

**Town Council Meeting**  
**Monday, November 23, 2020**  
**6:00 P.M. Town Hall**

Edinburgh Town Council met in a regular session on Monday, November 23, 2020 at 6:00 P.M. at the Town Hall, 107 South Holland Street, Edinburgh, Indiana.

President Jeff Simpson called the meeting to order and led the Pledge of Allegiance.

**Members answering roll call:** *Due to the COVID-19 public emergency and per Executive Order 20-09, members may have attended electronically (e).* Councilwoman Miriam Rooks (e), Councilwoman Debbie Buck, Councilman Ryan Piercefield, Vice President Dawn Graham (e), and President Jeff Simpson. Also present were Clerk-Treasurer Scott Finley and Steve Huddleston filling in for Town Attorney Dustin Huddleston.

**Minutes** –Council meeting of November 9, 2020. Councilman Piercefield made a motion to approve the minutes as submitted. Councilwoman Buck seconded. Motion carried.

**Claims** – The council received two claim dockets in their council packets. The first was an end-of-month docket for September totaling \$268,591.27 and the second was the regular claim docket totaling \$886,333.73. Mr. Finley said he had signed off on the claims in those dockets and handed them over to the council for approval.

Councilman Piercefield made a motion to approve the claims as submitted. Councilwoman Buck seconded. Motion carried.

**Public Hearing for Petition for Annexation** – President Simpson opened the public hearing.

Building Commissioner Wade Watson said the annexation request came before the council verbally. The request was officially submitted at the last council meeting. He said he and Town Attorney Dustin Huddleston both researched and agreed on a financial plan. Mr. Huddleston has prepared an ordinance and resolution to approve the financial plan. Those documents will be on the agenda for the next council meeting.

With no further questions or comments, President Simpson closed the public hearing.

**Resolution 2020-25 Fiscal Plan for Annexation** – Mr. Watson explained that this resolution lays out the financial plan for annexation. This includes all infrastructure and utility connections required. police and Fire Protection are already provided to the area. Within two weeks of the certificate of occupancy the town must provide trash service. The benefit of this annexation is the increased assessed value of the town.

**Ordinance 2020-19 Annexing of Real Estate (First Reading)** – Mr. Watson explained the ordinance. Being a first reading, no action was taken.

**Sacoma Specialty Products, LLC Tax Abatement Ownership Transfer** – Mr. Watson explained that this request was presented by Sacoma Specialty Products, LLC which has purchased Tru Flex through an asset acquisition. There are currently 5 active amendments. They are requesting that those abatements be transferred to the new owners for the life of the abatements. He explained he has reviewed these with legal counsel, the assessor, and the auditor and found that this is allowable under Indiana code. The staff recommendation is to approve the transfer.

The staff report lays out three separate options. Option one is to approve the abatement transfer and authorize Mr. Huddleston to draft the necessary resolutions, option two is to deny the request, and option three is to table the issue for further discussion.

Councilwoman Buck ask if we are sure the numbers in the SB-1 are correct.

Mr. Watson said the numbers in the report are from the SB-1 and CF-1's. He explained that the council has approved the CF-1's each year for these abatements.

Further discussion was held regarding prior years CF-1's.

Councilman Piercefield made a motion to approve the transfer of abatement to Sacoma specialty products, LLC and allow Mr. Huddleston to draft all necessary documents. Councilwoman Buck seconded. Motion carried.

Ben Worrel was present on behalf of Sacoma and invited the council to visit their facility. He thanked the council for the preliminary approval.

**Proposal of Interest for Town Real Estate** – Mr. Watson explained that this interest was presented unsolicited to the town through Common Wealth. A former employee of Common Wealth is now working independently and remembered the need for affordable housing in Edinburgh. New Hope Services, Inc. expressed interest in the piece of real estate just west of the Aquatic Center. The property is owned by the Edinburgh Redevelopment Commission. New Hope would like to build six duplexes with three bedrooms each and a small office space for the site manager and a small community room.

Councilman Piercefield, Councilwoman Graham, and Councilwoman Rooks were in favor of using that area for affordable housing. Councilwoman Buck said she is not in favor and thinks that would be better used for a gym for the parks department.

Councilman Piercefield made a motion to authorize Mr. Watson to further investigate this opportunity and present it to the Edinburgh Redevelopment Commission. Councilwoman Graham seconded. Motion carried 4 to 1 with Councilwoman Buck voting nay.

**Johnson County Solid Waste District Recycle Agreement** – President Simpson said we had an agreement for the recycle center on a trial basis. This agreement extends the recycling agreement through December of 2022.

Councilwoman Buck made a motion to approve the Johnson County Solid Waste District Recycle Agreement. Councilman Piercefield seconded. Motion carried.

Councilman Piercefield made a motion to authorize President Simpson to sign the agreement on behalf of the council. Councilwoman Buck seconded. Motion carried.

