting at 7:20 P.M., as advertised in the News and Tribune on July 18, 2012, reference donation of .677 acres of land, owned by the Town of Sellersburg, to the Board of Aviation of Clark County. Land value is \$42,000.00 (forty-two thousand dollars).

PRESIDENT RHODES asks if any member of the public present has any comments about the donation of the land. There being no comments from the public present President Rhodes closes the public hearing at 7:25 P.M. and re-opens the Regular Council Meeting at 7:20 P.M.

LISA KNIES, ISU Insurance and Investment Group presents Public Entity Insurance Proposal for the Town of Sellersburg. Ms. Knies states that Mike Whalen will be present at the Council meeting August 13, 2012 to go over any questions about the proposal.

BRIAN K. MEYER moved, seconded by James H. LaMaster. To approve a \$5,000.00 (five thousand dollar) donation to the Sellersburg Celebrates committee for this year's Sellersburg Celebrates. 5-aye, 0-nay, motion is approved.

KENNETH J. ALEXANDER, Public Works Director, presents delinquent sewer customers that need to be written off as uncollectable accounts.

BRIAN K. MEYER moved, seconded by James H. LaMaster to table this until the Council meeting, August 13, 2012.

WILLIAM R. WHELAN, Chief of Police advises the Council that he has the equipment to make identification badges for all town employees.

TERRY E. LANGFORD moved, seconded by Michael N. Lockhart, to have identification badges made for all town employees and Town Council members. 5-aye, 0-nay, motion is approved.

JACOB C. "Jake" ELDER, Town Attorney, advises that the Adam Koch case will be dismissed within the next two weeks; he just needs another signature on the forms.

Mr. Elder request the Council direct the department heads make a direct line of supervision for all employees and furnish the list to the Clerk-Treasurer.

Council members agree this list is necessary and should be completed by department heads and submitted to Clerk-Treasurer.

Sellersburg Town Council Meeting
July 23, 2012
Page 3 of 3 pages

Mr. Elder request an executive session be held Wednesday, August 1, 2012 at 6:00 P.M., pertaining to future litigation.

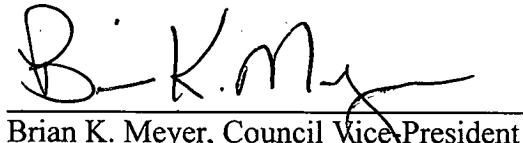
JAMES H. LaMASTER inquires as to when the Sellersburg Water Tank on Scheller Avenue will be painted?

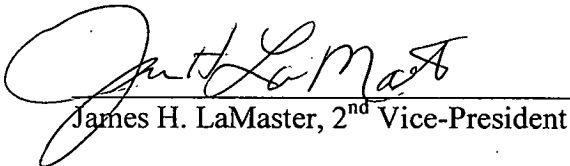
PRESIDENT RHODES advises this is in plans to have other water improvements made.


There being no further business to come before the Council:

BRIAN K. MEYER, moved, seconded by Terry E. Langford, to adjourn the meeting. 5-aye, 0-nay, motion is approved and meeting adjourned at 8:08 P.M.

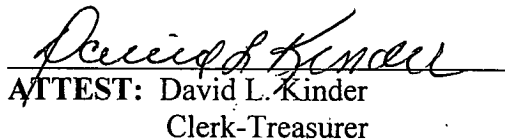

Paul J. Rhodes, Council President


Brian K. Meyer, Council Vice-President


James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member


Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

Attachment: Notice of Public Hearing

■ **SELLERSBURG**

Council hosting public hearing

The Sellersburg Town Council will hold a public hearing Monday, July 23, during its regularly scheduled town council meeting.

The public hearing is to discuss the donation of .07 acres of land, located North of Bean Road, to the Clark County Board of Aviation Commissioners.

Sellersburg's town council will meet at 7 p.m. in Sellersburg Town Hall, 316 E. Utica St.

WEDNESDAY, JULY 18, 2012

**EXECUTIVE SESSION
SELLERSBURG TOWN COUNCIL
August 1, 2012**

EXECUTIVE SESSION:

The Sellersburg Town Council met in Executive Session August 1, 2012. Present were Town Council President Paul J. Rhodes, Vice President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Michael N. Lockhart, Council Member Terry E. Langford, Town Attorney Jacob C. Elder and Clerk-Treasurer David L. Kinder.

CALLED TO ORDER:

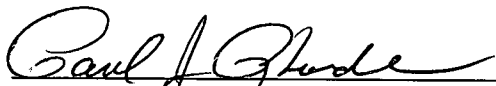
President Paul J. Rhodes called the meeting to order at 6:00 P.M.

TOPICS OF DISCUSSION:

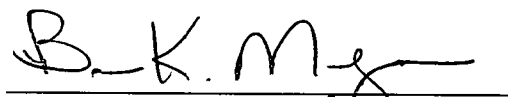
IC 5-14-1.5-6.1(2)(B) Initiation of litigation or litigation that is either pending or has been threatened specifically in writing.

BRIAN K. MEYER moved, seconded by Terry E. Langford to adjourn the meeting. 5-aye, 0-nay, motion if approved and meeting adjourned at 6:23 P.M.

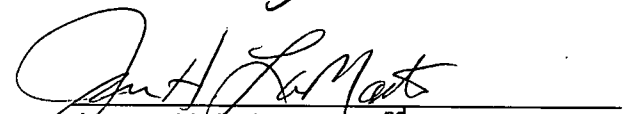
No subject matter was discussed in the executive session other than the subject matter specified in the public notice.



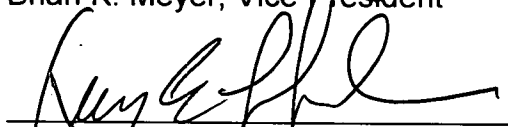
Paul J. Rhodes, Council President



Brian K. Meyer, Vice-President



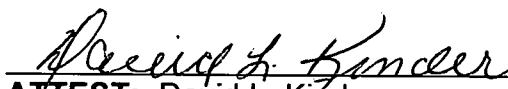
James H. LaMaster, 2nd Vice President



Terry E. Langford, Council Member



Michael N. Lockhart, Council Member



ATTEST: David L. Kinder
Clerk-Treasurer

SELLERSBURG TOWN COUNCIL MEETING
August 13, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met on August 13, 2012 at the Sellersburg Town Hall. Present were President Paul J. Rhodes, Vice-President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart, Town Attorney Jacob C. "Jake" Elder and Clerk-Treasurer David L. Kinder.

CALL TO ORDER:

President Paul J. Rhodes called the meeting to order at 7:00P.M.

PRAYER:

Reverend Gary Fenner, Calvary Christian Church offered the prayer.

PLEDGE OF ALLEGIANCE:

Recited by all present.

JAMES H. LaMASTER moved, seconded by Michael N. Lockhart,, to approve the minutes of the July 23, 2012 regular Town Council meeting, The August 1, 2012 Executive Session and the claims as submitted by the Clerk-Treasurer. 5-aye, 0-nay, motion is approved.

PRESIDENT RHODES introduces **ORDINANCE No. 2012-011, AN ORDINANCE AMENDING WEEDS; GRASS AND RANK VEGETATION 95.48 REMOVAL NOTICE.**

MICHAEL N. LOCKHART moved, seconded by Brian K. Meyer, to consider **ORDINANCE 2012-011** on the first reading. 5-aye, 0-nay, motion is approved

MICHAEL N. LOCKHART moved, seconded by Brian K. Meyer, to approve **ORDINANCE 2012-011** on the first reading. 5-aye, 0-nay, motion is approved

PRSIDENT RHODES introduces **RESOLUTION NO. R-2012-002, A RESOLUTIN DONATING LAND TO THE CLARK COUNTY REGIONAL AIRPORT.**

BRIAN K. MEYER moved, seconded by James H. LaMaster, to approve **RESOLUTION R-2012-002.** 5-aye, 0-nay, motion is approved.

B. TODD BOOKER, Jacobi, Toombs and Lanz, Inc. presents Consulting Services Agreement for support services dealing with projects that will provide professional services and experience in Geographic Information Systems, Surveying and Engineering

BRIAN K. MEYER moved, seconded by James H. LaMaster, to accept the contract with Jacobi, Toombs and Lanz, Inc. for services up to \$5,000.00 (five thousand dollars) for redistricting. This is to be paid from the Rainy Day Funds of the Town. 5-aye, 0-nay, motion is approved.

Sellersburg Town Council Meeting
August 13, 2012
Page 2 of 3 pages

KENNETH J. ALEXANDER, Public Works Director addresses Sewer Write-offs. He advises the Council needs to pick a collection agency to handle these.

TERRY E. LANGFORD moved, seconded by Michael N. Lockhart, to table this until the next Council meeting, August 27, 2012.

MIKE WHALEN, ISU Insurance and Investment Group, presents Public Entity Insurance Proposal for the Town of Sellersburg.

TERRY E. LANGFORD moved, seconded by Brian K. Meyer, to accept the policy as presented. 5-aye, 0-nay, motion is approved.

TOM KENDRICK, Nuisance Animal Service requests that his contract be renewed with an increase from \$300.00 (three hundred dollars) per month to \$400.00 (four hundred dollars) per month. He will have the new contract at the next Council meeting, August 27, 2012.

KENNETH J. ALEXANDER, Public Works Director, presents three requests for quotes reference paving of road cuts for the Water Department. Quotes were solicited from Wingham, Libbs Paving and TSI Paving.

TSI Paving was the only respondent with a quote of \$12,482.66 (twelve thousand four hundred eighty-two and 66/100 dollars).

TERRY E. LANGFORD moved, seconded by Michael N. Lockhart to accept the quote of TSI Paving and the contract is paid out of the Water Utility Operating Account. 5-aye, 0-nay, motion is approved.

TERRY E. LANGFORD moved, seconded by Brian K. Meyer that instead of the excavation being filled with compacted sand that number 8 rocks be used. 5-aye, 0-nay, motion is approved.

Mr. ALEXANDER requests that materials from TEK Supply be purchased to build a PolyMax Curtain Dome for the storage of road salt. The cost of the materials and shipping is \$10,325.75 (ten thousand three hundred twenty five and 75/100 dollars). This will be a public works project using town labor.

MICHAEL N. LOCKHART moved, seconded by Brian K. Meyer, to authorize the purchase of the materials from TEK Supply. 5-aye, 0-nay, motion is approved.

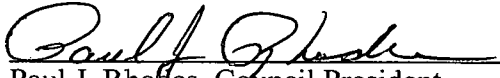
MR. ALEXANDER advises that Sun Flower Valley has a delinquent water utility bill of approximately \$13,000.00. He suggests the Town Attorney work out some type of payment plan to collect this money.

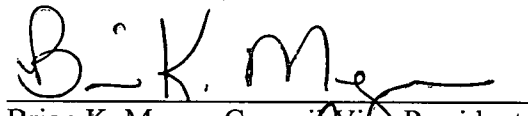
Sellersburg Town Council Meeting
August 13, 2012
Page 3 of 3 pages

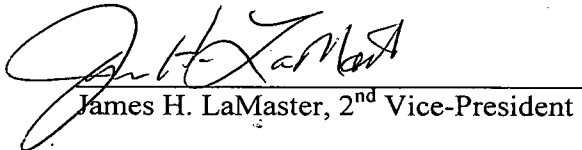
JACOB "JAKE" ELDER, TOWN ATTORNEY advises that 21st Century and Bob Lynn have filed suit against the Town and he has turned it all over to the Town's insurance carrier.

