

Town Council Meeting
Monday, March 14, 2022
6:00 P.M. Town Hall

Edinburgh Town Council met in a regular session on Monday, March 14, 2022 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 Debbie Buck, Councilwoman Miriam Rooks, Councilman Jeff Simpson, Councilwoman Dawn Graham, and President Ryan Piercefield. Also present were Clerk-Treasurer Scott Finley, Town Attorney Dustin Huddleston, and Town Manager Dan Cartwright.

Minutes – Council meeting of February 28, 2022. Councilman Simpson made a motion to approve the minutes as submitted. Councilwoman Rooks seconded. Motion carried.

Claims – The council received a copy of the claim docket in their council packet. The total for the docket was \$179,709.48. Mr. Finley said he had signed off on the claims in that docket and handed them over to the council for approval.

Councilwoman Rooks asked if the payment to Ray's Trash Service was the final payment for our contract.

Mr. Finley said yes, it should be. That should have been the payment for February.

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

Edinburgh School Superintendent Ron Ross – Referendum Discussion – Mr. Ross said he was present to explain the need for the referendum that will be on the ballot this year. He handed out a document outlining the reason for the referendum. The referendum would allow the school to levy a tax that would not be subject to the circuit breaker tax credits. The school will not be able to survive in its current state without the referendum. They have been operating on a cash balance for several years. The school has declining enrollment partly because of the lack of younger families in Edinburgh and the lack of housing. The town has a low assessed value as well. The additional funding will be used to increase staff salaries, expand bus routes, and stop deficit spending. The increase will be a \$.39 tax increase based on the market value of the home. The average home value in Edinburgh is about \$100,000. The monthly cost would be about \$10 on a house of that value.

The council thanked Mr. Ross for his presentation.

Acceptance of Billboard Quotes and Award Contract – Town Manager Dan Cartwright said the town received one response on the billboard RFP from JR Promotions. They have offered a one-time payment of \$22,500. It would be a 25-year lease. The staff recommendation is for approval.

President Piercefield asked who was responsible for the billboard if it falls into disrepair.

Mr. Cartwright said they are renting the easement, not the billboard. Even if the billboard is not there, they would still pay the lease for the easement.

Town Attorney Dustin Huddleston said the lease he would draft would provide those types of provisions.

Councilwoman Rooks made a motion to approve the proposal from JR Promotions for \$22,500 for a 25-year lease subject to Mr. Huddleston drafting a lease agreement. Councilwoman Buck seconded. Motion carried.

Baker Tilly Engagement Letter – Mr. Finley said Scott Miller and Mitchell Eschweiler are present from Baker Tilly tonight. The engagement letter includes the work done on the rate study and continuing disclosures going forward.

Mr. Miller gave a brief overview of the document. The first seven pages is the Master Services Agreement. This would stay in effect and additional scopes of work would be added for other projects. He has ready to send the scope of work for the Electric Financing as well. The fees for the work on the water project are incorporated into the bond issuance.

Councilwoman Graham made a motion to approve the Baker Tilly Engagement Letter. Councilwoman Buck seconded. Motion carried.

Councilwoman Graham made a motion to allow Mr. Cartwright to sign the engagement letter on behalf of the council. Councilwoman Buck seconded. Motion carried.

Baker Tilly Water Rate Study and Recommendations – Mr. Eschweiler passed out a copy of the rate study. He walked the council through the report. The total project cost is \$8.1 million. The current SRF rate is 2% and the closing would be on March 31st. He explained the fund requirements for each fund. He said the town will be utilizing a wrapped debt structure. The town will continue paying principal and interest on the current bond but will pay interest only on the new bond until the current bond pays off. He said the rate report has three options depending on the amount of bond coverage and capital project funding the council wants. The average increase to a residential bill would be as follows:

- Alternative 1 - \$7.28
- Alternative 2 - \$10.12
- Alternative 3 - \$12.02

Mr. Finley said he had spoken with Mitchell about the possibility of putting the towns ARPA funds toward this project. That amount would be just under \$1 million. That money has pretty specific uses and one of those is water infrastructure. Mitchell has provided an estimate on how that would affect the rates. Including these funds would reduce the rates by about \$1.50 and take almost \$1 million dollars off the overall bond.

Mr. Eschweiler said the rates are currently advertised at Alternative 3 to give the council as much flexibility as possible.

Discussion was held on the pre-closing and closing process for SRF.

President Piercefield said if the council were to go with alternative 1, it is very likely the council would have to revisit the rates again in the near future. A \$10 increase is a lot right now, but the town is getting an entirely new treatment plant that will resolve the water issues the town has had and is currently treating. He thinks the council should consider alternative 3 and apply the ARP funds.

Mr. Finley said there is only one surrounding community with lower water rates than the town. Even if the council adopts at the highest possible rate, we would still be right around the average monthly bill for other communities.

