

**Town Council Meeting**  
**Monday, March 13, 2023**  
**6:00 P.M.**

Edinburgh Town Council met in a regular session on Monday, March 13, 2023, at 6:00 P.M. at the Town Hall, 107 South Holland Street, Edinburgh, Indiana.

President Ryan Piercefield called the meeting to order and led the Pledge of Allegiance.

**Members answering roll call:** Councilwoman Miriam Rooks, Councilman Jeff Simpson, Vice President Dawn Graham, and President Ryan Piercefield. Also present were Clerk-Treasurer Scott Finley, Interim Town Manager Wade Watson, and Town Attorney Dustin Huddleston. Councilwoman Debbie Buck was absent.

**Minutes** – Council meeting of February 27, 2023. Councilwoman Graham made a motion to approve the minutes as submitted. Councilman Simpson seconded. Motion carried.

**Claims** – The council received a copy of the claim docket in their council packet. The total for the docket was \$577,104.35. Mr. Finley said he had signed off on all the claims in those dockets and presented them to council for approval.

Councilman Simpson made a motion to approve the claims as submitted. Councilwoman Rooks seconded. Motion carried.

**Public Hearing to Consider a Petition for Annexation** – Interim Town Manager Wade Watson said we have a petition from a property owner for their property to be annexed. The property is 7778 East State Road 252. The public hearing has been advertised for tonight. There is a representative of the property owner present tonight as well.

President Piercefield opened the public hearing.

Will McDenna of 301 E. Chestnut Ct. said he was present on behalf of the petitioner. This site was selected due to its location on 252 and the use will be in line with the towns plan for that area in town.

Jack Hobdy of 7956 East State Road 252 asked what would be going in at that location.

Mr. McDenna said it will be the site of a new grocery style Dollar General Store. It will be a 12,000 square foot building.

Mr. Hobdy said he is opposed as he does not want to be a neighbor to that type of business.

Bill Jones of 7795 East State Road 252 said his house is right across the street from this parcel. He asked what kind of drive the location would have.

Mr. McDenna said it will be one 36-foot-wide drive on the west end of the property similar to where the drive is now.

President Piercefield asked if there was a certain landscaping aesthetic they use at each location.

Mr. McDenna said typically the building will have a brick front with landscaping in front of the building. There will be a fence between them and the neighbor to the east. He passed out a site plan to the council.

Mr. Watson said the petitioner has filed with the planning commission. They will be heard on the third Tuesday of April. The site plan will be formally submitted at that time and will need to be approved by the planning commission as it is in the highway corridor. It will also require a rezoning. It is in our buffer zone and is zoned suburban residential. They are petitioning to have it rezoned roadside business. That would be approved by planning commission and then brought to council for final approval.

Mr. McDenna said the property directly adjacent is already zoned roadside business.

Mr. Huddleston said in the past, when we have done an annexation outside the buffer zone, the petitioner and the council has the right to choose the zoning. Because this is in the buffer zone, we already have zoning authority so it would be annexed as residential. The only way to change it would be a rezoning process.

President Piercefield said at this point of the process we would simply be annexing this property as a residential parcel into our boundaries.

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

**Resolution 2023-8 Adopt the Written Fiscal Plan for Annexation** – Mr. Watson said the written fiscal plan was drafted by Baker Tilly. Mr. Huddleston drafted the resolution adopting that plan. He said there is very little cost to the town but we benefit from the increase assessed value from the property.

Councilwoman Graham made a motion to approve Resolution 2023-8. Councilman Simpson seconded. Motion carried.

**Ordinance 2023-6 Annexing Real Estate (First Reading)** – Mr. Watson said this is the first reading of the ordinance to officially annex the land into the town. The purchase of this property is pending the annexation and the rezoning.

No action was taken on Ordinance 2023-6

**Public Hearing to Consider a Petition to Vacate a Public Street** – Mr. Watson showed a map of the parcel to be discussed. This was introduced at the last meeting. The parcel is actually an extension of Pleasant Street that was planned to continue further south. For years the property has been used by adjacent property owners without any knowledge that it was not their property. A building permit was issued many years ago for a garage to be built that blocked the ability to extend the road. There is no plan to ever extend Pleasant Street so this is just cleaning up the map for the future. The vacate would split the property 50/50 with adjacent property owners.

President Piercefield opened the public hearing.