There is no further business to come before the Council at this time.

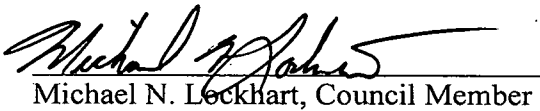
TERRY E. LANGFORD, moved, seconded by Brian K. Meyer, to adjourn the meeting. 5-aye, 0-nay, motion is approved and meeting adjourned at 8:05 P.M.

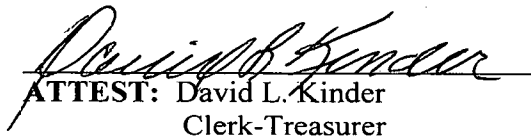

Paul J. Rhodes, Council President


Brian K. Meyer, Council Vice-President


James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member


Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

SELLERSBURG TOWN COUNCIL WORKSHOP MEETING

August 15, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met in a workshop session on August 15, 2012 at the Sellersburg Town Hall. Present were President Paul J. Rhodes, Vice-President Brian K. Meyer, Council Member Terry E. Langford, Council Member Michael N. Lockhart, Town Attorney Jacob C. "Jake" Elder and Clerk-Treasurer David L. Kinder.

2nd Vice President James H. LaMaster was not present.

CALL TO ORDER:

President Paul J. Rhodes called the meeting to order at 6:10 P.M.

PRAYER:

PLEDGE OF ALLEGIANCE:

Recited by all present.

REDEVELOPMENT COMMISSION MEMBERS present, President Michael J. Hostetler, Vice-President Kenneth J. Alexander, Secretary Mary Lynne Bailey Member John D. McDill and Member William B. Densford.

REDEVELOPMENT STEERING COMMITTEE MEMBERS president were Jim Baker and Donald L. Compton.

OTHERS PRESENT Indiana State Senator Ron Grooms, Ron Hess, Jason Copperwaite of Paul Primavera & Associates and Brian C. Colton of H.J. Umbaugh & Associates

KENNETH J. ALEXANDER presented power point of why Redevelopment Commission was formed and the creating of Tax Increment Financing (TIF) district.

BRIAN C. COLTON, H.J. Umbaugh and Associates, presents Illustrative project costs and funding; Illustrative amortization of \$310,000.00 principal amount of tax exempt Bond Anticipation Notes of 2012: Current level of tax collections comparison of Estimated Tax Increment and Payments: Scenario based upon 100% Tax collections and estimated annual real property tax increment.


JASON COPPERWAITE, Paul Primavera & Associates, presents Engineering Proposal Design for Enterprise Drive: Proposal for Regional Detention Basin Design and Conceptual Design of Remaining Facilities outside of previous proposals.


RON GROOMS, Indiana State Senator, presents City of Jeffersonville Tax Increment Financing Areas and Tax increment use and explains how these areas were developed and the income they produced for the City.

Sellersburg Town Council Workshop Meeting
August 15, 2012
Page 2 of 2 pages

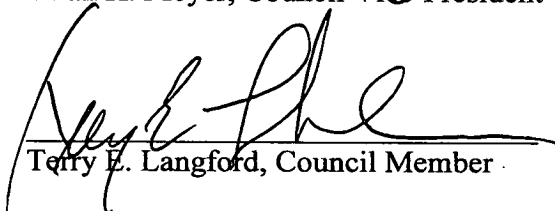
There was no further business to come before the Council.


TERRY E. LANGFORD, moved, seconded by Brian K. Meyer, to adjourn the meeting. 4-aye, 0-nay, motion is approved and meeting adjourned at 7:55 P.M.

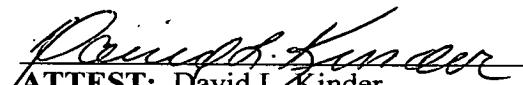

Paul J. Rhodes, Council President


Brian K. Meyer, Council Vice-President

 Absent
James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member


Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

Attachments: Alexander Camp Run Commons presentation
H.J. Umbaugh & Associates Economic Development Area Draft presentation.
Paul Primavera & Associates presentation
State Senator Groom's presentation

Camp Run Commons Workshop

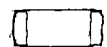
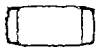
August 15th 2012 @6pm

Town Council Chambers

1. 6:00PM-6:15 PM
Redevelopment Introduction
 - a. The Beginning
 - b. Ratio
 - c. Moving Forward
2. 6:15 PM-6:30PM
H. J. Umbaugh & Associates
 - a. Financial Options
3. 6:30PM-6:45PM
Jason Cooperwaite (Paul Primavera Engineering)
 - a. Engineering the Future
4. 6:45PM Question and Answer Session
5. 7:00PM
Senator Ron Grooms
 - a. State Programs
6. Adjournment

Camp Run Commons

Our Future Begins

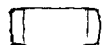
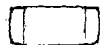
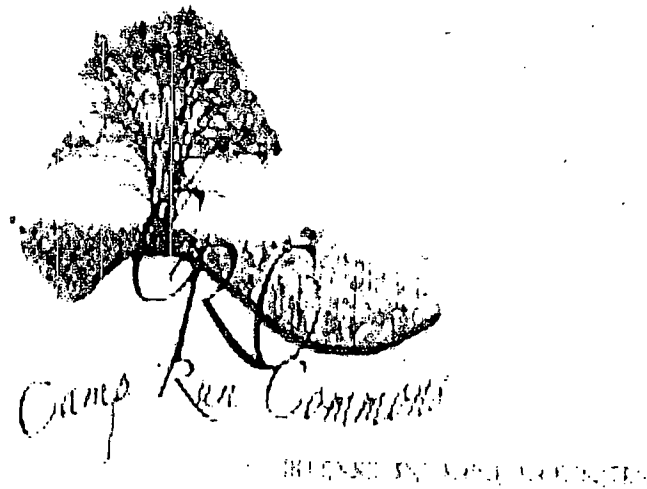


PHASE 1 FEATURES

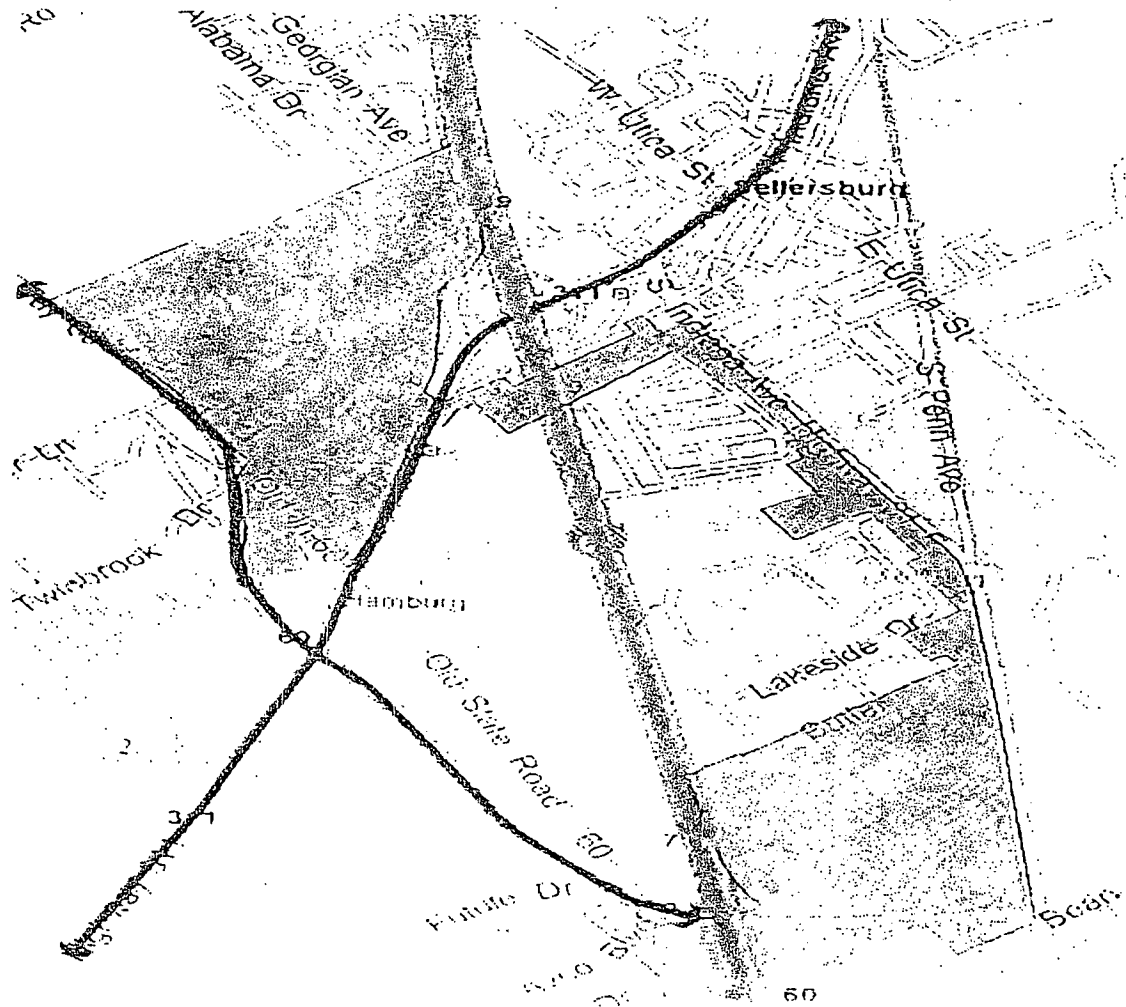
- Extend Enterprise Drive and Poindexter Lane to provide internal access to the district and potentially alleviate some traffic congestion at or near the intersection of State Roads 311 and 60.
- Establish a regional linear, shared stormwater detention system to serve short- and long-term development patterns.
- Improve intersection functionality at S.R. 311 and Enterprise Drive by eliminating Ohio Avenue as a frontage road. This will also make the land along I-65 more developable as well.
- New street network to connect the Hillendale subdivision at Alabama Avenue.

Let's Give This A Name

- Camp Run Commons
- Artwork Designed by Mike McKinstry



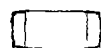
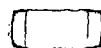
TIF Areas



PUD

What and Why?

- PUD zoning is intended to provide more development flexibility and innovation than is possible through the application of traditional zoning regulations.
- The PUD allows for a mix of uses and mixed densities.
- The PUD also establishes development and design standards for future development in the TIF District that reflects the community's vision.
- To this end, the current Sellersburg Zoning Ordinance shall be amended to establish procedures for the rezoning of land to a PUD and for the submission and review of Development Plans.



Ratio Results

- An eleven-member project steering committee met in June 2010
- A public workshop was held on September 22nd to introduce the general public to the TIF District planning process.
- A draft of the plan was presented at an open house on December 13, 2010
- Based on market analyses performed for the site and ongoing conversations between community leaders, Steering Committee members, and project consultants, it became apparent the community had a unique opportunity to create a mix of land uses for the area. Focusing on a mixed-use strategy would not only buffer downward trends in the economy, but also create a vibrant focal point for the community.



