

Town Council Meeting
Monday, October 9, 2017
6:00 P.M. Town Hall

Edinburgh Town Council met in a regular session on Monday, October 9, 2017 at 6:00 P.M. at the Town Hall, 107 South Holland Street, Edinburgh, Indiana.

President Kami Ervin called the meeting to order and led the Pledge of Allegiance.

Members answering roll call were: Councilman Jack Shepherd, Councilman Jeff Simpson, Councilwoman Dawn Graham, Councilman Jerry Lollar, and President Kami Ervin. Also present were Town Attorney Dustin Huddleston and Clerk-Treasurer Scott Finley.

President Ervin said next on the agenda were the minutes of the council meeting of September 25, 2017. Councilwoman Graham made a motion to approve the minutes as submitted. Councilman Simpson seconded. Motion carried.

President Ervin said next on the agenda were claims and handed it over to Clerk-Treasurer Scott Finley.

Mr. Finley said the council received a copy of the claim docket in their council packet. The total for the claim docket was \$106,499.17. He said he had signed off on all the claims in that docket and handed them over to the council for approval. Councilman Simpson made a motion to approve the claims as submitted. Councilman Shepherd seconded. Motion carried.

President Ervin said next on the agenda was Ordinance 2017-6 Adoption of 2018 Budget Appropriations and Tax Rate. She asked Mr. Finley if he had anything to add.

Mr. Finley said he passed out to the council a copy of the numbers that were being adopted. He said all forms have been entered into Gateway and will be submitted after adoption. He showed the council a comparison of adopted numbers for 2016 through 2018.

Councilman Simpson made a motion to waive the first reading of Ordinance 2017-6 and consider it for approval. Councilman Shepherd seconded. Motion carried unanimously.

Councilman Lollar made a motion to approve Ordinance 2017-6. Councilman Shepherd seconded. Motion carried.

President Ervin said next on the agenda was Resolution 2017-7 Waiving Non-Compliance of MacBeath Hardwood Tax Abatement. She asked Building Commissioner Nick Valenzuela to update the council.

Mr. Valenzuela said at the previous council meeting a public hearing was held for the waiver of non-compliance. Since then the town has received notification that MacBeath has filed the form 322 with Johnson County.

Councilman Lollar made a motion to approve Resolution 2017-7. Councilman Simpson seconded. Motion carried.

President Ervin said next on the agenda was Ordinance 2015-4 Control of Animals discussion. A resident had requested the ordinance be changed to allow a certain number of chickens within town limits.

Mr. Valenzuela said after discussing this matter with other members of the community and doing research of similar communities the building department's recommendation would be to leave the ordinance unchanged.

Janice Burton of 504 Fulford Drive said she agrees with Mr. Valenzuela. Chickens can carry diseases that could be spread throughout the town.

President Ervin said after looking at the health issues she also agrees that the ordinance should not be changed.

Town Manager Wade Watson said allowing a certain amount of chickens becomes an administrative burden on both the building commissioner and the police department. He agrees the ordinance should not be changed.

Councilman Shepherd said he too agrees. The town already has a lot of raccoons and other animals and allowing chickens will just increase the number of those animals.

Councilman Simpson said he agreed as well. That burden should not be put on the police department when they have more important issues to take care of.

No action was taken.

Council Comments

Town Attorney Dustin Huddleston said he would make sure Resolution 2017-7 gets filed with the county auditor and treasurer.

Departmental Comments

Parks Director Daniel Teter said the Halloween Festival would be coming up soon. The department will host Trunk-or-Treat. The event is free for the community. He said basketball league will be starting soon. There are four more tournaments for softball left this year. He said he was happy to report that revenues for the year were at \$226,000 compared to \$219,000 for the entire year of 2016.

Councilman Lollar congratulated Mr. Teter on exceeding his revenue goals and thanked him for taking the time to show him the work on the community center.

Town Manager Wade Watson said the bricks by the railroad tracks that were discussed at the last meeting have been repaired.

Mr. Watson said INDOT has contacted the town and will be rehabbing and patching State Road 252 from US 31 to I-65. They have not provided an outline of the work or a timeline when it would take place.

Mr. Watson said he has been in contact with Strand Engineering regarding budget numbers for the East Main Cross project. Estimates for rehabilitation from Kyle to Lincoln are approximately \$311,000 and estimates for Kyle to Clay are approximately \$475,000. He expects estimates on engineering work this week. The town can still submit this project for the 2018 Community Crossing Grant assuming the work does not start until 2018.

