

Town Council Meeting
Monday, May 13, 2024
6:00 P.M.

Edinburgh Town Council met in a regular session on Monday, May 13, 2024, at 6:00 P.M. at the Town Hall, 107 South Holland Street, Edinburgh, Indiana.

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

Members answering roll call: Councilman Michael Bryant, Councilwoman Sherri Sweet, Councilwoman Debbie Buck, Councilwoman Miriam Rooks, and Council President Ryan Piercefield.

Also present were Clerk Treasurer Rhonda Barrett, and Town Attorney Dustin Huddleston.

Minutes – Minutes of Council Meeting April 22, 2024.

Councilwoman Rooks made a motion to approve April 22, 2024, council meeting minutes. Councilwoman Sweet seconded. Motion carried.

Claims – Clerk-Treasurer Rhonda Barrett presented two claim dockets for approval, March 2024 end of month claim docket in the amount of \$345,406.85 and May 13, 2024, claim docket in the amount of \$271,043.51. Councilwoman Rooks asked if the B&B Janitorial claim was the final bill from them. Clerk Treasurer Barrett said yes, it is their final bill.

Councilwoman Buck made a motion to approve the claim dockets as presented. Councilwoman Rooks seconded. Motion carried.

Public Hearing Request for Annexation – Council President Ryan Piercefield opened the Public Hearing Request for Annexation and asked for anyone speaking to please state their name and address for council records.

Attorney Brian Touhy, 50 S Meridian Street, Indianapolis, introduced himself and said that he is representing the petitioner making the request for the annexation of land. Attorney Touhy said this is the third step in a three-step process to annex approximately 300 acres of land on the east side of U.S. 31. Attorney Touhy provided information on the previous steps in the process, September 2023 the council annexed 6 acres, in December 2023 the council annexed the next approximately 127 acres, and if approved, tonight would finish the process with the annexation of approximately 172 acres. Attorney Touhy said this land is owned by the Wertz family and the King family and the idea is to annex the land into town. Attorney Touhy said that the next step after annexation is to come back to the planning commission and town council to request a rezoning of the property to allow for residential development with some commercial development along US 31. Attorney Touhy said they greatly appreciate the Council's favorable consideration of the request and would try to answer any questions.

Council President Piercefield asked the council if they had any questions for Attorney Touhy. There being no questions, Council President Piercefield then asked the public if they had any questions. There being no questions or comments, Council President Piercefield then closed the Public Hearing.

Resolution 2024-8 Written Fiscal Plan for Annexation – Attorney Dustin Huddleston discussed the annexation process and one of the first steps is to develop a fiscal plan to see if the Town can absorb the ground and have a plan to support it with municipal services, and that is in Resolution 2024-8. Attorney Huddleston said this has been done on the other two annexations. Attorney Huddleston discussed the steps necessary if the Council considers Resolution 2024-8 tonight, and that it would need to be approved subject to the ordinance adopting the annexation, which is the next item on the agenda for the first reading of Ordinance 2024-7 Annexing Real Estate.

Councilwoman Rooks made a motion to approve the Resolution 2024-8 Written Fiscal Plan for Annexation subject to the approval of Ordinance 2024-7 Annexing Real Estate as presented. Councilwoman Buck seconded. Motion carried.

Ordinance 2024-7 Annexing Real Estate (1st Reading) – Town Attorney Dustin Huddleston presented Ordinance 2024-7 Annexing Real Estate 1st reading. Attorney Huddleston said that this is the actual ordinance that would be adopted at the next council meeting if the council chooses. He further stated that this is the introduction and the first reading of the Ordinance which describes the real estate discussed in tonight's presentation and provides the council with the opportunity to ask questions or discuss any modifications.

Public Hearing Additional Appropriations – Clerk-Treasurer Barrett discussed what had been advertised in the Additional Appropriations request for the Johnson County Edit Fund, Rainy Day Fund,

and the NRO Park & Recreation to cover upcoming expenditures from these funds.

Council President Piercefield asked if any of the items were time sensitive for approval. Clerk Treasurer Barrett stated they were not that the request was being made to have appropriations in place for when expenditures became necessary to pay.