**Master Agreement for Waterworks Engineering Services** – Adam Sitka of Wessler Engineering said this is a contract between the town and Wessler to provide continued services and set up framework for future services. He showed a spreadsheet showing the schedule of work to be completed. The next steps are finding the best treatment method and the best well location. He explained some issues with current water issues and well locations. He explained the funding timeline to submit for the OCRA grant in February.

Councilwoman Buck made a motion to approve the Master Agreement with Wessler Engineering. Councilwoman Graham seconded. Motion carried.

Councilman Piercefield made a motion to authorize President Simpson to sign the agreement on behalf of the council. Councilwoman Buck seconded. Motion carried.

**First Amendment to Master Agreement for Waterworks Engineering Services** – Steve Huddleston said this amendment lays out the first tasks for Wessler. The compensation for work is not to exceed \$15,000.

Mr. Sitka said this is a general on call agreement and they will provide any assistance the staff needs.

Councilman Piercefield made a motion to approve the First Amendment to the Master Agreement. Councilwoman Buck seconded. Motion carried.

Councilman Piercefield made a motion to allow President Simpson to sign the amendment on behalf of the council. Councilwoman Buck seconded. Motion carried.

**Ordinance 2020-21 Amendment to Salary Ordinance 2019-20 (First Reading)** – Mr. Finley explained that this year there will be 53 pays instead of the usual 52. Because of this, there a couple of people that will exceed the current ordinance as it has annual amounts. This amendment does not change any employee's pay but simply converts those pays to a weekly amount rather than an annual amount.

Councilwoman Graham made a motion to waive the first reading of Ordinance 2020-21. Councilwoman Buck seconded. Motion carried unanimously.

Councilman Piercefield made a motion to approve Ordinance 2020-21. Councilwoman Buck seconded. Motion carried.

**Ordinance 2020-21 Additional Appropriations (First Reading)** – Mr. Finley said in his monthly review of the department budgets he noticed the golf course was going to run into the hole by the end of the year. Upon further review, it was found that a full-time employees wages were missed when calculating the budget. Therefore, the wages are going to be short. The department was also going to go over the capital outlays slightly because of the cart dividers purchased for COVID-19 precautions. The council will hold a public hearing of the appropriations at the next council meeting and after approval we will submit the forms for approval from the DLGF. No action was taken.

**Resolution 2020-26 Approving the 2021 Council Meeting Schedule** – Councilwoman Buck made a motion to approve Resolution 2020-26. Councilman Piercefield seconded. Motion carried.

**Resolution 2020-27 Holiday Schedule** – Councilman Piercefield made a motion to approve Resolution 2020-27. Councilwoman Buck seconded. Motion carried.

**Resolution 2020-28 Limiting Access Due to COVID-19** – Mr. Finley said this was drafted by Mr. Huddleston. This limits access to town facilities through January 25, 2021. This is similar to what we did in March. He explained that access to town hall and the utility office would be limited to emergencies only. Citizens would be urged to pay their bill online or through the drop box. It also suspends park and recreation activities, limits access to the golf clubhouse, and closes the compactor.

Parks Director Daniel Teter said the department has been working with the health department to determine safe ways to continue park activities including the basketball league and the Holiday of Lights. Shutting down the BASE program would affect about 50 families.

Councilman Piercefield asked if the school goes back to E-Learning if that affects BASE.

Mr. Teter said the BASE program would not be active if school was not active.

Councilwoman Buck asked if there have been any COVID related issues with the BASE Program.

Mr. Teter said they have had cases of COVID-19 but have not had any outbreaks.

Councilwoman Buck said she thinks we should continue the BASE Program.

Councilwoman Graham said the email he provided says basketball would limit attendees to parents, guardians, and siblings. That is a lot of people for a gym that has no bleachers or sitting area. That is up to 40 people at a time with only 15 minutes to clean in between.

Councilwoman Rooks said she has concerns with the basketball program as well. After the holidays, the state could easily go back into red status. That is a very small area for that many people. This peak is worse than when we put the original limitation in place. She explained the issues the health department is having with the rise in cases.

Councilman Piercefield said his team could not practice last week because there was a COVID scare with his coach. It has already started to affect the program. He is all for the program as his child plays in the league, but it is a really bad time for these types of programs. He would be for pushing the program back.

Mr. Teter asked about community room rentals and the Holiday of Lights. The department has already limited rentals to gatherings under 50 people per the state mandates.

Councilman Piercefield said we are encouraging people to limit gatherings for the Holidays, but the town is still allowing rentals for up to 50 people. That seems like a lot at this stage in the pandemic. He said he worries about the liability on the town if we allow these types of gatherings.

Mr. Teter explained the safety precautions they had drawn up for the Holiday of Lights.

Councilman Piercefield said we can try to enforce limits and mask wearing but if there is an outbreak he is worried about the legal liability.

Steve Huddleston said there is no question it increases the town's risk.

Councilwoman Graham said she is for shutting all programs down aside from the BASE program. She said she does not agree with allowing that many people in an enclosed space right now.