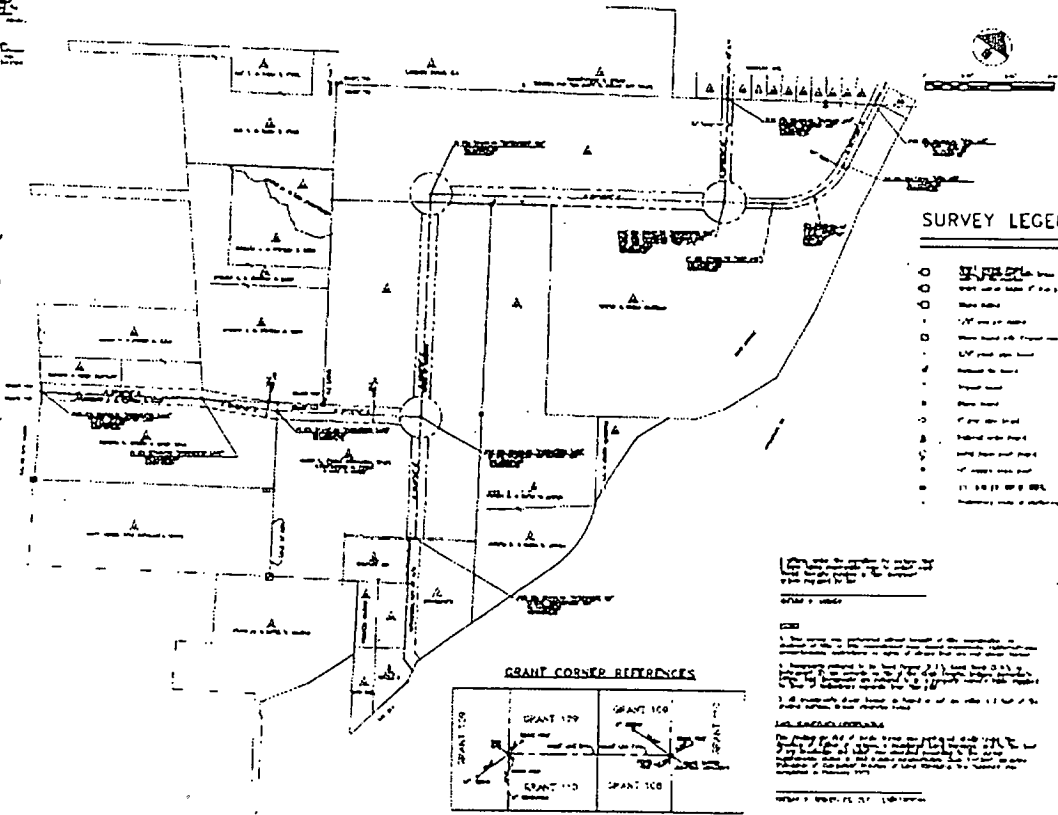
Redevelopment Commission Formed

- INTENT
- In 2009 the Town of Sellersburg formed a redevelopment commission which created a Tax Increment Finance (TIF) District as an economic development tool to attract new commercial development. TIF financing utilizes the increased (“incremental”) property tax revenues of property in the district to pay for the construction of improvements and infrastructure inside the district for a designated period of time without the use of existing general funds.

Plan of Action

[Faded text, likely project title or location]

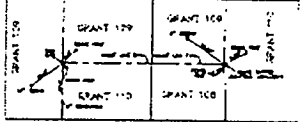
SURVEYORS REPORT
[Detailed survey report text, mostly illegible due to fading]



SURVEY LEGEND

- (Dashed line)
- .-.- (Dotted line)
- (Long dashed line)
- (Short dashed line)
- (Dash-dot line)
- (Solid line)

GRANT CORNER REFERENCES



[Faded text block, likely notes or additional survey details]



RENAISSANCE DESIGN BUILD, INC.
177 S. Indiana Avenue
Salisbury, DE 19370
Tel: 410-326-7777 Fax: 410-326-7778
www.renaissance-build.com



PRELIMINARY ROUTE SURVEY PLAN
CAMP BELL COMPANY
CENTREVILLE, DE
RELEASED: 04/11/17



[Faded text block, likely notes or additional survey details]

H. J. Umbaugh & Associates
Certified Public Accountants, LLP
8365 Keystone Crossing
Suite 300
Indianapolis, IN 46240-2837

Phone: 317-465-1500
Fax: 317-465-1550

www.umbaugh.com

DRAFT



It's all about experience.

August 15, 2012

Members of the Sellersburg
Town Council and
Redevelopment Commission
316 East Utica
P.O. Box 85
Sellersburg, IN 47172

Re: Illustrative Sellersburg EDA Project

Dear Members of the Council and Commission:

Per your request, we have prepared this preliminary Tax Increment analysis to assist you in the discussion and consideration of the illustrative Sellersburg EDA project. The attached schedules (listed below) present unaudited and limited information. The use of these schedules should be restricted to this purpose, for internal use only, as the information is subject to future revision and final report.

<u>Page</u>	
2	Illustrative Project Costs and Funding
3	Illustrative Amortization of \$310,000 Principal Amount of Tax Exempt Bond Anticipation Notes of 2012
	<u>Scenario 1 – Based upon Current Level of Tax Collections</u>
4	Comparison of Estimated Tax Increment and Payments
	<u>Scenario 2 – Based upon 100% Tax Collections</u>
5	Comparison of Estimated Tax Increment and Payments
6	Estimated Annual Real Property Tax Increment

In the preparation of these schedules, certain assumptions were made as noted regarding certain future events. As is the case with such assumptions regarding future events and transactions, some or all may not occur as expected and the resulting differences could be material. We have not examined the underlying assumptions nor have we audited or reviewed the historical data. Consequently, we express no opinion thereon nor do we have a responsibility to prepare subsequent reports.

We would appreciate your questions or comments on this information and would provide additional information upon request.

Very truly yours,

UMBAUGH

DRAFT

Brian C. Colton



SELLERSBURG REDEVELOPMENT COMMISSION

Sellersburg Economic Development Area

ILLUSTRATIVE PROJECT COSTS AND FUNDING

Illustrative Project Costs:

Proceeds Available for Project	\$250,000
Placement Fee (0.5%)	1,550
Issuance Costs	<u>58,450</u>
Total Illustrative Project Costs	<u><u>\$310,000</u></u>

Illustrative Project Funding:

Tax Exempt Bond Anticipation Notes of 2012	<u><u>\$310,000</u></u>
--	-------------------------

DRAFT

(Subject to the attached letter dated August 15, 2012)

(Preliminary - Subject to Change)

(For Internal Use Only)

SELLERSBURG REDEVELOPMENT COMMISSION

Sellersburg Economic Development Area

**ILLUSTRATIVE AMORTIZATION OF \$310,000 PRINCIPAL AMOUNT OF
TAX EXEMPT BOND ANTICIPATION NOTES OF 2012**

Assumes Note dated December 1, 2012

<u>Payment Date</u>	<u>Principal Outstanding</u>	<u>Principal</u>	<u>Assumed Interest Rate</u> (1)	<u>Assumed Interest</u>	<u>Total Debt Service</u>	<u>Fiscal Year Debt Service</u>
07/01/13	\$310,000			\$5,425	\$5,425	
01/01/14	310,000			4,650	4,650	\$10,075
07/01/14	310,000			4,650	4,650	
01/01/15	310,000			4,650	4,650	9,300
07/01/15	310,000			4,650	4,650	
01/01/16	310,000			4,650	4,650	9,300
07/01/16	310,000			4,650	4,650	
01/01/17	310,000			4,650	4,650	9,300
07/01/17	310,000			4,650	4,650	
12/01/17	310,000	<u>\$310,000</u>	3.00%	<u>3,875</u>	<u>313,875</u>	<u>318,525</u>
Totals		<u><u>\$310,000</u></u>		<u><u>\$46,500</u></u>	<u><u>\$356,500</u></u>	<u><u>\$356,500</u></u>

(1) The actual interest rate may vary materially from the rate assumed in this analysis.

DRAFT

(Subject to the attached letter dated August 15, 2012)

(Preliminary - Subject to Change)

(For Internal Use Only)

SELLERSBURG REDEVELOPMENT COMMISSION

Scenario 1

Sellersburg Economic Development Area

COMPARISON OF ESTIMATED TAX INCREMENT AND PAYMENTS

<u>Taxes Payable Year</u>	<u>Estimated Tax Increment</u>	<u>Proposed 2012 BANs</u>	<u>Remaining Tax Increment</u>	<u>Cumulative Tax Increment</u>	<u>Estimated Annual Coverage</u>	<u>Estimated Cumulative TIF Coverage</u>
	(1)	(2)				
2012	\$64,000	\$0	\$64,000	\$64,000	NA	NA
2013	64,000	10,075	53,925	117,925	635%	1270%
2014	64,000	9,300	54,700	172,625	688%	1956%
2015	64,000	9,300	54,700	227,325	688%	2544%
2016	64,000	9,300	54,700	282,025	688%	3133%
2017	64,000	318,525	(254,525)	27,500	20%	109%
Totals	<u>\$384,000</u>	<u>\$356,500</u>	<u>\$27,500</u>			

(1) Represents the current level of tax collections as provided by the Auditor's office and is based on the estimated Tax Increment as shown on page 6 and reduced by delinquent taxes.

(2) See page 3.

DRAFT

(Subject to the attached letter dated August 15, 2012)

(Preliminary - Subject to Change)

(For Internal Use Only)

SELLERSBURG REDEVELOPMENT COMMISSION

Scenario 2

Sellersburg Economic Development Area

COMPARISON OF ESTIMATED TAX INCREMENT AND PAYMENTS

<u>Taxes Payable Year</u>	<u>Estimated Tax Increment</u>	<u>Proposed 2012 BANs</u>	<u>Remaining Tax Increment</u>	<u>Cumulative Tax Increment</u>	<u>Estimated Annual Coverage</u>	<u>Estimated Cumulative TIF Coverage</u>
	(1)	(2)				
2012	\$99,530	\$0	\$99,530	\$99,530	NA	NA
2013	100,050	10,075	89,975	189,505	993%	1981%
2014	100,050	9,300	90,750	280,255	1076%	3113%
2015	100,050	9,300	90,750	371,005	1076%	4089%
2016	100,050	9,300	90,750	461,755	1076%	5065%
2017	100,050	318,525	(218,475)	243,280	31%	176%
Totals	<u>\$599,780</u>	<u>\$356,500</u>	<u>\$243,280</u>			

(1) Based upon TIF projections as shown on page 6.

(2) See page 3.

