

Town Council Meeting
Monday May 24, 2021
6:00 P.M. Town Hall

Edinburgh Town Council met in a regular session on Monday, May 24, 2021, 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: Councilwoman Buck, Councilwoman Miriam Rooks, Vice President Dawn Graham, and President Jeff Simpson. Also present were Clerk-Treasurer Scott Finley, Town Manager Dan Cartwright, and Town Attorney Dustin Huddleston. Councilman Ryan Piercefield was absent.

Minutes – Council meeting of May 10, 2021. Councilwoman Graham made a motion to approve the minutes as submitted. Councilwoman Buck seconded. Motion carried.

Claims – The council received two claim dockets in their council packet. The first was an end-of-month docket for March totaling \$286,929.03 and the second was the regular docket for the period totaling \$631,809.05. Mr. Finley said he had signed off on the claims in those dockets and handed them over to the council for approval.

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

Timbergate Update – President Simpson said the council had authorized Mr. Huddleston to do some research on the issues brought forward at the last meeting.

Mr. Huddleston said he does believe the town can assist with enforcing covenants and zoning. He said he has not yet determined a few key points regarding planning and zoning in Timbergate. The old planning and zoning minutes are vague regarding the PUD. He will continue to review those documents. It is key to know what was originally adopted.

Susie Milhoan of 233 St. Andrews Avenue said she has the original documents from 1997 as well as all amendments.

Merle Milhoan of 233 St. Andrews Avenue asked if there had been any communication with Amos or Jean Donica on what is happening with the current house under question. The homeowners have tried contacting Amos and the Architectural Review Committee with no luck.

Mr. Huddleston said he has not gotten to any hard answers yet and does not want to convey any information until he has those answers.

Ms. Milhoan said she has surveyed most of the Timbergate homeowners and about 95% are in agreement with the questions posed at the last meeting. The Raegan Park association will be meeting and holding a vote as well.

Rob Dingle of 204 St. Andrews Avenue said the town has stated the homeowners can get their own legal counsel but he would defer back to the town as the original agreement was with the town, not with the homeowners.

Discussion was held regarding covenants and what was told to the homeowners by the real estate agent when purchasing the lots.

ADP Quote Discussion – Mr. Finley said the council received a PowerPoint presentation presented by Chris Perrott of ADP. He said they have had several discussions on ADP's process and what they can provide for the town. Those services include all payroll services and the HR onboarding process. The annual cost will be around \$25,000 per year. The actual number will vary as the cost is on a per employee basis. The payroll process will be more accurate and efficient than our current processes. The real time saver will be the onboarding process. Over the years the employee onboarding packet has grown and is well over 50 pages. The new process will be online, and the employee will essentially fill in all necessary information themselves. Mr. Perrott has said that we can lock the current rate in and still not be locked into any long-term agreement if we find something down the road that we don't like.

Discussion was held on the time capturing process.

Councilwoman Graham made a motion to allow Mr. Finley to proceed and lock in the rate for ADP for payroll and onboarding services. Councilwoman Buck seconded. Motion carried.

Prosser Addition Stormwater Project Bid Award – Cartwright said on the 17th we accepted bids for the Prosser Stormwater Project. We received 5 bids. Wessler has reviewed those bid documents and submitted a recommendation to award the project the low bidder, Subsurface of Indiana. The low bid amount was \$1,124,387.00. These funds will come from an OCRA grant, the Stormwater Fund, and the Rainy-Day Fund.

Discussion was held on the funding for the project.

Building Commissioner Wade Watson said we cannot award the project tonight as we have not received release of funds from OCRA.

Councilwoman Buck made a motion to allow Mr. Cartwright to execute a contract with Subsurface of Indiana for the Prosser Stormwater Project after Mr. Huddleston approves the contract contingent upon release of funds from OCRA. Councilwoman Graham seconded. Motion seconded.

Councilwoman Graham made a motion that the remainder of the funds come from the Rainy-Day Fund. Councilwoman Rooks seconded. Motion carried.

Ordinance 2021-10 Amending Town Marshal Education and Equipment Fund (First Reading) – Huddleston said the original ordinance for this fund was passed in 1997. Since then, the statute has been amended to allow the fund to be used for capital equipment. This amendment matches the uses to those listed in the Indiana Code.

Councilwoman Graham made a motion to waive the first reading of Ordinance 2021-10. Councilwoman Buck seconded. Motion carried unanimously.

Councilwoman Rooks made a motion to approve Ordinance 2021-10. Councilwoman Buck seconded. Motion carried.

Resolution 2021-18 Leasing Real Estate – Mr. Huddleston said Edinburgh Chiropractic LLC would like to expand their current lease into a large portion of the building. In order to lease town property, we have to send notice to anyone interested in leasing that property. This resolution starts that process. The notice will be advertised and then we can amend the current lease and determine any rate changes or amendments to the lease.

Councilwoman Buck made a motion to approve Resolution 2021-18. Councilwoman Rooks seconded. Motion carried.

Muncy Property – Mr. Huddleston said prior to the pandemic, we had been working on code enforcement at the property located at 602 West River Road. The town has completed all its due diligence on this property, and it is ready to file action against.

