

Town Council Meeting
Monday, October 16, 2017
6:00 P.M. Town Hall

Edinburgh Town Council and the Edinburgh Redevelopment Commission met in a special session on Monday, October 16, 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.

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

Edinburgh Redevelopment Commission members answering roll call were: Trace Powell, Karen Fitzpatrick, Curtis Rooks, and Matt Ervin. Genie Parmer and Ray Walton were absent.

President Ervin said first on the agenda was Common Wealth Housing Development Proposal. She asked Town Manager Wade Watson to lead the discussion.

Mr. Watson said Anne McKinley was present from Common Wealth to explain the housing development proposed to be built on a currently town owned parcel. He gave a brief background on the matter.

Ms. McKinley gave an overview of Common Wealth Development. She said they have developed over 2,000 units nationwide and have been in business since 2000. They attempted to use local contractors in all of their projects. They have never sold a property that they have developed and have no plans to in the immediate future.

Ms. McKinley handed out to the council some documents pertaining to the potential project. She said the development would be 26 town homes including the units already built on Mr. Fletcher's property and also a two story midrise structure with 2 to 3 bedroom apartments for a total of 52 units. The project would be funded through a tax credit program and is highly competitive. To live in a unit a family has to make less than 60% of area median income.

Councilman Lollar said it appears there is a retention pond in the drawings. Is that an absolutely necessary part of the development?

Ms. McKinley said at the moment it is being proposed as a dry retention pond but they are also open to looking at other options.

Councilman Lollar asked if Common Wealth could pay to connect to the town's storm water utility if it needed to.

Ms. McKinley said if that needed to happen they would put that number in their budget. It is something they can look into. She said she can email the architects and engineers after the meeting to try to get a more concrete answer.

Discussion was held regarding dry retention ponds and why retention ponds are necessary.

Councilman Lollar asked if a deal had been made with the other property owner.

Ms. McKinley said she has spoken with him and they do not foresee any issues obtaining that property.

Mr. Watson said the zoning must be appropriate for site control and Common Wealth has received permission from both the town and Mr. Fletcher to file for a variance for the properties.

Councilman Simpson said the main issue with the retention pond is the proximity to the school. He asked if there would be any fencing around the retention pond.

Ms. McKinley said discussion has been held about high shrubbery between the properties. Common Wealth would be willing to look into putting fencing between the school and the retention pond.

Councilman Simpson said the town does need a development like this in the community.

Trace Powell asked what Common Wealth has in place to make sure the property still looks good in 10 years.

Ms. McKinley said the tax credit program requires a certain amount of money to be kept in a replacement reserve fund. The town homes would actually be lease to purchase after 15 years. It must be affordable housing for 30 years.

President Ervin asked how the first developments look that Common Wealth built.

Ms. McKinley said she has not seen those units but she can get pictures to the council and commission.

Building Commissioner Nick Valenzuela said it is his understanding that the Indiana Housing and Community Development Authority has been contracted by IRS to audit this types of developments. He asked Ms. McKinley if they do physical inspections.

Ms. McKinley said yes. They may not come out every year but they are required to inspect the properties every three years. The structures are built extremely well and have a property manager on site.

Kathy Hamm of the School Board said her only concern would be the barrier between the school and the retention pond.

Discussion was held regarding emergency access to the units.

Discussion was held regarding underground parking at the facilities.

President Ervin said there will be a resolution prepared for the next council meeting if the council decides to move forward with the process.

The Edinburgh Redevelopment Commission adjourned their meeting. Mr. Powell made a motion to adjourn. Ms. Fitzpatrick seconded. Motion carried.

President Ervin said next on the agenda was the substation repair discussion. She asked Mr. Watson to explain.

Mr. Watson said there is a problem with the town's substation that will require an extensive repair. Mike Jenner and Ben Huckaba were present of Alpha Engineering to explain the situation.

Mr. Huckaba presented a PowerPoint. He explained what Alpha Engineering does for the towns Electric Department. He handed the presentation over to Mr. Jenner to explain the current situation.

Mr. Jenner explained what a power transformer does. The town has two of these transformers. He explained how the transformers work. He showed what a catastrophic failure of a power transformer looks like. A dissolved gas analysis (DGA) shows the gases that build up within the oil in the transformer. He explained that the analysis of the town's transformers came back poorly and immediate action needs to be taken to insure the transformers continue to operate safely. The oil needs to be removed from the transformer and the internals need to be inspected to see what is causing the issues.

Electric Superintendent Kevin Rubush said these issues came up when the yearly maintenance was done.

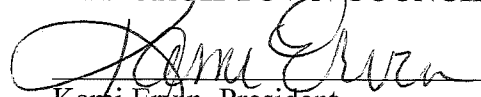
The recommendation from Alpha was to pull one transformer at a time and perform the necessary maintenance. It should take about 3 days per transformer. The low bid for the repair was \$31,568. He said they would also like to have a second test done as a bench mark which would cost \$1,175.

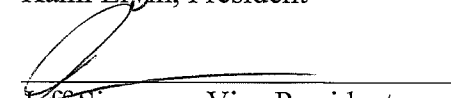
Mr. Huckaba said he has hard copies of the proposals for the council. He said it is possible that they open the transformers and find more repairs that need done but it is impossible to know until they are in there.

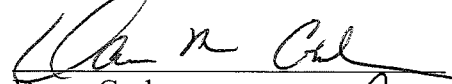
Councilwoman Graham made a motion to allow Mr. Watson to proceed with Alpha Engineering's proposal for the repair of the transformers. Councilman Simpson seconded. Motion carried.

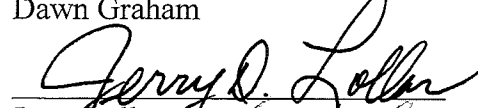
Being no further business or comments, Councilman Simpson made a motion to adjourn the meeting. Councilwoman Graham seconded. Motion carried.


EDINBURGH TOWN COUNCIL


Kami Eryn, President

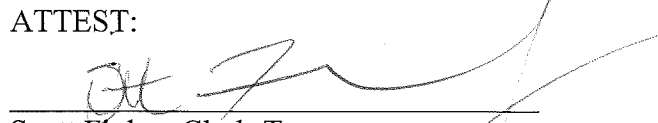

Jeff Simpson, Vice President


Dawn Graham


Jerry Lollar


Jack Shepherd

ATTEST:


Scott Finley, Clerk-Treasurer