DRAFT

(Subject to the attached letter dated August 15, 2012)

(Preliminary - Subject to Change)

(For Internal Use Only)

SELLERSBURG REDEVELOPMENT COMMISSION

Sellersburg Economic Development Area

ESTIMATED ANNUAL REAL PROPERTY TAX INCREMENT

	Pay 12 Abated Amount (1)	Length of Abatement	Year of Abatement	<u>2012</u>	<u>2013</u>
Unabated:				\$23,583,507	\$23,583,507
Abated:					
Evinger Dan R & Joan V	\$453,600	10	2003	<u>430,920</u>	<u>453,600</u>
Net Assessed Value				24,014,427	24,037,107
Less Base Assessed Value				<u>(19,281,159)</u>	<u>(19,281,159)</u>
Estimated Incremental Assessed Value				4,733,268	4,755,948
Times Net Tax Rate (2)				<u>\$2.2799</u>	<u>\$2.2799</u>
Estimated Tax Increment				107,910	108,430
Less: Estimated Circuit Breaker Credits (3)				<u>(8,380)</u>	<u>(8,380)</u>
Estimated Net Tax Increment				<u><u>\$99,530</u></u>	<u><u>\$100,050</u></u>

- (1) Based on 2011 pay 2012 abatement information provided by the Auditor's office.
- (2) Represents the certified 2011 payable 2012 tax rate for the Town of Sellersburg.
- (3) Residential homestead property taxes are limited to 1.0% of gross assessed value. Other residential, agricultural land, and long-term care facilities property taxes are limited to 2.0% of gross assessed value.

DRAFT

(Subject to the attached letter dated August 15, 2012)

(Preliminary - Subject to Change)

(For Internal Use Only)

PAUL PRIMAVERA & ASSOCIATES
Registered Engineers and Land Surveyors

August 13, 2012

Sellersburg Redevelopment Commission
316 E. Utica Street
Sellersburg, Indiana 47172
Attn: Mike Hostetler, Chairman

Re: Engineering Proposal
Enterprize Drive
Sellersburg, IN

Dear Mr. Hostetler,

We are pleased to provide the following proposal for your review:

We propose to provide land surveying and civil engineering services for the design of Enterprize Drive from its intersection with Charlestown Road (S.R. 311) and the first round-about for 9% of the final construction costs. Based upon the construction estimate enclosed of \$716,570.00, this would result in a fee of \$64,491.30. The final construction costs would include any and all construction associated with the submitted design, whether performed by the Sellersburg Redevelopment Commission, or some third party.

The above services will include: obtaining necessary topography, preparation of construction plans, including plans, specifications, cross-sections, and coordination with utilities and INDOT facilities, storm sewer, sanitary sewer, and water line design, excluding any pump stations, preparation of construction contracts, and contract administration. These fees include traffic signal re-design at Charlestown Road, traffic engineering for a corridor study to define roadway cross-section for a mutually agreeable time horizon, geotechnical exploration and road section consultation, and investigating environmental concerns dealing with this phase of construction.

It does not include application, recording or application fees, advertising expenses, or overnight and certified mailing expenses.

Please call with any questions.

Sincerely,



Jason M. Copperwaite, P.E., R.L.S.

JMC/ms
Enclosure

PAUL PRIMAVERA & ASSOCIATES
REGISTERED ENGINEERS AND LAND SURVEYORS

Enterprize Drive to First Round-a-bout
 Sellersburg Redevelopment Commission
 13-Aug-12

Engineer's Preliminary Construction Estimate

Roadways - 1375 lin. ft. - 52' wide (8,200 sq. yds.)

Asphalt - 6"	110#/in./sq. yd.	=	2,706	tons @	\$ 65.00 /ton	=	\$ 175,890.00
DGA - 10"	115#/in./sq. yd.	=	4,715	tons @	\$ 12.00 /ton	=	\$ 56,580.00
Curb and gutter			3,575	lin. ft. @	\$ 12.00 /lin. ft.	=	\$ 42,900.00

Storm Sewer

Pipes

15" dia. RCP	=	410	lin. ft. @	\$ 40.00 /lin. ft.	=	\$ 16,400.00
24" dia. RCP	=	590	lin. ft. @	\$ 50.00 /lin. ft.	=	\$ 29,500.00
36" dia. RCP	=	540	lin. ft. @	\$ 70.00 /lin. ft.	=	\$ 37,800.00
48" dia. HDPE	=	250	lin. ft. @	\$ 75.00 /lin. ft.	=	\$ 18,750.00
Headwalls		1	ea. @	\$ 3,000.00 ea.	=	\$ 3,000.00
Inlets & Junction Boxes		12	ea. @	\$ 3,000.00 ea.	=	\$ 36,000.00

Sanitary Sewer

Sanitary Sewer	8" dia. SDR 35	=	1,375	lin. ft. @	\$ 22.00 /ft.	=	\$ 30,250.00
Manhole			6	ea. @	\$ 2,500.00 ea.	=	\$ 15,000.00

Off-site Sanitary Sewer

Sanitary Sewer	8" dia. SDR 35	=	1,500	lin. ft. @	\$ 22.00 /ft.	=	\$ 33,000.00
Manhole			5	ea. @	\$ 2,500.00 ea.	=	\$ 12,500.00

Water Lines

Water Lines	8" dia. PVC	=	650	lin. ft. @	\$ 17.00 /lin. ft.	=	\$ 11,050.00
Valves			2	ea. @	\$ 1,200.00 ea.	=	\$ 2,400.00
Fire Hydrant Assembly			2	ea. @	\$ 3,900.00 ea.	=	\$ 7,800.00

Miscellaneous

Mobilization/demobilization			1	ea. @	\$ 25,000.00 ea.	=	\$ 25,000.00
Signal upgrade			1	ea. @	\$ 50,000.00 ea.	=	\$ 50,000.00
Signs			5	ea. @	\$ 250.00 ea.	=	\$ 1,250.00
Traffic Control			1	ea. @	\$ 15,000.00 ea.	=	\$ 15,000.00
Erosion Control			1	ea. @	\$ 15,000.00 ea.	=	\$ 15,000.00
Seeding			5,000	sq. yds. @	\$ 1.50 /sq. yd.	=	\$ 7,500.00
Demolition			1	ea. @	\$ 50,000.00 ea.	=	\$ 50,000.00
Grading			6,000	cu. yds. @	\$ 4.00 /cu. yd.	=	\$ 24,000.00

Total = \$ 716,570.00

PAUL PRIMAVERA & ASSOCIATES
Registered Engineers and Land Surveyors

August 13, 2012

Sellersburg Redevelopment Commission
316 E. Utica Street
Sellersburg, Indiana 47172
Attn: Mike Hostetler, Chairman

Re: Engineering Proposal
Regional Detention Basin Design
Sellersburg, IN

Dear Mr. Hostetler,

We are pleased to provide the following proposal for your review:

We propose to provide land surveying and civil engineering services for the design of a regional detention basin near the intersection of Camp Run and Ohio Avenue for a fee of Thirty-six Thousand Dollars (\$36,000.00).

The above services will include: obtaining necessary topography, preparation of construction plans, including plans, specifications, preparation of construction contracts, and contract administration. These fees include investigating and permitting environmental concerns dealing with this phase of construction, and the preparation of the necessary easement acquisition descriptions and maps.

It does not include application, recording or application fees, advertising expenses, or overnight and certified mailing expenses, nor the design of mitigating any unavoidable environmental impacts. These services can be provided once the necessary mitigation is defined.

Please call with any questions.

Sincerely,



Jason M. Copperwaite, P.E., R.L.S.

JMC/ms

T:\documents\Jason\ESTIMATE\12444 - Enterprize Drive.doc

PAUL PRIMAVERA & ASSOCIATES
REGISTERED ENGINEERS AND LAND SURVEYORS

Regional Stormwater Basin
Sellersburg Redevelopment Commission
13-Aug-12

Engineer's Preliminary Construction Estimate

Storm Sewer

Pipes

48" dia. HDPE	=	50	lin. ft. @	\$ 75.00 /lin. ft.	=	\$ 3,750.00
Headwalls		1	ea. @	\$ 3,000.00 ea.	=	\$ 3,000.00
Inlets & Junction Boxes		2	ea. @	\$ 3,000.00 ea.	=	\$ 6,000.00
Concrete Weir		40	lin. ft. @	\$ 150.00 /lin. ft.	=	\$ 6,000.00

Miscellaneous

Mobilization/demobilization		1	ea. @	\$ 15,000.00 ea.	=	\$ 15,000.00
Signs		10	ea. @	\$ 250.00 ea.	=	\$ 2,500.00
Erosion Control		1	ea. @	\$ 5,000.00 ea.	=	\$ 5,000.00
Seeding		27,500	sq. yds. @	\$ 1.50 /sq. yd.	=	\$ 41,250.00
Clearing		5.75	acres @	\$ 6,000.00 /acre	=	\$ 34,500.00
Grading		6,000	cu. yds. @	\$ 5.00 /cu. yd.	=	\$ 30,000.00
				Total	=	\$ 147,000.00

PAUL PRIMAVERA & ASSOCIATES
Registered Engineers and Land Surveyors

August 13, 2012

Sellersburg Redevelopment Commission
316 E. Utica Street
Sellersburg, Indiana 47172
Attn: Mike Hostetler, Chairman

Re: Engineering Proposal
Conceptual Design of Remaining
Facilities outside of previous proposals
Sellersburg, IN

Dear Mr. Hostetler,

We are pleased to provide the following proposal for your review:

We propose to provide land surveying and civil engineering services for the conceptual design of the remaining roadway corridors outside of the two previously submitted proposals for a fee of Forty Thousand Dollars (\$40,000.00).

The above services will include: obtaining necessary topography and preparation of conceptual road centerline locations and profile grades. These fees include traffic engineering for a corridor study to define roadway cross-section for a mutually agreeable time horizon, and investigating environmental concerns dealing with future phases of construction.

It does not include application, recording or application fees, advertising expenses, or overnight and certified mailing expenses.

Please call with any questions.

Sincerely,



Jason M. Copperwate, P.E., R.L.S.

JMC/ms

T:\documents\Jason\ESTIMATE\12444 - Enterprize Drive.doc

TAX INCREMENT FINANCE

is used to determine the tentative new base assessment under subsection (c). The board will use the new base assessment in certifying the tax rates of the taxing units under IC 6-1.1-17-16.