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

Mr. Watson said the documents for that vacate will be presented at the next meeting.

**Ordinance 2023-5 Authorizing Issuance of Electric Bonds (Second Reading)** – Mr. Watson said this was discussed at the previous meeting. The bond will be used to take care of infrastructure needs for the electric department.

Councilwoman Rooks made a motion to approve Ordinance 2023-5. Councilwoman Graham seconded. Motion carried.

**Ditech Tax Abatement** – Mr. Watson said Ditech is planning to invest about \$3 million in personal property. They have petitioned the town for a tax abatement on that expense. The staff has reviewed and recommend approval of the abatement based on the de-escalating schedule with the staff report.

Councilwoman Graham made a motion to allow Mr. Huddleston to draft the necessary documents for the Ditech tax abatement. Councilman Simpson seconded. Motion carried.

**Water Treatment Plant Change Order #1** – Mr. Watson said the packet for this change order is pretty extensive. Wessler is present to answer any questions. It entails a number of small changes that need to be incorporated into the SRF loan. We included about \$600,000 for contingency and this change order is \$87,714.87. The majority of the work is cleaning and rehabilitating wells 3 and 4.

Councilman Simpson made a motion to approve change order #1 for the water treatment plant project for \$87,714.87. Councilwoman Rooks seconded. Motion carried.

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

**Water Treatment Plant Pay Application #10** – Mr. Finley said this is the 10<sup>th</sup> pay application for the water treatment plant project. The total of the pay application is \$184,597.21. Upon approval by council the pay application will be submitted to the Indiana Finance Authority for approval and disbursement.

Councilman Simpson made a motion to approve water treatment pay application #10. Councilwoman Graham seconded. Motion carried.

**Timbergate Equipment Purchases** – Golf Course General Manager Wayne Gibbs submitted to the council a list of equipment to be purchased by the course this year. It includes 4 separate pieces of equipment totaling \$223,193. It will probably take a year to receive the equipment. This amount was budgeted from the golf course budget. He has a another quote that was virtually the same except it did not include a discount that was included in the other quote.

President Piercefield said the course has been “band-aiding” old equipment that is almost 25 years old. The council plan was to continue to use some tax dollars on the course after the bond paid off for new equipment and upgrades to the course.

Councilwoman Graham made a motion to approve the purchase of 4 pieces of maintenance equipment totaling \$223,193. Councilwoman Rooks seconded. Motion carried.

Mr. Gibbs said he also has quotes for a new beverage cart. The current cart is from 1999 and is constantly breaking down. This will be paid from course revenues. Yamaha has agreed to sell this piece of equipment at a large discount as we lease our carts from them. The cost is \$17,150.

Councilwoman Rooks made a motion to approve the purchase of the beverage cart from Yamaha for \$17,150. Councilwoman Graham seconded. Motion carried.

Mr. Gibbs said there has also been an issue with the new golf carts. The new carts are in and are ready for delivery. However, the lease amount is going up. In March of last year, a lease was signed by Dan Cartwright. Our lease is up, and Yamaha has allowed us to keep the current carts until the new ones come in. Now that the new ones are in, they will be taking the other carts back. Without the new lease, we have no carts for the course.

Mr. Huddleston said the lease was signed by Mr. Cartwright; however, it was not signed within the time frame set out in the lease documents. It is therefore null and void.

Councilman Simpson made a motion to approve the lease proposal subject to a lease agreement being drafted, reviewed, and signed. Councilwoman Graham seconded. Motion carried.

### **Other Business**

Councilwoman Rooks said she saw an article about the K-9's getting protective vests. The article was great, and she thanked Town Marshall Little for his work on that.

Mr. Watson said he has two position offers he would like the council to approve. He said he has interviewed a candidate for the Zoning Official position and would like approval to offer the position to Zachary Pendleton.

Councilwoman Rooks made a motion to offer the Zoning Official position to Zachary Pendleton. Councilwoman Graham seconded. Motion carried.

Mr. Watson said he has been discussion with Stephen Clark, a previous employee of the Electric Department, and he is willing to consider the position of Electric Superintendent when Kevin Rubush retires.

Councilwoman Rooks made a motion to allow Mr. Watson to negotiate with and interview Stephen Clark for the Electric Superintendent position. Councilwoman Graham seconded. Motion carried 3-1 with no vote cast from Councilman Simpson.

