

Town Council Meeting
Monday, June 9, 2025
6:00PM

Edinburgh Town Council met in a regular session on Monday, June 9, 2025, at 6:00PM at the Town Hall, 107 South Holland Street, Edinburgh, IN.

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

Members Answering Roll Call: Council President Ryan Piercefield, Councilwoman Miriam Rooks, Councilwoman Debbie Buck, Councilwoman Sherri Sweet, and Councilman Michael Bryant.

Also present were Town Manager John Myers, Clerk-Treasurer Rhonda Barrett, and Town Attorney Dustin Huddleston.

Minutes- Minutes of Council Meeting, May 12, 2025,

Councilwoman Buck made a motion to approve the May 12, 2025, Council Meeting minutes. Councilwoman Sweet seconded. Motion carried 3-0.

Councilwoman Rooks and Council President Piercefield abstained due to being absent at the May 12, 2025, Council Meeting.

Minutes of Council Meeting May 27, 2025

Councilwoman Buck made a motion to approve the May 27, 2025, Council Meeting minutes. Councilwoman Sweet seconded. Motion carried 4-0.

Councilman Bryant abstained due to being absent at the May 27, 2025 Council Meeting.

Minutes of Executive Meeting May 28, 2025

Councilwoman Buck made a motion to approve the May 28, 2025, Executive Meeting minutes. Councilwoman Rooks seconded. Motion carried 5-0.

Claims- Clerk-Treasurer Barrett presented one claim docket in the amount of \$252,207.84. All claims have been reviewed and signed.

Councilwoman Sweet asked what the \$5,335 amount from Nugent Utility Supply Company was from. Water Superintendent Bill Jones stated that it is where he bought his materials to build meter pits at the golf course.

Councilwoman Rooks made a motion to approve the claim docket as presented in the amount of \$252,207.84. Councilwoman Buck seconded. Motion carried 5-0.

VR Empire LLC Rezone Public Hearing- Council President Piercefield opened the public hearing for the VR Empire LLC Rezone.

Raymond Basile with Basile Law Office, LLC stated that he is the attorney for the petitioner. Mr. Basile stated that the property is currently zoned as a general business and the petitioner has requested to rezone it to roadside business to develop a Shell gas station at that location. It is approximately 1.1 acres of property that is surrounded by other commercial uses. Mr. Basile stated that the petitioner has agreed to multiple limitations. Mr. Basile stated that the building would be approximately 3,000 square feet Shell branded building with a canopy, four pump islands, and eight fueling stations with no diesel or large semis. Mr. Basile stated that they would have to go through the highway overlay portion as well if the Council approves the rezoning. Mr. Basile stated that there were no remonstrators at the Planning Commission meeting.

Councilwoman Rooks asked if this would be a 24-hour facility. Mr. Basile confirmed that it would be. Mr. Basile stated at another gas station in Avon that the petitioner owns, they received a letter from law enforcement stating that they believed a 24-hour facility is safer because it is well lit 24 hours a day.

Councilwoman Buck asked if there would be access to US 31. Mr. Basile stated that the access will just be off Eisenhower Drive.

Discussion was held regarding the size of the property for a gas station.

Being no further comments, Council President Piercefield closed the public hearing.

Ordinance 2025-7 Approving the Plan Commission Resolution 2025-3 Rezoning Certain Property from General Business to Roadside Business (1st Reading)- Attorney Huddleston stated this is an introduction related to the public hearing just conducted. Attorney Huddleston stated that it contains items that the presenter made regarding the conditions and the restricted uses. This is introductory and the first reading cannot be waived.

Ordinance 2025-5 Approving Plan Commission Resolution 2025-2 Adding Commitment to Rezoned Property (2nd Reading)- Attorney Huddleston stated that this was introduced at the previous Council meeting and a public hearing was held. Attorney Huddleston stated that this adds a commitment restrictive covenant regarding foundations in Heckman Village.

Councilwoman Rooks made a motion to approve Ordinance 2025-5 Approving Plan Commission Resolution 2025-2 Adding Commitment to Rezoned Property. Councilwoman Buck seconded. Motion carried 5-0.

77 Fund Board of Metropolitan Police Commissioners Appointments- Attorney Huddleston stated that this is to appoint members to set up the board to deal with any kind of issues with the Metropolitan Police Department.

Council President Piercefield stated that he and one other candidate have shown interest. President Piercefield stated they need a candidate not associated with the Republican party as there cannot be members from the same political party.