(e) The board will use the best assessed valuation information available at the time it makes an adjustment to the base assessment under subsection (c) or (d). In making the adjustments, the board will exclude from consideration any assessed valuation of allocation area real property that is subject to appeal under IC 6-1.1-15. After the final resolution of such an appeal, the board will adjust the new base assessment considering any assessed valuation that had previously been excluded under this subsection. (Department of Local Government Finance; 50 IAC 8-2-12; filed Jan 30, 1989, 3:30 p.m.: 12 IR 1363; errata filed Sep 5, 1989, 3:20 p.m.: 13 IR 87)

50 IAC 8-2-13 Tax increment; use

Authority: IC 6-1.1-39; IC 36-7-14; IC 36-7-15.1

Affected: IC 6-1.1-39-2; IC 8-22-3.5; IC 36-1-10; IC 36-7-14; IC 36-7-15.1

Sec. 13. (a) Tax increment in an allocation area established under IC 36-7-14 or IC 36-7-15.1, or in an economic development area, is paid into an allocation fund that may be used only to do one (1) or more of the following:

- (1) Pay the principal of and interest on any obligations payable solely from allocated tax proceeds which are incurred by the redevelopment district for the purpose of financing or refinancing the redevelopment of that allocation area.
- (2) Establish, augment, or restore the debt service reserve for bonds payable solely or in part from allocated tax proceeds in that allocation area.
- (3) Pay the principal of and interest on bonds payable from allocated tax proceeds in that allocation area and from the special tax levied under IC 36-7-14-27 or IC 36-7-15.1-19.
- (4) Pay the principal of and interest on bonds issued by the unit to pay for local public improvements in that allocation area or serving the allocation area in counties other than Marion County.
- (5) Pay premiums on the redemption before maturity of bonds payable solely or in part from the tax increment in that allocation area.
- (6) Make payments on leases payable from tax increment in that allocation area under IC 36-7-14-25.2 or IC 36-7-15.1-17.1.
- (7) Reimburse the unit for expenditures made by it for local public improvements (which include buildings, parking facilities, and other items described in IC 36-7-14-25.1(a) or IC 36-7-15.1-17(a)) in that allocation area or serving the allocation area in counties other than Marion County.
- (8) Reimburse the unit for rentals paid by it for a building or parking facility in that allocation area or serving the allocation area in counties other than Marion County under any lease entered into under IC 36-1-10.
- (9) In counties other than Marion County, pay all or a portion of a property tax replacement credit to taxpayers in an allocation area as determined by the redevelopment commission. The amount of the credit is determined under IC 36-7-14-39(b)(2)(1). (This is a credit that is paid to taxpayers from collected tax increment, unlike the additional credit and the housing program credit which reduce the tax increment collected.)

(b) Tax increment in an allocation area established under IC 36-7-15.1-32 with respect to a program for housing is paid into a special fund that may be used only for purposes related to the accomplishment of the program, including the following:

- (1) The construction, rehabilitation, or repair of residential units within the allocation area.
- (2) The construction, reconstruction, or repair of infrastructure (such as streets, sidewalks, and sewers) within or serving the allocation area.
- (3) The acquisition of real property and interests in real property within the allocation area.
- (4) The demolition of real property within the allocation area.
- (5) To provide financial assistance to enable individuals and families to purchase or lease residential units within the allocation area. However, financial assistance may be provided only to those individuals and families whose income is at or below the county's median income for individuals and families, respectively.
- (6) To provide financial assistance to neighborhood development corporations to permit them to provide financial assistance for the purposes described in subdivision (5).
- (7) To provide each taxpayer in the allocation area a credit for property tax replacement as determined under IC 36-7-15.1-35 (c) through IC 36-7-15.1-35 (d). However, this credit may be provided by the commission only if the city-county legislative body establishes the credit by ordinance adopted in the year before the year in which the credit is provided. (This is a credit that is paid to taxpayers from collected tax increment, unlike the additional credit and the housing program credit which reduce

TAX INCREMENT FINANCE

the tax increment collected.)

(c) Tax increment in an economic development district declared under IC 6-1.1-39-2 is paid into a special fund that may be used only to pay the principal of and interest on obligations owed by the unit under IC 4-4-8 [IC 4-4-8 was repealed by P.L.4-2005, SECTION 148, effective February 9, 2005.] for the financing of industrial development programs in, or serving, that economic development district.

(d) The allocation fund or special fund may not be used for the operating expenses of the redevelopment commission.

(e) A unit may be reimbursed under subsection (a)(7) or (a)(8) only for expenditures that qualify under that subsection and that were made after the adoption of the resolution in which the allocation area was declared. Supervisory expenses related to redevelopment projects in the allocation area that are paid to individuals retained to supervise such projects qualify as expenditures for which reimbursement can be made.

(f) Except as provided in subsection (g), the redevelopment commission shall direct the county auditor to pay to the taxing units in which the allocation area is located any part of the tax increment in excess of the amount that will be used in the following year to meet the obligations of the redevelopment commission (including the funding of all accounts and reserves that might be required under a contract with bondholders).

(g) For these allocation areas governed by IC 36-7-14, if any part of the allocation area is located in an enterprise zone created under IC 4-4-6.1 [IC 4-4-6.1 was repealed by P.L.4-2005, SECTION 148, effective February 9, 2005.], then the taxing unit that designated the allocation area shall create a special zone fund and the redevelopment commission may not direct the county auditor to pay excess amounts to the taxing units. The county auditor shall deposit in the special zone fund incremental tax proceeds that exceed the amount needed for payments described in subsection (a). The special zone fund is used for certain programs related to the enterprise zone. (Department of Local Government Finance; 50 IAC 8-2-13; filed Jan 30, 1989, 3:30 p.m.; 12 IR 1364)

*

IC 6.1.1-39 FOR TIF.

Department of Local Government Finance
County Auditor's Certificate of Adjustment to the Based Assessed Valuation of TIF Districts

Identify the specific allocation area if more than one allocation area is located in the county.

TIF District Sellersburg Town
County Name Clark County

Contact Information: Financial Advisor: Crowe Horwath LLP
Name: Monty Snelling Name: Herschel Frierson
Address: City County Building Address: 10 West Market Street
501 East Court Avenue Suite 2000
Jeffersonville, Indiana 47130 Indianapolis, Indiana 46204-2975
Phone: (812) 285-6211 Phone: (317) 269-2377

1. 2011p2012 Gross Real Estate Valuation* of the allocation area	<u>\$27,504,200</u>	
2. 2010p2011 Gross Real Estate Valuation* of the allocation area	<u>\$23,803,500</u>	
3. Divide line 1 by line 2 and carry to 5 decimal places		<u>1.15546</u>
4. 2011p2012 Gross Real Estate Valuation* of the county	<u>\$6,652,600,626</u>	
5. 2010p2011 Gross Real Estate Valuation* of the county	<u>\$6,777,162,293</u>	
6. Divide line 4 by line 5 and carry to 5 decimal places		<u>0.98162</u>

*Any contested amount of assessed value subject to appeal should not be included in the gross assessed value of real estate.

*Amounts do not include non-taxable and government exempt property.

7. 2010p2011 neutralized net base assessed valuation of the allocation area:	<u>\$19,219,922</u>	
8. Lesser of line 3 or line 6		<u>0.98162</u>
9. Line 8 multiplied by line 7 = tentative new 2011p2012 neutralized base assessed value		<u>18,866,660</u>

Determination of Adequate Potential Captured Assessment
(This calculation will be specific to each allocation area within the county.)

1a. Amount of potential captured assessment in 2010p2011. Amount of net assessed value 2010p2011 minus 2010p2011 neutralized base NAV	<u>\$628,180</u>
2a. Abatement reductions, if any, in pre-reassessment values, scheduled to roll off in p2012	<u>\$22,675</u>
3a. Real Growth, estimated in net assessed value first assessed for 2011p2012	<u>\$3,815,500</u>
4a. Total of line 1a plus line 2a = Adjusted Incremental NAV	<u>\$650,855</u>
5a. 2010p2011 net tax rate of the TIF district	<u>\$2.1437</u>
5b. Estimated 2011p2012 tax rate	<u>\$2.1437</u>
6a. Tax revenue without reassessment line 4a divided by 100 multiplied by line 5a	<u>\$13,952</u>
6b. Tax revenue on real growth line 3a divided by 100 multiplied by line 5b	<u>\$81,793</u>
6c. Total estimated tax revenue without reassessment line 6a plus line 6b	<u>\$95,745</u>
7a. Amount of estimated captured assessment in 2011p2012. Line 6c divided by line 5b times 100	<u>\$4,466,350</u>
8a. 2011p2012 total net real estate assessed value of the TIF area (no deduction for base assessed value)	<u>\$23,904,342</u>
9a. Less 2011p2012 contested assessed value of the TIF area (do not include appealed assessed value on real growth shown on line 3a)	<u>\$0</u>

10a. Line 8a minus line 9a = 2011p2012 net assessed value of the TIF area \$23,904,342
 11a. Less estimated captured assessment from line 7a \$4,466,350
 12a. Line 10a minus line 11a = tentative new base net assessed value \$19,437,992
 13a. Lesser of line 9 or 12a = 2011p2012 base assessed value, but not less than \$0 \$18,866,660

The amount on Line 13a is the base amount to be used in the certification of the assessed valuation in those taxing districts containing the specific TIF district. This amount CANNOT be a negative number. If it does calculate to be a negative number, it must be adjusted to zero in order to continue the calculation.

14a. Line 13a divided by line 7 = final neutralization factor 0.98162
 (factor multiplied by old parcel base = new base assessed value)

The amount of potential captured assessed valuation of the specific TIF district will depend on whether Line 9 or Line 12a is used in determining Line 13a. (A) if line 9 is used, the potential captured assessment is line 10a minus line 13a. (B) If line 12a is used, the potential captured assessment is the amount on Line 11A. (C) If line 13a is a negative number that must be adjusted to zero, the potential captured assessment is line 10a.

What is the potential captured assessment?
 (A) Line 9 is used for the base assessed valuation for March 1, 2011. \$5,037,682
 (B) Line 12a was used for the base assessed valuation for March 1, 2011. FALSE

**The amount indicated in either (A) or (B) is the amount shown as a minus amount in the certification of assessed valuation in those taxing districts containing the specific TIF district.*

15. What is the potential tax increment revenue for 2012? \$107,993

I, R. Monty Snelling, Auditor of CLARK County certify to the best of my knowledge that the above base assessed valuation calculation is full, true and complete for the tax increment finance allocation area.

Dated this 1 day of Nov, 2011.
R. Monty Snelling County Auditor (signature) R. Monty Snelling County Auditor (printed name)

(Please submit the completed form to Dan Jones, Asst. Budget Director, Department of Local Government Finance, for action)