Councilwoman Rooks said that she would like to table this and separate some of the items out.

Councilwoman Buck made a motion to table Resolution 2024-10 Additional Appropriations and the Public Hearing. Councilwoman Rooks seconded. Motion carried.

Resolution 2024-10 Additional Appropriations – Tabled.

801 E Thompson Street - Town Attorney Dustin Huddleston discussed with the council what had transpired at the previous council meeting concerning the property at 801 E Thompson Street, The Town had issued an order for the property owner to address all the items listed in the order and for the property owner to appear at the April 22, 2024, meeting concerning the described property. During that meeting the Council chose to modify the order and extend the time to address those items until today, May 13, 2024.

Norma Merchant, 801 E Thompson Street discussed with the council the progress that has been made and requested an additional 30 days to complete the items as she has a new contractor, and the house needs a new roof and windows installed.

Julie Young, Planning Director stated that this case began when the Town and the Health Department were contacted about the home being unsafe due to methamphetamine. Julie said that the Town and the Health Department have never received any documentation or proof of clearance testing, which is the responsibility of the homeowner to hire a licensed professional to either do cleanup or testing, and neither entity has received any documentation from the homeowner related to that.

Attorney Huddleston discussed with the Council their options on this item:

1. To rescind the order which means the property owner has complied.
2. To issue another modification to the order which the property owner is requesting an additional 30 days, which would extend until the June 10, 2024, council meeting.
3. To affirm the order which would authorize Attorney Huddleston to proceed with litigation to request an order from the court that the Town clean up the property.

President Piercefield asked Ms. Merchant if she could provide in 2 weeks, at the May 28, 2024, council meeting, a signed contract with a methamphetamine cleaning contractor approved by the State of Indiana. Ms. Merchant said that she could do that but would not be able to complete the other repairs within that time frame.

Councilwoman Buck made a motion to amend the order for 801 E Thompson Street to grant the homeowner until May 28, 2024, to provide a signed contract with one of the State approved illegal drug lab cleanup contractor to include a start date. Councilwoman Rooks seconded. Motion carried.

Ordinance 2024-6 Amending Electric Rates and Charges (2nd Reading)– Town Attorney Dustin Huddleston presented Ordinance 2024-6 which contains the modified language presented by Electric Superintendent Steve Clark at the April 10, 2024, meeting. Attorney Huddleston stated that the first reading was held at the April 22, 2024, meeting, this is the second reading and if the Council passes the Ordinance it will need to be advertised like the previous one.

Councilwoman Rooks made a motion to approve Ordinance 2024-6 Amending Electric Rates and Charges. Councilwoman Buck seconded. Motion carried.

Resolution 2024-9 Engaging Auctioneer – Town Attorney Dustin Huddleston introduced Resolution 2024-9 which includes two police vehicles and the old street sweeper to be auctioned off on the Govdeals.com auction website.

Councilwoman Rooks made a motion to approve Resolution 2024-9 Engaging Auctioneer. Councilman Bryant seconded. Motion carried.

Wessler Invoice 44158 Water Treatment Plant – Clerk Treasurer Rhonda Barrett presented Wessler Invoice 44158 for the Water Treatment Plant Construction in the amount of \$15, 239 for approval.

Councilwoman Rooks made a motion to approve Wessler Invoice 44158. Councilwoman Buck seconded. Motion carried.

Councilwoman Rooks made a motion to approve for Council President Ryan Piercefield to sign Wessler Invoice 44158. Councilwoman Buck seconded. Motion carried.

Water Treatment Plant Pay Application #23 – Clerk-Treasurer Rhonda Barrett presented the final payment from Graves Water Treatment Plant Pay Application #23 in the amount of \$132,533.52.

Councilwoman Rooks asked Water Superintendent Bill Jones if he had anything to add on this payment. Superintendent Jones said that as far as he knew this was the final bill and included all deductions that had been agreed upon.

Councilwoman Buck made a motion to approve the Graves Invoice #22195 in the amount of \$132,533.52. Councilwoman Sweet seconded. Motion carried.