Town Annual P&C Insurance Renewal- Town Manager John Myers presented insurance renewal quotes and last year's summary from Gregory & Appel as well as two quotes from Selective and Chubb. Mr. Myers stated there have been increases due to the addition of the water treatment plant and the purchased land at the Park and Rec, employee raises, and workman's comp claims. Mr. Myers stated that Charlie and Andy from Gregory and Appel are in attendance to answer any questions, a decision is not necessary tonight but will need to be made at the next council meeting.

Andy Brown with Gregory and Appel addressed whether there was any offset from the removal of the dam. Mr. Brown stated that they accessed 5 insurance carriers for quotes, including Travelers Insurance, who is one of the leading providers of Public Entity Insurance. Travelers did a loss control report for coverage and their quote was double what the current liability coverage is with Selective Insurance. Mr. Brown stated that left the current two carriers for the town quotes – the property insurance is currently with Chubb, and liability insurance is currently with Selective, and workman's comp is with IPEP. Mr. Brown stated that Selective was fair on the renewal, the general liability premium went up and that is due to operation costs including the addition of roughly \$8 million of property, and removing the dam was always a desire to get more insurance companies involved.

Discussion was held regarding deductible amounts. Mr. Brown stated that Chubbs quote increased all other peril deductibles to \$10,000 per premise, and for wind hail perils the deductible would be \$50,000 per premise. Selective Insurance quote for all other peril deductible applies to the wind hail peril of \$5,000 for property coverage, however they don't cover as much on flood insurance. Mr. Brown stated that Selective Insurance property is about a \$22,000 increase over the Chubb property.

Mr. Brown stated that last year Workman's comp mod increased from .93 to 1.31 from last year.

Council President Piercefield asked if Mr. Brown and Mr. Vaught could be in attendance at the June 23rd meeting.

Street Superintendent Position Discussion- Town Manager John Myers stated Water Superintendent Bill Jones has been acting as the interim for the Street Superintendent. Mr. Myers stated that with the upcoming budget cuts, it has been discussed to leave Superintendent Bill Jones as the interim Street Superintendent through the end of the year until the budget is done. Mr. Myers stated that Superintendent Bill Jones has agreed to continue in this position as needed. Mr. Myers stated that Assistant Street Superintendent Sean Barnett has shown interest in taking the Street Superintendent position.

Discussion was held regarding Assistant Street Superintendent Sean Barnett's experience and if he would need to be certified for mosquito spraying. Mr. Myers stated that Sean has been certified to do the paperwork for CCMG grants. Water Superintendent Bill Jones stated the equipment to spray for mosquitos is ready and that the laws have changed as long as one person is fully certified, then anyone can spray. Mr. Jones stated that Cemetery Superintendent Brown and himself are registered technicians for spraying. Mr. Jones stated that Mr. Barnett has done most of the street superintendent work and he has been mentoring Sean.

Further discussion was held regarding how many applications were received for the Street Superintendent position, salary, and current street department employees.

Councilwoman Rooks made a motion to approve the promotion of Assistant Street Superintendent Sean Barnett to Street Superintendent as recommended by Town Manager John Myers effective immediately. Councilwoman Sweet seconded. Motion carried 5-0.

K9 Golf Outing Donations- Clerk-Treasurer Barrett presented \$1,060 in hole sponsorships from seven different donors.

Council President Piercefield made a motion to approve the K9 Golf Outing Donations in the amount of \$1,060. Councilwoman Buck seconded. Motion carried 5-0.

Unified Development Ordinance Presentation- Brian Stumpf with HWC Engineering and Lainie Stumpf with Civic Blueprint gave a presentation over updating the Town's Unified Development Ordinance (UDO). Mr. Stumpf stated that the Town's current zoning code and subdivision control code are outdated and can be a barrier to desired growth and development. With the completion of the comprehensive plan there is a great direction in how the town would like to see the community grow in the future.

Mr. Stumpf discussed the UDO and the tools it provides in setting standards for development and making it easier to administer and enforce for everyone's use. Mr. Stumpf stated that the UDO combines the Zoning Ordinance and the Subdivision Control Ordinance into one document. The UDO along with the Zoning Map identifies future development in the community by looking at land use regulations for the community. Mr. Stumpf stated that the UDO is not a planning document, that is what the comprehensive plan is for.