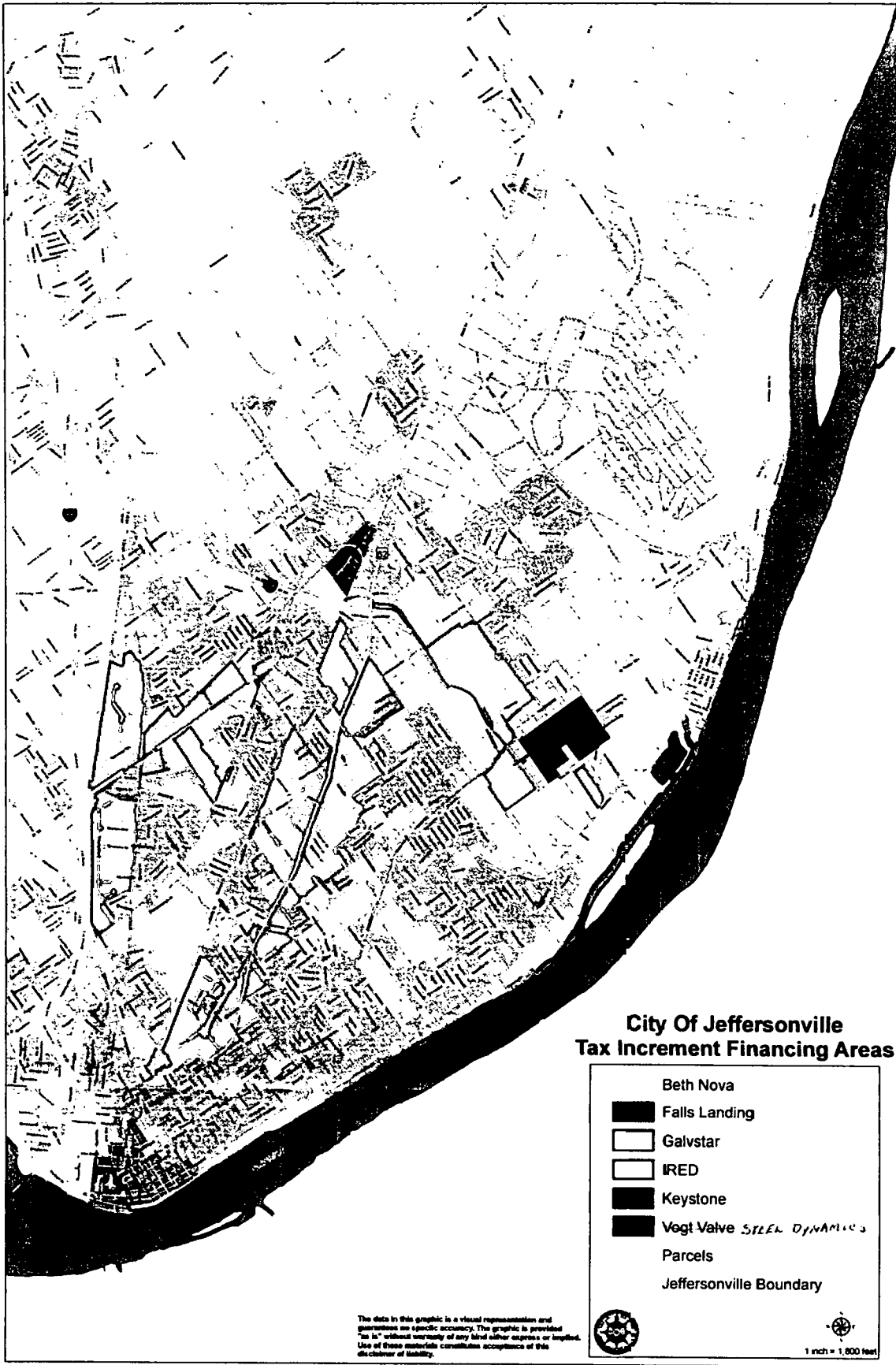
SEND COPY TO GOVERNING BODY OF DISTRICT

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF INFORMATION

District Name: _____

The base assessed valuation adjustment, as certified, has been approved by the Department of Local Government Finance this _____ day of _____, 2011.

 Commissioner, Department of Local Government Finance



**City Of Jeffersonville
Tax Increment Financing Areas**

- Beth Nova
- Falls Landing
- Galvstar
- IRED
- Keystone
- Vogt Valve *STEEL DYNAMICS*
- Parcels
- Jeffersonville Boundary

The data in this graphic is a visual representation and guarantees no specific accuracy. The graphic is provided "as is" without warranty of any kind either express or implied. Use of these materials constitutes acceptance of this disclaimer of liability.



1 inch = 1,800 feet

SELLERSBURG TOWN COUNCIL MEETING

August 27, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met on August 27, 2012 at the Sellersburg Town Hall. Present were President Paul J. Rhodes, Vice-President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart, Town Attorney Jacob C. "Jake" Elder and Clerk-Treasurer David L. Kinder.

CALL TO ORDER:

President Paul J. Rhodes called the meeting to order at 7:00P.M.

PRAYER:

Paul J. Rhodes offered the prayer.

PLEDGE OF ALLEGIANCE:

Recited by all present.

JAMES H. LaMASTER moved, seconded by Brian K. Meyer, to approve the minutes of the August 13, 2012 regular Town Council meeting, the August 15, 2012 Council Workshop Meeting and the claims as submitted by the Clerk-Treasurer. 5-aye, 0-nay, motion is approved.

MARY BETH COFFMAN presents draft of promotional film for Sellersburg. Can be posted on Facebook, Twitter, the Town Web site and You Tube. Presentation is four minutes in length.

PRESIDENT RHODES presents contract for Wildlife Control Services.

BRIAN K. MEYER moved, seconded by James H. LaMaster, to approve the contract with Tom Kendrick, Nuisance Animal Service. 5-aye, 0-nay, motion is approved.

MICHAEL N. LOCKHART moved, seconded by Terry E. Langford to table the Sewer write-off issue until the Town Attorney and Mr. Alexander examine them further. 5-aye, 0-nay, motion is approved.

BRIAN K. MEYER moved, seconded by James H. LaMaster, to table the Sunflower Valley water debt until Town Attorney and Mr. Alexander examine it further. 5-aye, 0-nay, motion is approved.

TERRY E. LANGFORD moved, seconded by Brian K. Meyer, to table the Applegate-I-65 sewer line extension. 5-aye, 0-nay, motion is approved.

PRESIDENT RHODES presents contract with Robert L. Mohlenkamp for Deed of dedication for public right-of-way.

Sellersburg Town Council Meeting
August 27, 2012
Page 2 of 2

TERRY E. LANGFORD moved, seconded by Brian K. Meyer, to purchase the public right-of-way from Mohlenkamp for \$7,360.00 (seven thousand three hundred sixty dollars). 5-aye, 0-nay, motion is approved.

ROY DONAHOE, 10403 Highway 60, requesting permission to hook onto town sewer system.

BRIAN K. MEYER moved, seconded by Terry E. Langford, to grant preliminary approval for sewer tap-in pending necessary paper work is completed.

PRESIDENT RHODES introduces contract with H. J. Umbaugh & Associates for rate study and Bond Issue.

BRIAN K. MEYER moved, seconded by Michael N. Lockhart to approve contract with H.J. Umbaugh and Associates for rate study and Bond Issue. 5-aye, 0-nay, motion is approved.

MICHAEL N. LOCKHART moved, seconded by James H. LaMaster, to approve proceeding with obtaining specifications and obtaining bids for painting and refurbishing water tower. 5-aye, 0-nay, motion is approved.


There being no further business to come before the Council:


TERRY E. LANGFORD, moved, seconded by Brian K. Meyer, to adjourn the meeting. 5-aye, 0-nay, motion is approved and meeting adjourned at 7:56 P.M.

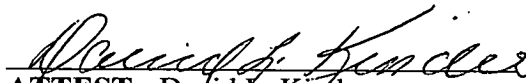

Paul J. Rhodes, Council President


Brian K. Meyer, Council Vice President


James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member


Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

SELLERSBURG TOWN COUNCIL MEETING
September 10, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met on September 10, 2012 at the Sellersburg Town Hall. Present were President Paul J. Rhodes, Vice-President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart, Town Attorney Jacob C. "Jake" Elder and Clerk-Treasurer David L. Kinder.

CALL TO ORDER:

President Paul J. Rhodes called the meeting to order at 7:00 P.M.

PRAYER:

Reverend Randy Coultas, Hamburg Church of Chris offered the prayer.

PLEDGE OF ALLEGIANCE:

Recited by all present.

JAMES H. LaMASTER moved, seconded by Michael N. Lockhart, to approve the minutes of the August 27, 2012 regular Town Council meeting and the claims as submitted by the Clerk-Treasurer. 5-aye, 0-nay, motion is approved.

PRESIDENT RHODES presents **ORDINANCE 2012-012, AN ORDINANCE RESCINDING SECTION 22: GENERAL PROVISIONS SUBSECTION A. TEMPORARY BUILDING OR USES FROM ORDINANCE 2012-004.**

BRIAN K. MEYER moved, seconded by Michael N. Lockhart, to consider ORDINANCE 2012-012, on the first reading. 5-aye, 0-nay, motion is approved.

JAMES H. LaMASTER moved, seconded Brian K. Meyer, to approve ORDINANCE 2012-012 on the first reading. 5-aye, 0-nay, motion is approved.

JACOB C. ELDER, Town Attorney, addresses water write-offs. According to ordinance they must be turned over to collection agency after they are written off.

TERRY E. LANGFORD moved, seconded by Brian K. Meyer that water write offs be turned over to a collection agency and a fund be established for the deposit of this money. 5-aye, 0-nay, motion is approved.

Council decides that Terry E. Langford, Kenneth Alexander, Clark Henson and Town Attorney Elder contact Claude Everage, Sun Flower Valley Water Department and discuss the debt write off and installation of radio read meters for Sun Flower Valley.

PRESIDENT RHODES presents Bid for sewer extension Applegate Lane to I-65. Low bidder is TSI Paving in the amount of \$97,043.00 (ninety-seven thousand forty-three dollars.

Sellersburg Town Council Meeting
September 10, 2012
Page 2 of 2 pages

MICHAEL N. LOCKHART moved, seconded by Brian K. Meyer, to award the sewer extension to TSI Paving. 5-aye, 0-nay, motion is approved.

ANDREW SCOTT, 4011 Andy Drive, Sellersburg addresses the Council concerning out of Town water/wastewater rates for summer usage.


President Rhodes advised Mr. Scott that the Council is going to review water rates and this issue will be resolved in the new rate study.

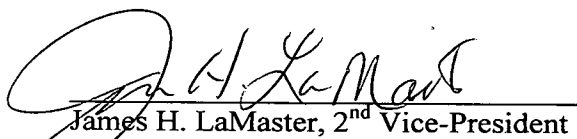
PRESIDENT RHODES advises there will not be a Town Council meeting September 24, 2012 unless some type of emergency comes up making the meeting necessary, the next meeting will be October 8, 2012.

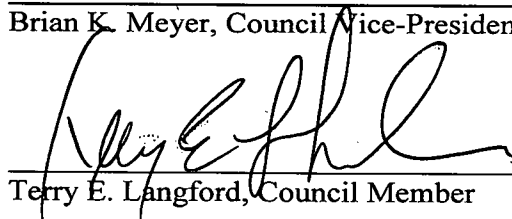
There being no further business to come before the Council:


MICHAEL N. LOCKHART moved, seconded by Brian K. Meyer, that the meeting be adjourned. 5-aye, 0-nay, motion is approved and meeting adjourned at 7:34 P.M.

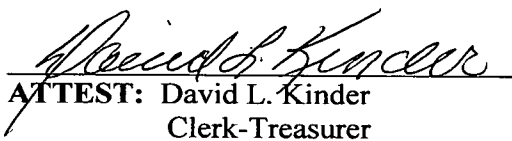

Paul J. Rhodes, Council President


Brian K. Meyer, Council Vice-President


James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member


Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

SELLERSBURG TOWN COUNCIL MEETING
October 8, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met on October 8, 2012 at the Sellersburg Town Hall. Present were President Paul J. Rhodes, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart and Clerk-Treasurer David L. Kinder.

Vice-President Brian K. Meyer and Town Attorney Jacob C. Elder were absent.

CALL TO ORDER:

President Paul J. Rhodes called the meeting to order at 7:00 P.M.

PRAYER:

Reverend Father Paul Richart, St. Paul Catholic Church offered the prayer.

PLEDGE OF ALLEGIANCE:

Recited by all present.

JAMES H. LaMASTER moved, seconded by Michael N. Lockhart, to approve the minutes of the September 11, 2012 regular Town Council meeting and the claims as submitted by the Clerk-Treasurer. 4-aye, 0-nay, motion is approved.