Councilman Piercefield made a motion to approve Resolution 2020-28 but allow the Base program to continue with added safety precautions. Councilwoman Graham seconded. Motion carried 3 to 2 with President Simpson and Councilwoman Buck voting nay.

**Resolution 2020-29 COVID-19 Mitigation Protocol Policy** – Mr. Finley said this was also drafted by Mr. Huddleston and lays out the policies the town would follow if an employee tests positive or exhibits symptoms of COVID-19. It also has policies for masks, in-person meetings, and cleaning/disinfecting.

Discussion was held regarding quarantine guidelines.

Councilwoman Buck made a motion to approve Resolution 2020-29. Councilman Piercefield seconded. Motion carried.

**Employee Health Insurance Renewal** – Mr. Finley said the town's health insurance renews on January 1, 2021. Mr. Mayfield was able to obtain quotes from 3 different carriers: Anthem, United Healthcare, and SIHO. Each carrier provided several different quotes. The ones provided to the council were the ones that matched our current plan most closely. Unfortunately, Anthem and United did not offer an HRA plan which is what 90% of our employees are on. A move to straight HSA would be a huge drop down for most of our employees. We currently offer a dual option with both HSA and HRA.

He gave a breakdown of the different quotes. He said the staff recommendation was Option 2 from SIHO. Option 2 increases the overall deductible on the current plan but also increases the town reimbursement from the HRA fund. This keeps the employees out of pocket the same and keeps the premiums relatively as well.

Councilman Piercefield made a motion to approve the staff recommendation to renew with SIHO and proceed with option 2. Councilwoman Buck seconded. Motion carried.

**Street Sign Discussion** – Mr. Finley said Street Superintendent Clark McCollum had submitted a quote for the remainder of street signs in town. After reviewing the budget and cash balance he said he is comfortable proceeding with half of the quote this year and half next year.

Councilman Piercefield made a motion to approve the half of the sign quote from Kleem for 2020 and the other half in 2021. Councilwoman Buck seconded. Motion carried.

**Andy Bridges – Bobcat Municipal Lease Program** – Mr. Piercefield introduced Andy Bridges and Tad from Bobcat of Columbus/Indianapolis. They are here to present a lease program for the town's equipment that would alleviate maintenance costs.

Mr. Bridges said with this program, the town would buy a piece of equipment at a reduced price and trade the equipment in every year for a new model for \$3,000 as long as the hours are kept under 200. The equipment is always under warranty and the town always has a new piece of equipment.

Tad said the town would only be responsible for oil changes. He explained the options for different machines and explained that the town would be eligible to trade the equipment in starting at \$3,000. There are also plans based on the number of hours put on the machine. Based on his experience, the town would not save a lot of money over the course of 10 years but at the end of that period the town would have a brand-new piece of equipment.

Councilman Piercefield said the program eliminates the large expense of purchasing a new piece of equipment after the initial purchase.

Discussion was held regarding types of equipment they can provide.

Tad said the town is not obligated to trade the equipment in at the end of the first year. If the town likes the piece of equipment they can opt out. The town physically owns the equipment. Once you opt out of the program, the program cannot begin again on that piece of equipment.

Mr. Finley said just to be clear, we are buying the piece of equipment, so we still have the upfront cost of the equipment.

Mr. Bridges said that is correct. The town would save approximately \$20,000 on an E50 buying through this program. He handed out a packet of references and equipment.

Mr. Finley said this could be an option for some of our machines but if we still have the upfront cost and we put low hours on our machines then the value of our machines is still going to be there down the road. The reason the hour limit is in this program is because there is still a lot of value in the equipment with such low hours. He said the \$11,000 repair is the only cost outside of regular maintenance we have had on this machine.

Mr. Bridges said he believes the cost of that repair is about half the value of the machine.

The council thanked the gentlemen for their presentation and said they would review the program.

### **Other Business**


Mr. Watson said Kenna has submitted the grant for the Prosser Area Stormwater Project. Kenna feels good about the town's chances of being awarded the grant.

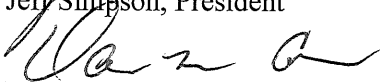
### **Departmental Comments**

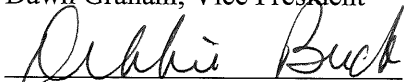
Mr. Teter said he did submit the quotes for the repair of the excavator. He said he only obtained two quotes because the quotes were very close, and we have to pay people to look at the piece of equipment to submit a quote. It is still in operation and the parts are up to 20 weeks out because of COVID.


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

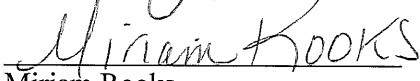
EDINBURGH TOWN COUNCIL

  
\_\_\_\_\_  
Jeff Simpson, President

  
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Dawn Graham, Vice President

  
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Debbie Buck

  
\_\_\_\_\_  
Ryan Piercefield

  
\_\_\_\_\_  
Miriam Rooks

ATTEST:

  
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Scott Finley, Clerk-Treasurer