Mr. Stumpf discussed the different zoning districts and how those will be organized in the UDO by type such as agricultural, residential, business, industrial with easy-to-use tables that include height, placement, architectural standards, as well as permitted or special exception uses and parking requirements. The UDO will also contain property maintenance standards and improved enforcement options.

Water Department Service Truck Quotes- Water Superintendent Bill Jones stated that he has a Chevrolet truck that has been in the shop multiple times and would like to replace it. Superintendent Jones presented two quotes for a Chevrolet Silverado 2500: one from John Jones in Salem for \$58,101 and one at Uebelhor & Sons Chevrolet Cadillac in Jasper for \$59,850. Superintendent Jones stated that the vehicle at Uebelhor & Sons in Jasper has a \$1,000 bed liner spray in it while the one at John Jones in Salem does not and it is a \$1,200 option. Superintendent Jones also presented a quote for a Chevrolet Silverado 3500 from Country Chevrolet in North Vernon for \$59,400. Superintendent Jones stated that the vehicle from Country Chevrolet in North Vernon has the bed liner spray.

Council President Piercefield asked if the vehicle was four-wheel drive. Superintendent Jones confirmed that it was.

Council President Piercefield stated that he would rather not give the current vehicle to another department with its issues.

Superintendent Jones stated that he plans to pay for the new vehicle with his depreciation fund that has approximately \$118,000 in it. Superintendent Jones stated that he would like to purchase the Chevrolet Silverado 3500 from Country Chevrolet in North Vernon for \$59,400 as it already has the bed liner spray on it and a toolbox and auction off the vehicle it is replacing.

Councilwoman Rooks asked about the warranty for the new vehicle. Superintendent Jones stated that it has a standard warranty.

Councilwoman Sweet made a motion to approve the Water Department Service Truck Quote from Country Chevrolet in North Vernon for a 2025 Chevrolet Silverado 3500 double cab 4x4 single rear wheel in the amount of \$59,400. Councilman Bryant seconded. Motion carried 5-0.

Belt Press Rental- Wastewater Superintendent Robert Jessie stated that the belt press rental approved at a previous Council meeting fell through. Superintendent Jessie stated that there is nowhere else in Indiana that does belt press rentals. Superintendent Jessie stated that he found a company that does in Michigan that ships all over the country. Superintendent Jessie stated that it is \$15,800 per month to rent a belt press with a \$10,000 security deposit. Superintendent Jessie stated that it will save the Town approximately \$75,000-\$125,000 by the time the refurbishment is done. Superintendent Jessie stated that it is currently costing approximately \$30,000-\$32,000 per month because of the large amount of rain the Town has experienced this spring.

Councilwoman Rooks made a motion to approve the Belt Press Rental from Sebright Products Inc. in the amount of \$29,160 per month. Councilwoman Buck seconded. Motion carried 5-0.

Councilwoman Rooks made a motion to authorize Council President Piercefield to sign off on the Belt Press Rental from Sebright Products Inc. in the amount of \$29,160 per month. Councilwoman Buck seconded. Motion carried 5-0.

Other Business

Councilwoman Rooks thanked Water Superintendent Bill Jones for stepping in as interim Street Superintendent.

Superintendent Jones stated that it has been fun and a learning experience.

Clerk-Treasurer Barrett stated that she would like to schedule a special meeting on Monday, August 4, 2025, at 6:00PM to have a budget workshop as she will be absent from the Council meeting on August 11, 2025.

Council President Piercefield made a motion to approve the special meeting addition on August 4, 2025, at 6:00PM. Councilwoman Rooks seconded. Motion carried 5-0.

Clerk-Treasurer Barrett stated that the NRO fund for the Downtown Plaza Project was approved at a previous Council meeting and that when donations start being received, additional appropriations will have to be done to be able to spend those funds.

Town Manager John Myers stated that Councilwoman Rooks assisted Parks Director Daniel Teter with an exciting opportunity for the Town and thanked Ms. Rooks for her help.

Police Chief Doyne Little stated that they hope to have everything submitted for the 77 Fund by the end of July. Chief Little stated that the JAG grant will be starting up again this fall and that he would like to apply for the grant. Chief Little stated that if the Town was awarded the JAG grant, he would like the grant money to go towards purchasing police vehicles next year.

Council President Piercefield asked if the Town of Carthage picked up the two police vehicles that were approved to be donated to them. Chief Little confirmed that they did.