PRESIDENT RHODES presents **ORDINANCE 2012-013, AN ORDINANCE OF THE TOWN OF SELLERSBURG, INDIANA AUTHORIZING THE ISSUANCE OF ITS ECONOMIC DEVELOPMENT REVENUE REFUNDING BONDS, SERIES 2012 (EAST SIDE CHRISTIAN CHURCH PROJECT), IN THE PRINCIPAL AMOUNT OF \$4,500,000.00 TO REFINANCE THE TOWN OF SELLERSBURG, INDIANA ECONOMIC DEVELOPMENT REVENUE BONDS, SERIES 2008 (EASTSIDE CHRISTIAN CHURCH PROJECT) IN THE ORIGINAL PRINCIPAL AMOUNT OF \$4,500,000.00 (THE "PRIOR BONDS"); AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AND LOAN AGREEMENT WITH RESPECT TO THE BONDS AMONG THE TOWN OF SELLERSBURG, INDIANA, AS ISSUER, RIVER VALLEY FINANCIAL BANK, AS PURCHASER, AND EASTSIDE CHRISTIAN CHURCH, AS BORROWER, PROVIDING FOR LOAN REPAYMENTS SUFFICIENT TO PAY THE PRINCIPAL OF, AND INTEREST ON THE REFUNDING BONDS AS THE SAME BECOME DUE; AND TAKING OTHER RELATED ACTION.**

MICHAEL N. LOCKHART moved, seconded by James H. LaMaster, to consider ORDINANCE 2012-013 on the first reading. 4-aye, 0-nay, motion is approved.

MICHAEL N. LOCKHART moved, seconded by Terry E. Langford to approve ORDINANCE 2012-013 on the first reading. 4-aye, 0-nay, motion is approved.

Sellersburg Town Council Meeting
October 8, 2012
Page 2 of 3 pages

PRESIDENT RHODES closes the regular Town Council meeting, at 7:08 P.M., and opens the public hearing, at 7:08 P.M., for the pre-adoption of the 2013 town budget.

There being no comments from the public;

TERRY E. LANGFORD moved, seconded by James H. LaMaster to close the Public Hearing at 7:10 P.M. 4-aye, 0-nay, motion is approved.

PRESIDENT RHODES introduces **ORDINANCE 2012-016, AN ORDINANCE OF THE TOWN OF SELLERSBURG AUTHORIZING THE ISSUANCE OF WATERWORKS REVENUE BONDS FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COST OF CERTAIN ADDITIONS, EXTENSIONS AND IMPROVEMENTS TO THE MUNICIPAL WATERWORKS OF SAID TOWN, PROVIDING FOR THE SAFEGUARDING OF THE INTERESTS OF THE OWNERS OF SAID BONDS, OTHER MATTERS CONNECTED THEREWITH, INCLUDING THE ISSUANCE OF NOTES IN ANTICIPATION OF BONDS, AND REPEALING ORDINANCES INCONSISTENT HEREWITH.**

MICHAEL N. LOCKHART moved, seconded by Terry E. Langford, to table Ordinance 2012-016 until the next meeting, October 22, 2012. 4-aye, 0-nay, motion is approved.

AMANDA REHKAMA introduces Jobs Daughters, Bethel 24 to the Council.

PRESIDENT RHODES proclaims the week of October 8, 2012 through October 13, 2012 as Jobs Daughters Week in Indiana.

KENNETH J. ALEXANDER, Municipal Works Director, presents quotes for paving of Popp Avenue, Avco Blvd. and North Fern Street.

MAC construction was the low with a quote of \$75,000.00 (seventy-five thousand dollars) for the total job with the asphalt price of \$50.50 (fifty and 50/100 dollars).

ALEXANDER request Council approval for President Rhodes to sign off on past due water accounts as of December 31, 2011 in the amount of \$11,870.00 (eleven thousand eight hundred seventy and 54/100 dollars).

Council grants approval for President Rhodes to sign document.

TERRY E. LANGFORD moved, seconded by Michael N. Lockhart, to approve MAC Construction for the paving at quoted price of \$75,000.00 (seventy-five thousand dollars). 4-aye, 0-nay, motion is approved.

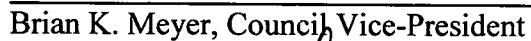
Sellersburg Town Council Meeting
October 8, 2012
Page 3 of 3 pages

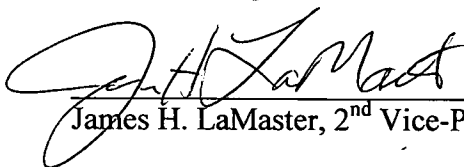
WILLIAM R. WHELAN, Chief of Police, presents three quotes for replacing the air-conditioners and air handlers on the police building. Davis Heating & Cooling of Charlestown, Indiana is low with a quote of \$65,241.00 (sixty-five thousand two hundred forty-one dollars).

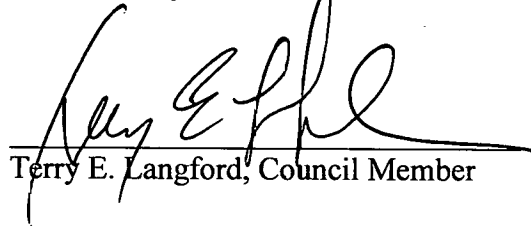
JAMES H. LaMASTER moved, seconded by Terry E. Langford, to approve the quote of Davis Heating & Cooling for \$65,241.00 (sixty-five thousand two hundred forty-one dollars). There being no further business to come before the Council:


MICHAEL N. LOCKHART moved, seconded by James H. LaMaster, to adjourn the meeting. 4-aye, 0-nay, motion is approved and meeting adjourned at 7:37 P.M.

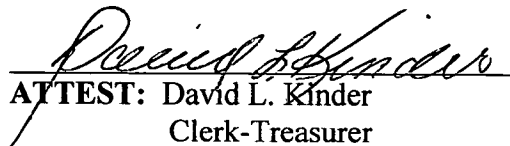

Paul J. Rhodes, Council President


Brian K. Meyer, Council Vice-President


James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member


Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

Attachment: Utility billing water write-off

Town of Sellersburg

Utility Billing Office

To: David L. Kinder

Town of Sellersburg

Clark County, Indiana

Write Off Accounts as of 12/31/2011

I hereby certify that the foregoing is a true and correct report of Write Off Accounts per Ordinance 2011-007 for the above name governmental unit for the period shown.

Write Off Amount: \$11870.54

Signature of Billing Officials



Approved at the Council Meeting Dated September 10th 2012



Paul J. Rhodes
Town Board President

SELLERSBURG TOWN COUNCIL MEETING
October 22, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met on October 22, 2012 at the Sellersburg Town Hall. Present were President Paul J. Rhodes, Vice-President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart, Town Attorney Jacob C. Elder and Clerk-Treasurer David L. Kinder.

CALL TO ORDER:

President Paul J. Rhodes called the meeting to order at 7:00 P.M.

PRAYER:

Michael N. Lockhart offered the prayer.

PLEDGE OF ALLEGIANCE:

Recited by all present.

JAMES H. LaMASTER moved, seconded by Michael N. Lockhart, to approve the minutes of the October 8, 2012 regular Town Council meeting and the claims as submitted by the Clerk-Treasurer. 5-aye, 0-nay, motion is approved.

PRESIDENT RHODES presents **ORDINANCE 2012-015, ORDINANCE/RESOLUTION FOR APPROPRIATIONS AND TAX RATE.** (Expenses of Sellersburg Civil Town for year ending December 31, 2013).

MICHAEL N. LOCKKHART moved, seconded by Brian K. Meyer, to consider **ORDINANCE 2012-015** on first reading. 5-aye, 0-nay motion is approved.

MICHAEL N. LOCKHART moved, seconded by Brian K. Meyer, to approve **ORDINANCE 2012-015** on the first reading. 5-aye, 0-nay, motion is approved.

PRESIDENT RHODES introduces **ORDINANCE 2012-017, HOURLY, WEEKLY AND MONTHLY PAY FOR EMPLOYEES AND ELECTED OFFICIALS OF THE TOWN OF SELLERSBURG, INDIANA FOR CALENDAR YEAR 2013.**

BRIAN K. MEYER moved, seconded by James H. LaMaster, to consider **ORDINANCE 2012.017** on the first reading. 5-aye, 0-nay, motion is approved.

BRIAN K. MEYER moved, seconded by James H. LaMaster, to approve **ORDINANCE 2012-017** on the first reading. 5-aye, 0-nay, motion is approved.

PRESIDENT RHODES introduces **ORDINANCE 2012-016, AN ORDINANCE OF THE TOWN OF SELLERSBURG AUTHORIZING THE ISSUANCE OF WATERWORKS REVENUE BONDS FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COST**

OF CERTAIN ADDITIONS, EXTENSIONS AND IMPROVEMENTS TO THE MUNICIPAL WATERWORKS OF SAID TOWN, PROVIDING FOR THE SAFEGUARDING OF THE INTERESTS OF THE OWNERS OF SAID BONDS, OTHER MATTERS CONNECTED THEREWITH, INCLUDING THE ISSUANCE OF NOTES IN ANTICIPATION OF BONDS AND REPEALING ORDINANCES INCONSISTENT HEREWITH.

This Ordinance was considered on the first reading at the October 8, 2012 Council meeting.

MICHAEL N. LOCKHART, moved, seconded by Terry E. Langford, to approve ORDINANCE 2012-016 the second reading. 5-aye, 0-nay, motion is approved.

NATHAN GRIMES, Renaissance Design Build, Inc. and John Kraft, Attorney-at-Law, representing Matt Toole reference the second phase of Stone Gate Manor. This will be an additional twenty-five (25) lots.

TERRY E. LANGFORD moved, seconded by Michael N. Lockhart, to approve phase two expansion of Stone Gate Manor. 5-aye, 0-nay, motion is approved.

KIM MAYMON, 9623 Highway 60 requesting hooking onto the town sewer and voluntary annexation into the Town.

TOWN ATTORNEY ELDER will review necessary steps for the annexation.

MICHAEL HOSTETLER, Redevelopment Commission President, requests permission to sign contracts with Paul Primavera & Associates for engineering proposal Enterprise Drive: engineering proposal regional detention basin design and engineering proposal conceptual design of remaining facilities outside of previous proposals for Camp Run Commons. The total cost of these contracts is \$140,491.30 (one hundred forty thousand four hundred ninety-one and 30/100 dollars).

Mr. Hostetler is requesting that CEDIT (County Economic Development Income Tax) be used to fund this project.

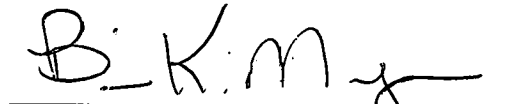
MICHAEL N. LOCKHART moved, seconded by Brian K. Meyer, authorizing President Hostetler (Redevelopment Commission) to sign the contracts with Primavera and Associates for a total of \$140,491.30 (one hundred forty thousand four hundred ninety-one and 30/100 dollars), and use CEDIT funds. 5-aye, 0-nay, motion is approved.