Mr. Watson said he provided the council a staff report for the work on well #5. The town is still waiting on the permit to be issued. He asked the council for permission to place the order for materials and for the vault. He said he has not obtained all bids yet but the issue will become urgent when the permit is issued.

Councilman Simpson made a motion to allow Mr. Watson to purchase the materials from Utility Supply Company and the vault from the lowest bidder when obtained per the staff report. Councilwoman Graham seconded. Motion carried.

Town Manager Wade Watson said Common Wealth has decided they only want to use the parcel owned by the town for their development. They are also attempting to obtain property from Mr. Fletcher. Common Wealth just needs site control documents. Mr. Huddleston has reviewed those documents. A resolution would have to be passed giving the property to the Economic Redevelopment Commission and then the commission would give the property to Common Wealth.

Mr. Huddleston explained the process of transferring property.

Councilman Lollar asked why the school was no longer involved.

Mr. Watson said they did not believe they could move forward fast enough for the November 6th deadline.

Discussion was held regarding deadlines for rezoning the parcels.

President Ervin said she does like the idea of having that area developed. It would be nice to see something go there rather than the empty lots with piled dirt that are currently there.

Kathy Hamm of the School Board said the school had not been formally invited to participate and just felt the process was moving too fast. They were also uncomfortable having school children that close to the structure.

President Ervin said it would be possible ask the ERC to put certain stipulations on how the property could be developed including types of structures, no retention pond, etc.

Further discussion was held regarding stipulations on the development.

Councilman Lollar said he too thinks this is moving very fast and has questions he would like answered.

Mr. Huddleston said at this point the council would need to vote to give consent to Common Wealth to apply for a variance for the property.

Discussion was held regarding options for retention ponds including dry and covered retention ponds.

Mr. Watson said the only real risk is that the developer builds something the council is not happy with. Protections to those risks include zoning ordinances, building standards, and the planning commission.

President Ervin ask what protection there is to say the property does not get rundown in 20 years.

Mr. Watson said none. But there is also no protection to say that any property that is developed will not be rundown in 20 years.

Mr. Valenzuela said in his experience low income housing is often audited more stringently than regular developments. The ones that he has seen are usually very professional developments.

President Ervin asked if it would be possible to hold a special meeting to get some answers before the next meeting.

Mr. Watson said Common Wealth would be happy to give a presentation to the council.

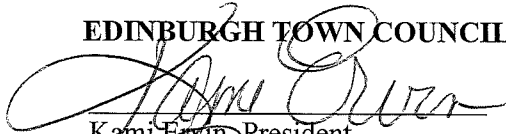
President Ervin requested that the council and ERC meet at 6 PM on October 16, 2017.

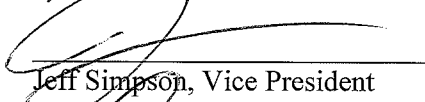
Councilman Simpson made a motion to allow Mr. Huddleston to draft all necessary documents and resolutions for the transfer of the property to the ERC. Councilwoman Graham seconded. Motion carried.

Councilwoman Graham made a motion to allow President Ervin to sign a consent form or any other documents for a variance. Councilman Simpson seconded. Motion carried.

Being no further business or comments, Councilman Simpson made a motion to adjourn the meeting. Councilwoman Graham seconded. Motion carried.

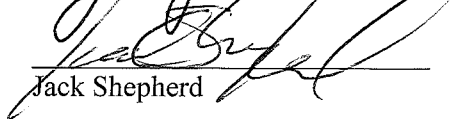
EDINBURGH TOWN COUNCIL


Kami Ervin, President

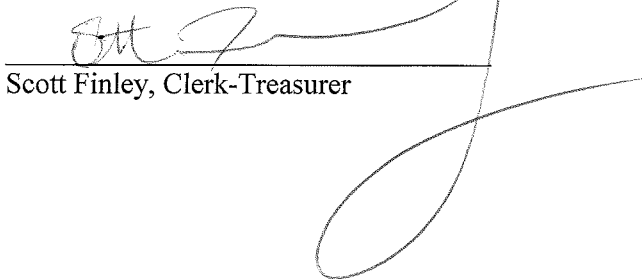

Jeff Simpson, Vice President


Dawn Graham


Jerry Lollar


Jack Shepherd

ATTEST:


Scott Finley, Clerk-Treasurer