Councilwoman Buck made a motion to allow Mr. Huddleston to draft a resolution to use the ARP funds for the water treatment plant. Councilwoman Rooks seconded. Motion carried.

Ordinance 2022-2 Amending Chapter 51 Water Rates (First Reading) – Mr. Huddleston said this ordinance amends the water rates as presented in the rate study. This is a 1st reading and introduction only. There will be a public hearing at the next council meeting.

Ordinance 2022-3 Water Bonds (First Reading) – Mr. Huddleston said this is the ordinance that would effectuate the bonds for the water treatment plant. Again, this is introduction only.

Approval of Bond Documents – Mr. Huddleston said he has with him the documents that need to be signed for the water treatment plant bonds before pre-closing on Wednesday. He recommends approving them subject to the ordinances being approved and the closing proceeding.

The documents would be signed tonight and held in-trust by the bond counsel until closing. Those documents are:

- Revenue Bond Series 2022
- Affidavit on Mailing of notices
- Certificate of Town Attorney
- Certificate of Sale of Bonds
- Signature and no litigation certificate
- General Certificate
- Certificate of Deliver and Payment
- Rebate Agreement
- Drinking Water Revolving Loan Program
- Agreement for service of Registrar and Paying Agent and Trust of Sinking and Construction fund
- Form 8038-G
- Non-Arbitrage and Federal Tax Matters Certificate
- Post-Issuance Compliance policy for tax exempt qualified obligations

Councilman Simpson made a motion to approve the bond documents subject to the ordinances being approved and the bond closing proceeding. Councilwoman Rooks seconded. Motion carried.

Councilman Simpson made a motion to allow President Piercefield, Scott Finley, and Dustin Huddleston to sign the bond documents. Councilwoman Rooks seconded. Motion carried.

Wessler 5th Agreement to Waterworks Master Agreement – Mr. Cartwright said this is for the engineering for the construction of the water treatment plant. The scope includes the construction administration, the engineering and staff to monitor contracts and design, progress payments, changes to the scope of work, field inspections, and job site records. He recommends approval of the agreement.

Councilman Simpson made a motion to approve the Wessler 5th Agreement to the Waterworks Master Agreement. Councilwoman Buck seconded. Motion carried.

Councilwoman Graham made a motion to allow President Piercefield to sign the Wessler 5th Agreement to the Waterworks Master Agreement on behalf of the council. Councilwoman Buck seconded. Motion carried.

Sunbelt Transformer Quote for Webbs – Mr. Cartwright said this transformer has already been purchased as it was an emergency and there is a long lead time. The cost is \$39,520.

Councilwoman Rooks made a motion to approve the Sunbelt Transformer for Webbs at \$39,520. Councilwoman Buck seconded. Motion carried.

MedBill Contract Approval – Mr. Huddleston said the town has had a contract with MedBill for a number of years. He and Mary Patterson have worked on the changes to this contract. MedBill requested one change earlier this afternoon that he is ok with.

Councilwoman Graham made a motion to approve the MedBill contract subject to Mr. Huddleston making the change requested by MedBill. Councilwoman Rooks seconded. Motion carried.

Councilwoman Graham made a motion to allow President Piercefield to sign the MedBill contract on behalf of the council. Councilwoman Rooks seconded. Motion carried.

Other Business

Councilwoman Buck thanked SaraBeth Drybread for her work on the Bicentennial Kickoff Dinner. It was a great event, and she did a great job.

Councilwoman Rooks and Councilwoman Graham agreed and thanked Ms. Drybread for her work.

Mr. Cartwright said the golf course has recently been repainted and all new ceiling tiles and lights. It looks much better in there. The town is taking bids for the town hall addition on Thursday and will be presented at the first meeting of April. There was some vandalism at the Wastewater plant recently. That is under investigation. He said he has placed on the council table a flier sent by the television show American Pickers. They are looking for locations in Indiana to visit.

Fire Chief John Henderson said there will be severe weather testing this week so the sirens will be going off throughout the week.


Parks Director Daniel Teter said the department had an \$8,000 tournament last weekend. He has a lot of new, young staff members that are doing a great job. They are booked solid for tournaments until August. The department will be holding an Easter Parade this year. He also thanked Ms. Drybread for her work on the Bicentennial Kickoff Dinner.


Ms. Drybread thanked the Bicentennial Committee for making the event possible. The committee will be meeting with the hot air balloon company this week to map out the event in June. The last meeting for historic church tours will be on April 23rd. They are planning a Pie-centennial event. She gave a recap of the events in June. She said Centra Credit Union will be holding a grand opening ceremony on May 17th from 5 to 7.


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

EDINBURGH TOWN COUNCIL


Ryan Piercefield, President



Dawn Graham, Vice President


Debbie Buck


Miriam Rooks


Jeff Simpson

ATTEST:


Scott Finley, Clerk-Treasurer