Councilwoman Rooks made a motion to allow Mr. Huddleston to file the necessary documents with the Johnson County court for the property located at 602 West River Road. Councilwoman Buck seconded. Motion carried.

Tax Abatements – Hisada and SAPP – Mr. Watson said the staff recommendation was for approval for the CF-1's for Hisada and SAPP

Councilwoman Graham made a motion to approve the tax abatement CF-1 for Hisada. Councilwoman Buck seconded. Motion carried.

Councilwoman Graham made a motion to approve the tax abatement CF-1 for SAPP. Councilwoman Buck seconded. Motion carried.

Councilwoman Graham made a motion to allow President Simpson to sign the CF-1's on behalf of the council. Councilwoman Buck seconded. Motion carried.

Wessler Stormwater Agreement – Linda Sanders of Wessler Engineering said Wessler has been providing these services since 2004. This year the cost has increased as IDEM is changing its reporting requirements.

Councilwoman Graham made a motion to approve the Wessler Stormwater Agreement. Councilwoman Rooks seconded. Motion carried.

B.O.T. – Mr. Cartwright said at the last meeting he mentioned a process called Build, Operate, and Transfer (B.O.T.) as an option for the town to finance a new fire station and/or a new substation. He, Mr. Finley, Mr. Watson, and Mr. Huddleston sat through a presentation about the process and felt it would be good for the council to hear. He introduced Greg Marks with GM Development.

Mr. Marks said he has been working under this law since 2008. It is essentially a procurement statute that was created for Marion County but can now be adopted by other municipalities. The first step for the town to adopt this process would be to pass a resolution or ordinance adopting the statute. This process puts the tool in your tool belt. After that you can use it as much or as little as the council would like. The next step would be to put out a Request for Qualifications (RFQ). The town would then select the most qualified respondent. This is followed by the scoping period for the respondent to create a design and a budget. At that point the council can decide whether or not to proceed with the project. The respondent would also bring a financing solution for the town.

Mr. Cartwright said the biggest advantage to this process is there is no up-front cost to the town. The design and engineering are all done during the scoping period.

Mr. Marks gave examples of some projects they have worked on in surrounding areas.

Discussion was held regarding the traditional public bid process and the disadvantages.

Councilwoman Graham made a motion to authorize Mr. Huddleston to draft a resolution adopting the B.O.T. process. Councilwoman Buck seconded. Motion carried.

Council Comments

Mr. Huddleston said he filed the tax abatement for Sacoma with the Bartholomew County Assessor and Auditor's offices.

Other Business

Mr. Cartwright said he and Mr. Watson are still in the process of interviewing for the Planner Position. The Walnut Street paving project has been postponed and will be starting in late June. The businesses in that area have a lot going on and we are trying to work around their schedule. He said they are beginning modifications to the front of town hall for ADA compliance. There are only 3 or 4 lots available at Timbergate. He has had numerous conversations with developers interested in building on the golf course.

Departmental Comments

Street Superintendent Clark McCollum said he was asked to get numbers for a grapple truck. The quotes were between \$69,000 and \$142,000 for the truck. He said he also called landfills to see what the cost would be to dump. The dumping fees alone based on the first month of 2020 would be about \$15,000. He said he would submit those numbers to the council for review.

Mr. McCollum said he got the cost estimates back for the 2021 paving projects. The total was approximately \$330,000 and \$340,000. The bid documents are completed and will be sent out for public bid soon. He would like to have a completion date by August 31st.

Mr. Cartwright said this timeline may require a special meeting.

Parks Director Daniel Teter said the pool will be opening this weekend and the farmer's market starts today.

Water Superintendent Bill Jones said the Eastern Bartholomew Water Connection project has been completed. They will be holding a meeting to learn the protocols. An account will be set up on both sides so that water can be purchased in an emergency.

Public Comments

Debby Vaughan of 1127 Constitution Drive asked if a handrail could be put up on the back steps at the golf course.

Mr. McCollum said they are putting up railing on the front of the building and can add one to the back at the same time.

Ms. Vaughan asked if there was an issue with the new aerial truck at the fire department. She also asked about the need for the new fire station.


Fire Chief John Henderson said the bucket was damaged and is currently out for repair. He said the staff is currently operating out of a fire station and not a fire house. The current station is not set up for people in the station 24/7. The department has also gone from a 10-minute response time to a 2-minute response time.

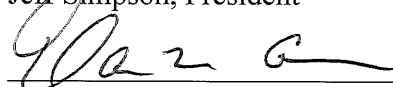
Randy Miller of 1139 East Main Cross Street said when he built his house in 2015 on the golf course, he was required to submit plans and materials to the architectural review committee. Why was this new house approved?

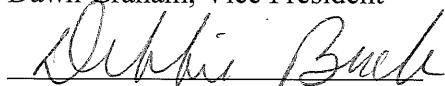
Mr. Watson said the same process was followed. The town objected and held up the project, but the architectural review committee approved the plans, and the town could not overrule the committee's decision.


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

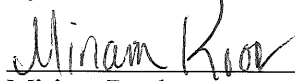
EDINBURGH TOWN COUNCIL


Jeff Simpson, President


Dawn Graham, Vice President


Debbie Buck


Ryan Piercefield


Miriam Rooks

ATTEST:


Scott Finley, Clerk-Treasurer