Resolution 2024-4 Shelby County Hazard Mitigation Plan Adoption – Dennis Ratekin gave a presentation on the Shelby County Hazard Mitigation Plan that is a FEMA requirement for every county to complete every 6 years and every jurisdiction within the county to be a part of to be able to receive FEMA funding for emergency situations. The plan contains what types of hazards there are in Shelby County and what can be done to mitigate them. As the Town is partially in Shelby County, FEMA requires they be a part of it and sign off on it.

Councilwoman Buck made a motion to approve Resolution 2024-4 Shelby County Hazard Mitigation Plan Adoption. Councilwoman Rooks seconded. Motion carried.

Annual CF-1 Review for Amos Hill, Ditech, Hisada, LB Mold and Copple's Wrecker Service – Planning Director Julie Young presented the Annual CF-1 forms for Amos Hill, Ditech, Hisada, LB Mold, and Copple's Wrecker Service. Each abatement will need to be approved individually and the council will need to approve for President Piercefield to sign off on the abatements.

Amos-Hill tax abatement for year 10 of 10 real property abatement. Recommendation is for approval.

Councilwoman Buck made a motion to approve the tax abatement for Amos-Hill. Councilwoman Rooks seconded. Motion carried.

Ditech tax abatement for year 8 of 10 on personal property and the second tax abatement is for year 1 of 10 on personal property. Recommendation is for approval.

Councilwoman Buck made a motion to approve the tax abatements for Ditech. Councilwoman Rooks seconded. Motion carried.

Hisada tax abatement for year 10 of 10 on personal property. Recommendation is for approval.

Councilwoman Buck made a motion to approve the tax abatement for Hisada. Councilwoman Rooks seconded. Motion carried.

LB Mold tax abatement for year 1 of 5 on personal property. Recommendation is for approval.

Councilwoman Sweet made a motion to approve the tax abatement for LB Mold. Councilwoman Buck seconded. Motion carried.

Copple's Wrecker Service tax abatement for year 9 of 10 on personal property. Recommendation is for approval.

Councilwoman Rooks made a motion to approve the tax abatement for Copple's Wrecker Service. Councilwoman Buck seconded. Motion carried.

Councilwoman Buck made a motion to authorize for President Piercefield to sign all the tax abatements. Councilwoman Rooks seconded. Motion carried.

Planning Director Young said there is still one tax abatement that is due to be turned in by Sacoma.

Fire Station #1 Roof Quotes – Council President Ryan Piercefield presented the three quotes for the fire station roof from Royalty Roofing, Rees Restoration and Roofing and Horning Roofing. President Piercefield said the entire roof needs repaired, other option had been considered, but it appears the best option is to put a whole new flat roof on the fire station. Royalty Roofing had the lowest bid of \$35,497.00 for a total roof. Council President Piercefield asked the representative from Royalty Roofing to discuss the quote.

George Mantz with Royalty Roofing discussed the condition of the roof being peeled up, and the fact that it is over 25 years old surpassing its 20-year lifetime and the fact that the roof cannot be repaired as there is nothing left to adhere to the membrane which has disintegrated.

Councilwoman Rooks asked Mr. Mantz about the warranty that was included in the quote.

Mr. Mantz said that the roof carries a 15 year no dollar limit material and labor warranty.

Council President Piercefield asked the council if they had any questions and if there were funds available.

Clerk Treasurer Barrett said she would look at funding options.

Councilwoman Rooks made a motion to approve the Royalty Roofing Company quote for Fire Station #1 roof repair in the amount of \$36,497.00. Councilwoman Buck seconded. Motion carried.

President Piercefield asked Mr. Mantz if they have an estimated start date.

Mr. Mantz said that it would probably be the second or third week of June.

President Piercefield asked Mr. Mantz to email him when he is ready so that Chief Lollar can let him into the building and thanked him for the estimate.

Hoosier Edison Construction Agreement – Attorney Huddleston said that he had drafted the agreement for Hoosier Edison, and it has been approved by the contractor.