Mr. Watson said the town received a letter from a company wanting to demolish a structure and build a new store in the Prosser area. They are requesting assistance with stormwater costs. Wessler has determined the approximate cost to be \$318,000. He does not believe the town is in the financial position to assist with this. He recommends we work with the potential developer to install a drywell or install a storm water later to High School Drive.

Mr. Watson said he received a letter from Jason Hester at the Greater Columbus Indiana Economic Development Corporation regarding a rate increase for our membership. The cost is going from \$7,000 to \$7,500 per year. This gives the town input on developing the area south of town in Bartholomew County. Their efforts have brought development into that area.

Councilwoman Graham made a motion to allow Mr. Huddleston to review the agreement with the Greater Columbus Indiana Economic Development Corporation. Councilman Simpson seconded. Motion carried.

Mr. Watson said the bid opening was held today for the Community Crossing Grant 2022-2. We received 4 bids and will review those and bring them to council for approval at the next meeting.

Mr. Watson said we received a proposal from Duke Energy to provide service to a customer within our jurisdictional territory. It is an agreement for temporary consent to serve a property east of the railroad tracks. The town could build the infrastructure to serve the property, but the cost will be approximately \$50,000. Duke can provide the service at a much lower cost as they already have service very close to the property. We believe this is best option. Mr. Huddleston has reviewed the agreement, but they are unwilling to negotiate any terms. His recommendation is that we assume all liability in the event something happens. He recommends we accept the agreement and allow President Piercefield to sign.

Mr. Huddleston said there is a remote chance we could be held liable because we are allowing Duke Energy to extend their service inside our jurisdiction. He proposed that Duke defend us in that event, but they denied that change.

President Piercefield asked if we could lose any rights to other properties or other developments on that property if we allow this agreement.

Mr. Watson said he does not believe that would be the case as this agreement is temporary and states a specific address. This only applies to one metering point in that jurisdiction. This property also has no direct interstate access like other properties in the area. The metering point is farming irrigation that will only bring revenue during the summer months. He believes the risk is minimal and he recommends allowing Duke to have this particular metering point.

Councilman Simpson made a motion to allow Mr. Huddleston to investigate the issue. Councilwoman Graham seconded. Motion carried.

### **Departmental Comments**

Town Marshall Doyne Little said Officer Koors put on a K-9 demonstration for the Cubs Scouts recently. They hope to do more events like that in the future.

Interim Fire Chief Chuck Ridpath said the department got notice that the Johnson County Health Department will be funding \$16,000 for the Baby Safe Haven Box. The new squad vehicle should be done on April 10<sup>th</sup>. The Hurst tools have been on backorder but should be in in the next couple of weeks.

Water Superintendent Bill Jones said the treatment plant is about 8 weeks behind schedule due to materials. The block layers have been working and have got some walls up.

Wastewater Superintendent Robert Jessie said he held two interviews today for the open position at the wastewater department. He hopes to get that filled soon.

### **Public Comments**

Keith Sells presented the council a donation from the church for the defibrillators.

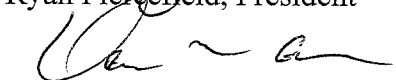
Nellie Wilson asked if the council had made a decision on her water bill issue yet.

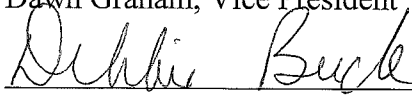
President Piercefield said they have not yet had a chance to sit down as a council and discuss what to do. He said they will let her know when they have come to a conclusion.

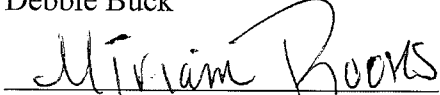
Being no further business or comments, Councilman Simpson made a motion to adjourn the meeting. Councilwoman Graham seconded. Motion carried.

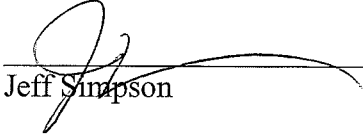
EDINBURGH TOWN COUNCIL

  
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Ryan Piercefield, President

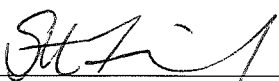
  
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Dawn Graham, Vice President

  
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Debbie Buck

  
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Miriam Rooks

  
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Jeff Simpson

ATTEST:

  
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Scott Finley, Clerk-Treasurer