

**MINUTES OF MEETING
COMMON COUNCIL
CITY OF MONTICELLO
MONDAY, NOVEMBER 21, 2011**

The meeting of the Common Council, of the City of Monticello, Indiana, was held on Monday, November 21, 2011, at 6:00 pm. The meeting was called to order by Mayor Jason Thompson and opened with the Pledge of Allegiance.

Roll call, by Clerk Treasurer Liz Oilar, was answered by Council Members Dave Kelly, Jim Mann, Grace Oilar, Bill Smith, and Eric Storm, and City Attorney George Loy.

There being no additions, deletions, or corrections to the minutes of the meeting on Monday, November 7, 2011, a motion was made by Council Member Grace Oilar, and seconded by Council Member Bill Smith, to approve the minutes as presented. All ayes, motion carried.

There was an addition to the agenda: Discussion of Assignment of Tax Lien Certificates From White County

Department Head Reports

Police Chief Curt Blount stated that one of his part time officers hit a deer and the vehicle is getting fixed. He was on his way to a domestic with emergency lights and sirens on at the time. Chief Blount sent some of his department instructors up to Rochester. They helped the Rochester Police Department and the Fulton County Sheriff's Department get certified for the year for their emergency vehicle operations. Last Friday, the department finished up their yearly training. Chief Blount was glad to report the car break-ins are wrapped up. Two adults and two juveniles are in custody.

Fire Chief Shane Swaim stated that it has been quiet as far as fires go. Ambulance runs have been hit or miss. Everything else is running smoothly. Projects are getting done and training is being done.

Parks Superintendent Mitch Billue stated that over the last few weeks they have been working on the lighting displays and putting them together. Friday after Thanksgiving they will turn the lights on for the holidays. They worked with the Eagle Scouts two Saturday's ago and the boardwalk is finished.

Water Superintendent Rod Pool stated that one of the filters is rebuilt. They will start working on the others in the next few months to get the air release valves and the plumbing separated. He is glad the projects are getting done and will be doing the punch lists for National Homes and Sixth Street soon.

Sewer Superintendent Joe Mowrer stated that they are winterizing the plant. Last week they cleaned lift stations. They are anxious to get started with Bryan's Lift Station. It is business as usual for them.

Street Superintendent Doug Roberts stated that they would be finishing up leaves the end of next week. After that they will make another run on limbs and brush. All the Christmas decorations should be up and lit by Friday night.

Consideration of Ordinance 2011-16; Amendment to the Zoning Ordinance of White County – Amending Chapter 12 – Area Plan

Council Member Jim Mann stated that this is another in a series of changes that are being made to the White County Ordinance. This ordinance deals with clarifying and putting more definition to the way the Board of Zoning Appeals makes decisions, and the process they go through in order to analyze a particular petition that is in front of them. Council Member Jim Mann made the motion to approve Ordinance 2011-16; Amendment to the Zoning Ordinance of White County, State of Indiana, seconded by Council Member Eric Storm. All ayes, motion carried.

Consideration of Ordinance 2011-17; Amendment to the Zoning Ordinance of White County – Amending Chapter 6 – Area Plan

Council Member Jim Mann stated that this ordinance has to do with administrative subdivisions. It clarifies how subdivisions are done in terms of dividing them. This allows for more flexibility for a petitioner to subdivide. Council Member Jim Mann made the motion to approve Ordinance 2011-17; Amendment to the Subdivision Control Ordinance of White County, State of Indiana, seconded by Council Member Grace Oilar. All ayes, motion carried.

Discussion of Assignment of Tax Lien Certificates from White County

City Attorney George Loy stated that this past summer the County had its first delinquent real estate property sale in some time. The majority of the properties sold. Over 80 of the parcels did not sell. Parcels at the property tax sale would have to sell for a minimum of the delinquent real estate taxes plus any other liens. The over 80 properties that went unsold had real estate property tax liens in excess of a quarter of a million dollars. There was also Twin Lakes Regional Sewer or other sewer liens totaling \$182,000.00. The property owners still have the right to redeem their properties. They would need to pay the taxes and get it off the delinquent tax rolls. These remaining properties remaining unsold will be disposed of by the County. They have entered into a contract with SRI, Inc. They are a firm that handles these kinds of sales. They are endorsed by IACT. They can sell these properties for any amount the County deems appropriate. The minimum bid for each property that the County will be accepting is 10% of the taxes plus a minimal dollar amount for their publishing costs of \$25.00, for a minimum bid of \$125.00. This process has been put into motion over the internet. There are properties within the City of Monticello, if the City is interested, that the County will be willing to assign the property tax lien to the City. This doesn't mean the City acquires title to the property. There would be a resolution entered into between the City and the County authorizing transfer of the lien. That starts an additional 120 day redemption period that the property owner has to redeem the property. The goal is to actually acquire title to the property. Then the City would pay for title searches to ascertain the true owner of the property. All liens holders, mortgagees, and other mortgage holders would need to be

given notice of the City's intent to petition the court for a tax deed. If the property owner does not redeem their property within the additional 120 day period and assuming all notices have been sent out to all the affected land owners and lien holders then the City can petition the court for a tax deed. At that time the City would acquire title. The question is whether the City is interested in any of these properties. The City should be prepared to pay the cost mentioned, rehab the property to get it back on the tax rolls, or actually keep the property. The interest for the City would be any property adjacent to properties already owned by the City. No decision has to be made before February 1, 2012. The Council will look into the possibility of acquiring any of these properties.

Accounts Payable

Council Member Jim Mann made the motion to approve the accounts payable as presented, seconded by Council Member Eric Storm. All ayes, motion carried.

There being no further business, meeting adjourned at 6:57 p.m.

Liz Oilar, IAMC, CMC
City Clerk Treasurer