Councilwoman Rooks made a motion to approve the Hoosier Edison Construction Agreement. Councilwoman Buck seconded. Motion carried.

Councilwoman Rooks made a motion to approve for President Piercefield to sign the Hoosier Edison Construction Agreement. Councilwoman Buck seconded. Motion carried.

Comcast Make Ready Bid Award – Jim Hill of Alpha Engineering discussed the results of the bid process held on May 9, 2024, where they received 14 bids and the low bidder was AMPP Construction for \$327, 055.67 and they are seeking approval from the council to send AMPP a letter of intent.

Councilwoman Rooks made a motion to approve the Comcast Make Ready Bid award to AMPP Construction in the amount of \$327,055.67. Councilwoman Sweet seconded. Motion carried.

Councilwoman Rooks made a motion to approve for President Piercefield to sign the Comcast Make Ready Bid award to AMPP Construction. Councilwoman Buck seconded. Motion carried.

Crossroads Engineering CCMG 2024-02 Paving Project Proposal – Street Superintendent Clark McCollum discussed the proposal from Crossroads Engineering for a 2024 CCMG Pilot Program that could award up to \$1.5 million for work to be completed in 2025. The proposal includes redesigning and paving Naomi Street putting in some drainage and paving at Timbergate and Lind Drive as well as some other possible streets.

Councilwoman Rooks made a motion to approve the Crossroads Engineering CCMG 2024-02 Paving Project Proposal. Councilwoman Buck seconded. Motion carried.

Councilwoman Rooks made a motion to approve for President Piercefield to sign the Crossroads Engineering CCMG 2024-02 Paving Project Proposal. Councilwoman Buck seconded. Motion carried.

Approval to Purchase a Replacement Fire Engine – Fire Chief Justin Lollar discussed the need to replace the 1995 Pierce Fire Engine. Mr. Lollar said that NFPA recommends putting firetrucks into reserve status at 15 years and totally retiring them at 25 years and this truck is nearly 30 years old and the only engine that we have.

Mr. Lollar said that several different vendors have brought demonstration trucks that are available to purchase right now. Mr. Lollar said that the estimated timeframe to build a truck, would probably take 2 or 3 years. Mr. Lollar said that he has looked at three demos and the Fouts SP 94 demo has everything that we need for Edinburgh and is in the \$670,000 price range, with the other two demos being \$780,000 and \$800,000.

Mr. Lollar said that he would like to use \$350,000 of the \$860,000 NRO Fire EMS funds as a down payment to purchase the Fouts SP 94 and finance the balance with payments coming out of those same

NRO Fire EMS funds for the next 5, 7, or 10 years, whichever best fits our financing. Mr. Lollar said that the NRO Fire EMS has an ordinance in place that allows the Fire Chief to ask for a draw of that money to use for fire equipment and asked if this could be done as a special purchase and not take bids due to the cost savings of purchasing a demo.

Councilwoman Buck asked what the plan is for the current Firetruck. Chief Lollar said that they would keep it as a reserve.

Councilwoman Buck asked if the Fouts SP 94 would come equipped with everything they would need. Chief Lollar said no that they would need to buy some equipment. Councilwoman Buck asked how much more would it cost for that equipment. Chief Lollar said it would be \$100,000 plus. Councilwoman Buck asked how long it would be before they needed the additional equipment. Chief Lollar said they would need it as soon as possible.

Councilwoman Rooks said she had no questions other than allowing Attorney Huddleston to do any of the review work before purchasing.

Councilwoman Rooks made a motion to approve an intent to purchase the Fouts SP94 fire engine with Attorney Huddleston's legal review in the amount of \$693,324.00. Councilwoman Buck seconded. Motion carried.

Town-Utility Office Cleaning – Clerk Treasurer Barrett discussed with the council the need for a new cleaning service as B & B Janitorial has retired from the cleaning business and their last day was Saturday, May 4th and if there is a need to get three quotes, or how to proceed. She said that they had talked with Horizon Bank about the company that cleans for them, but wanted to verify whether there is a need to get multiple quotes.