Electric Superintendent Stephen Clark stated that in the next week or two Attorney Huddleston will start receiving information regarding the new substation being built so that the large items can be sent out for a bid. Mr. Clark asked if the council would need to preauthorize Attorney Huddleston to review those documents.

Council President Piercefield made a motion to approve Attorney Huddleston to review the documents regarding the new substation being built. Councilwoman Rooks seconded. Motion carried 5-0.

Water Superintendent Bill Jones stated that the mosquito spraying equipment is certified and ready to spray. Superintendent Jones stated that they have a small amount of spray left and asked if the council wanted spraying to be done one night per week.

Further discussion was held regarding how much mosquito spray was left, the effectiveness as the spray is a direct contact kill that only works in the area where the vehicle is being driven and spraying for large special events.

Council President Piercefield asked if the ponds and drywells were still being treated. Superintendent Jones stated that there is still a supply of larvicide. Superintendent Brown stated that larvicide had been used on the west side of the tracks in the last few years.

Council President Piercefield asked Planning Director Julie Young if the Town enforced anything with standing water on personal property. Director Young stated it is usually referred to the health department.

President Piercefield asked Town Manager Myers to be sure that both sides of town are being treated with the larvicide.

Discussion was held regarding what is done about old pools on personal property.

Cemetery Superintendent Stan Brown stated that it has been a rough year with storm damage.

Parks Director Daniel Teter stated that Irwin Park turned 80 years old this year and is excited to celebrate with a brand-new playground. Director Teter thanked Councilwoman Rooks for notifying him of the opportunity to apply for a grant. Director Teter stated that the Town was awarded a \$250,000 grant to put in a new playground with a poured surface at Irwin Park. Director Teter stated that there will be pieces that will encompass all age groups. Director Teter stated that he was very grateful to the health department and the Commissioners office for giving the opportunity. Director Teter stated that it would be an 8–12-week turnaround time. A permitting process will have to be completed due to Irwin Park being in a flood plain. Director Teter stated that the first Farmer's Market of the season went well. The JRDC will start up the Yard of the Week competition soon.

Public Comments

William Burton, 6912 W State Rd 252, stated that he had an electrical issue at his rental house over the weekend on May 31st. Mr. Burton stated that he took the meter out to put a new breaker in. Mr. Burton stated that he did not realize he was not allowed to take the meter off himself or who to call during the weekend for assistance. Mr. Burton stated that he received a \$350 bill today for the incident and a warning would have been nice.

Electric Superintendent Stephen Clark stated that when a meter shows an outage, they go and check the meter. Superintendent Clark stated that there have been times when people have cut the seals to pull the meter which is a safety issue. An ordinance was put in place to address this issue.

Discussion was held regarding the amount of the bill Mr. Burton received.

Richard Wertz, 2240 Heather Glen Way, Franklin, IN, stated that he grew up in Edinburgh for 18 years before leaving for four years and came back. Mr. Wertz stated that he worked at Amos-Hill in Edinburgh for 35 years. Mr. Wertz stated that his family has owned property north of Edinburgh since 1909. Mr. Wertz stated that at the Edinburgh Alumni Banquet, he was asked about what is going on with the Castle Rock housing development on the property his family owns. Mr. Wertz talked about a TIF district being an alternative in developing the property. Mr. Wertz stated that he is concerned that the Edinburgh Community Schools will not be sustainable if there is no growth.

Discussion was held regarding the positive effects of the housing development and growth of the Town.

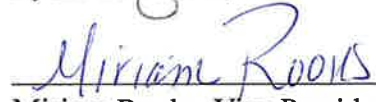
Adjourn

Being no further business or comments, Councilwoman Rooks made a motion to adjourn. Councilwoman Buck seconded. Motion carried 5-0.

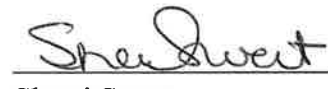
These minutes are a summary of actions taken at the Town of Edinburgh Council meetings. The full video archive of the meeting is available for viewing at <https://www.youtube.com/playlist?list=PL0pagNU7lg5FkjGffOyWphtcPehlL-R5g> for as long as this media is supported.

EDINBURGH TOWN COUNCIL


Ryan Piercefield, President


Miriam Rooks, Vice President


Debbie Buck


Sherri Sweet


Michael Bryant

ATTEST:


Rhonda Barrett, Clerk-Treasurer