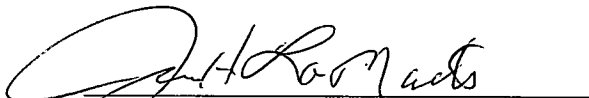
There being no further business to come before the Council:

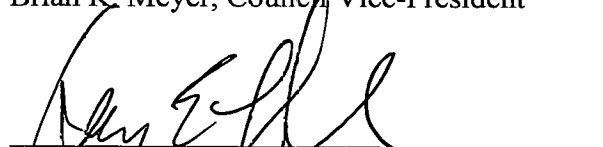
Sellersburg Town Council Meeting
October 22, 2012
Page 3 of 3 pages


BRIAN K. MEYER moved, seconded by James H. LaMaster, to adjourn the meeting. 5-aye, 0-nay, motion is approved and meeting adjourned at 7:46 P.M.

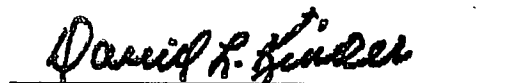

Paul J. Rhodes, Council President


Brian K. Meyer, Council Vice-President


James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member


Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

SELLERSBURG TOWN COUNCIL MEETING

November 12, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met on November 12, 2012 at the Sellersburg Town Hall. Present were President Paul J. Rhodes, Vice-President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart, Town Attorney Jacob C. Elder and Chief Deputy Clerk-Treasurer Michelle D. Miller.

CALL TO ORDER:

President Paul J. Rhodes called the meeting to order at 7:00 P.M.

PRAYER:

Reverend Dr. Michael Donahue, Speed Memorial Church offered the prayer.

PLEDGE OF ALLEGIANCE:

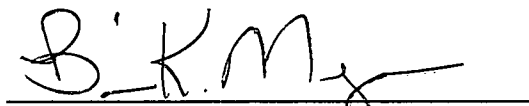
Recited by all present.

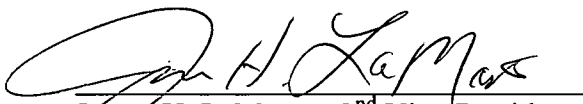
TERRY E. LANGFORD moved, seconded by Brian K. Meyer, to approve the minutes of the October 22, 2012 regular Town Council meeting and the claims as submitted by the Clerk-Treasurer. 5-aye, 0-nay, motion is approved.

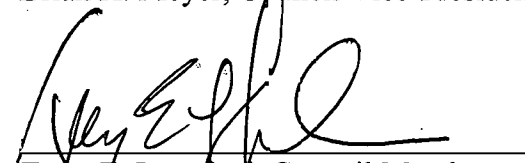
DEEN ROGERS, Umbaugh and Associates presents information on the Waterworks Revenue Bonds and Water Rate Adjustment.

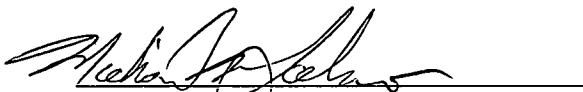
JAMES H. LAMASTER moved, seconded by Terry E. Langford, to adjourn the meeting. 5-aye, 0-nay, motion is approved and meeting adjourned at 8:21 P.M.

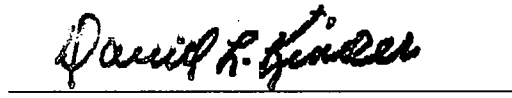

Paul J. Rhodes, Council President


Brian K. Meyer, Council Vice-President


James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member


Michael N. Lockhart, Council Member


ATTEST: David L. Kinder
Clerk-Treasurer

SELLERSBURG TOWN COUNCIL MEETING

November 26, 2012

The minutes are not intended to be a verbatim transcript

TOWN COUNCIL MEETING:

The Sellersburg Town Council met on November 26, 2012 at the Sellersburg Town Hall. Present were President Paul J. Rhodes, Vice-President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart, Town Attorney Jacob C. Elder and Chief Deputy Clerk-Treasurer Michelle D. Miller.

CALL TO ORDER:

President Paul J. Rhodes called the meeting to order at 7:00 P.M.

PRAYER:

Council Member Michael N. Lockhart offered the prayer.

PLEDGE OF ALLEGIANCE:

Recited by all present.

JAMES H. LAMASTER moved, seconded by Brian K. Meyer, to approve the minutes of the November 12, 2012 regular Town Council meeting and the claims as submitted by the Clerk-Treasurer. 5-aye, 0-nay, motion is approved.

ORDINANCE 2012-018 AN ORDINANCE ESTABLISHING REVISED VOTER DISTRICTS IN THE TOWN OF SELLERSBURG, INDIANA

Brian K. Meyer moved, seconded by Michael N. Lockhart to consider Ordinance 2012-018 on the first reading. 5-aye, 0-nay, motion is approved.

Brian K. Meyer moved, seconded by Michael N. Lockhart to approve Ordinance 2012-018. 5-aye, 0-nay, motion is approved.

SELLERSBURG CELEBRATES DONATION

Stephanie Pruitt and Terry Purlee present a donation to the Town in the amount of \$10,000.00 (ten thousand dollars) for the addition of the new Park next to Wilkerson Park.

HUMANA HEALTH INSURANCE RENEWAL

James H. LaMaster moved, seconded by Terry E. Langford to approve the Alternative Humana plan, with a 1.5% increase. 5-aye, 0-nay, motion is approved.

CURRY & ASSOCIATES WATER ENGINEERING CONTRACT

James H. LaMaster moved, seconded by Brian K. Meyer to accept the contract with Curry & Associates in the amount of \$275,000.00 (two hundred seventy-five dollars) for water engineering to be paid out of the BAN. 5-aye, 0-nay, motion is approved.

CHANGE ORDERS

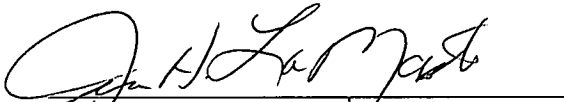
Michael N. Lockhart moved, seconded by Terry E. Langford to approve the change orders for Mac Construction to completely mill North Fern Street in the amount of \$3,873.26 (three thousand eight hundred seventy-three dollars and twenty-six cents). 5-aye, 0-nay, motion is approved.

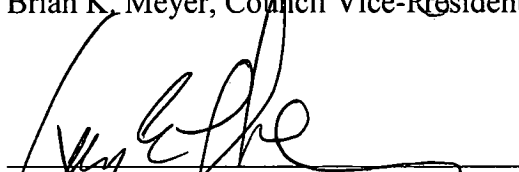
Michael N. Lockhart moved, seconded by Terry E. Langford to approve the change order for TSI Paving in the amount of \$1,747.06 due to the property at 638 West Utica Street has a sewer service pipe under a retaining wall and the pipe has intrusions of roots and needs to be replaced. 5-aye, 0-nay, motion is approved.

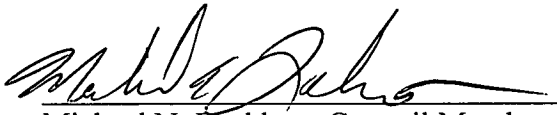
BRIAN K. MEYER moved, seconded by Terry E. Langford, to adjourn the meeting. 5-aye, 0-nay, motion is approved and meeting adjourned at 7:42 P.M.


Paul J. Rhodes, Council President


Brian K. Meyer, Council Vice-President


James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member


Michael N. Lockhart, Council Member


ATTEST: Michelle D. Miller
Chief Deputy Clerk-Treasurer

SELLERSBURG TOWN COUNCIL MEETING

December 10, 2012

The minutes are not intended to be a verbatim transcript

CALL TO ORDER

President Paul J. Rhodes called the meeting to order at 7:00 P.M. on December 10, 2012 at the Sellersburg Town Hall.

ROLL

President Paul J. Rhodes, Vice-President Brian K. Meyer, 2nd Vice-President James H. LaMaster, Council Member Terry E. Langford, Council Member Michael N. Lockhart, Town Attorney Jacob C. Elder and Chief Deputy Clerk-Treasurer Michelle D. Miller.

PRAYER

Council President Paul J. Rhodes offered the prayer.

PLEDGE OF ALLEGIANCE

Boy Scout Troop 7

APPROVAL OF CLAIMS AND MINUTES

James H. LaMaster moved, seconded by Brian K. Meyer, to approve the minutes of the November 26, 2012 regular Town Council meeting and the claims as submitted by the Clerk-Treasurer. 5-aye, 0-nay, motion is approved.

ORDINANCE 2012-019 AN ORDINANCE SETTING WATER RATES

Michael N. Lockhart moved, seconded by Terry E. Langford to table until January 14, 2013 Council Meeting. 5-aye, 0-nay, motion is approved.

ORDINANCE 2012-020 AN ORDINANCE TRANSFERRING FUNDS

Michael N. Lockhart moved, seconded by Brian K. Meyer to consider Ordinance 2012-020 on the first reading. 5-aye, 0-nay, motion is approved.

Michael N. Lockhart moved, seconded by Brian K. Meyer to approve Ordinance 2012-020. 5-aye, 0-nay, motion is approved.

TOWN ATTORNEY CONTRACT RENEWAL

Terry E. Langford moved, seconded by James H. LaMaster to renew the contract for Town Attorney, Jacob C. Elder. 5-aye, 0-nay, motion is approved

DEED OF DEDICATION FROM J.L. GILBERT FOR SERVICE DRIVE

Terry E. Langford moved, seconded by Brian K. Meyer to table until the January 14, 2013 Council Meeting. 5-aye, 0-nay, motion is approved.

RURAL METRO EMERGENCY/NON EMERGENCY CONTRAC

Brian K. Meyer moved, seconded by Terry E. Langford to table until the January 14, 2013 Council Meeting. 5-aye, 0-nay, motion is approved.


PURCHASE OF 8' BOSS SUPER DUTY SNOW PLOW

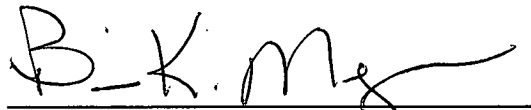
Brian K. Meyer moved, seconded by Michael N. Lockhart to purchase an 8' snow plow in the amount of \$5,300.00 (five thousand three hundred dollars). 5-aye, 0-nay, motion is approved.

President Rhodes advises that the next meeting of the Town Council will be January 14, 2013.

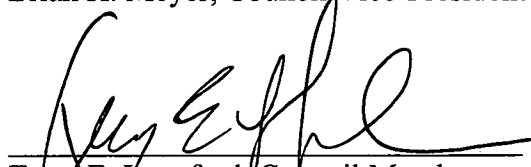
ADJOURNMENT

Michael N. Lockhart moved, seconded by Brian K. Meyer, to adjourn the meeting. 5-aye, 0-nay, motion is approved and meeting adjourned at 7:30 P.M.

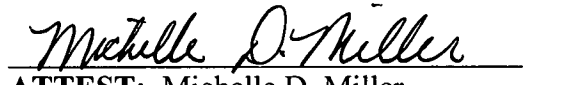

Paul J. Rhodes, Council President


Brian K. Meyer, Council Vice-President


James H. LaMaster, 2nd Vice-President


Terry E. Langford, Council Member


Michael N. Lockhart, Council Member


ATTEST: Michelle D. Miller
Chief Deputy Clerk-Treasurer