Attorney Huddleston said that is a contract for services and don't think quotes are needed but you may want to just for the council to compare.

President Piercefield said to reach out to the company that cleans Horizon Bank and if the cost is comparable to what we were paying B & B Janitorial to go with them, and if it is significantly more then go for three quotes.

Other Business

Councilwoman Sweet thanked the Police and Fire Department for the amazing job they did at the Prom crash presentation. She also thanked the Fire Department for the tour of the new station.

Council President Piercefield thanked the Police and Fire Department for the great job they did on 4 significant calls within a 20-hour time frame. He said our community benefits well from the public safety and how they work together. Council President Piercefield thanked Planning Director Julie Young for the great job that she is doing.

Departmental Comments

Police Chief Doyne Little thanked Councilwoman Sweet for her part in the prom crash as the grieving mother, he discussed the kindergarten class field trip, K9 demo for Tabernacle church and spending most of the day at Eastside Elementary doing K9 demo to all the students and said Rafael Sanchez was there to do a write up on the demonstration and the positive effect on the Town.

Fire Chief Justin Lollar thanked the council for their approval on the fire truck, he said they put the SCBAs online on May 1st, and expressed gratitude to all the departments that have helped him in some way since he came on board earlier this year.

Planning Director Julie Young reminded the council and public of the Comprehensive Plan Big Ideas Open House at 5:00 p.m. on Wednesday, May 15th at the High School Cafeteria.

Water Superintendent Bill Jones discussed the need for a policy or ordinance to assess a fine when someone is illegally getting on a fire hydrant for water and asked if this is something that Dustin could investigate.

Superintendent Jones said he had an employee resign last week and several people have reached out to him about the position and the pay and the starting pay with a CDL and no certifications is low and would like to have the council possibly change the pay scale in the salary ordinance for his department to get more competitive.

Superintendent Jones discussed several water leaks in town and the possibility of getting a contractor to do these repairs and be paid from the leftover Local ARP funds from the Water Treatment Plant project. Superintendent Jones reminded the council of the May 22, 2024, Open House for the Water Treatment Plant.

Superintendent Jones said that Randy Miller is present and is wanting an adjustment of approximately \$55 for water used to water sod that was placed where the contractor accessed the water lines on his utility easement for the new home being built across the street from him.

Discussion was held on ordinances allowing sewer adjustments for water leaks or watering where the water does not go into the sewer line, but adjustments are not allowed for the water usage.

Council President Piercefield asked Attorney Huddleston to investigate the ordinance to see what it says about water adjustments.

Attorney Huddleston said that if the ordinance is changed it cannot be retroactive, so changing the ordinance would not help Mr. Miller.

Superintendent Jones asked what will be done with Fire Station 1 after the roof is repaired as he would like to use part of it for equipment storage. Council President Piercefield said that no determination had been made yet, but it would be good to try to get revenue from it to recoup some of the money that is being spent on the new roof.

Parks Superintendent Daniel Teter discussed the great tournament this weekend that brought in \$8,000 with diamond rentals and concessions, he said they are getting everything ready for the pool to open and they have a full crew hired ready to open on Memorial Day, at the Cemetery they have been placing a lot of sod, and the senior moments trip to Holland Michigan was a great success last week, busy planning upcoming events including the Firecracker Festival and thanked Attorney Huddleston for his donation to that event.

Community Center Director Sarabeth Drybread discussed the Holland Michigan trip success and a huge thanks to Cathy Hamm for her planning of the trip and the desire to do another trip soon.

Public Comments

There were no public comments.


Adjourn

There being no further business or comments, Councilwoman Rooks made a motion to adjourn Councilwoman Buck seconded. Meeting adjourned.

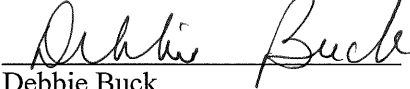
EDINBURGH TOWN COUNCIL




Ryan Piercefield, President



Miriam Rooks, Vice President




Debbie Buck



Sherri Sweet



Michael Bryant

ATTEST:


Rhonda Barrett, Clerk-Treasurer