

**Town Council Meeting
Monday June 28, 2021
6:00 P.M. Town Hall**

Edinburgh Town Council met in a regular session on Monday, June 28, 2021, at 6:00 P.M. at the Town Hall, 107 South Holland Street, Edinburgh, Indiana.

Vice President Dawn Graham called the meeting to order and led the Pledge of Allegiance.

Members answering roll call ((e) represents virtual attendance): Councilwoman Buck, Councilwoman Miriam Rooks, Vice President Dawn Graham, and Councilman Ryan Piercefield. Also present were Clerk-Treasurer Scott Finley (e), Town Manager Dan Cartwright, and Town Attorney Dustin Huddleston. President Jeff Simpson was absent.

Minutes – Council meeting of June 14, 2021, and executive meeting of June 21, 2021. Councilwoman Rooks 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 the end-of-month docket for April totaling \$297,154.73 and the second was the regular docket for the period totaling \$775,774.58. 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. Councilman Piercefield seconded. Motion carried.

Ordinance 2021-11 Amendment to Salary Ordinance (Second Reading) – Mr. Huddleston said this ordinance amendment was drafted per the recommendations of the town manager. It retitles the Building Commissioner to planner, adds a Building and Zoning Official, and adds a position within the electric department.

Councilman Piercefield asked if the fire department still needed the line items for home response in the salary ordinance.

Fire Chief John Henderson said they are no longer using home response, but they do occasionally have a larger fire that requires extra firefighters to respond. He said he thinks a discussion should be held at some point to determine how those employees should be paid on those responses.

Mr. Finley said he would recommend leaving the line item in the ordinance for now as the department is still new and we are still trying to figure things out. During budgets we can discuss how those calls should be handled.

Councilwoman Rooks made a motion to approve ordinance 2021-11. Councilwoman Buck seconded. Motion carried 3 to 1 with Vice President Graham voting nay.

Ordinance 2021-12 Establishing a Maintenance and Performance Bond Fund (Second Reading) – Mr. Huddleston said this was introduced at the last meeting to create a fund for depositing maintenance and/or performance cash bonds. This ties into the next two items on the agenda.

Councilwoman Buck made a motion to approve Ordinance 2021-12. Councilwoman Rooks seconded. Motion carried.

Water Facilities Maintenance and Dedication Agreement – Councilman Piercefield made a motion to approve the Water Facilities Maintenance and Dedication Agreement. Councilwoman Buck seconded. Motion carried.

Sewer Facilities Maintenance and Dedication Agreement – Councilman Piercefield made a motion to approve the Sewer Facilities Maintenance and Dedication Agreement. Councilwoman Buck seconded. Motion carried.

Ordinance 2021-13 Establishing Interconnection Standards (Second Reading) – Mr. Huddleston said this was presented by the town's IMPA representative, Mike Jenner at the last meeting. The ordinance was amended slightly to reflect that IMPA would be purchasing power back from homeowners with solar panel, not the town.

Electric Superintendent Kevin Rubush said IMPA has employees that would train town employees how to inspect those systems.

Councilman Piercefield made a motion to approve ordinance 2021-13. Councilwoman Rooks seconded. Motion carried.

Interconnection Application – Councilman Piercefield made a motion to approve the interconnection application. Councilwoman Buck seconded. Motion carried.

Interconnection Fee – Councilman Piercefield made a motion to approve the interconnection fee. Councilwoman Buck seconded. Motion carried.

Mr. Huddleston said that fee will need to be added to the fee schedule as well.

Resolution 2021-19 Adopting the Build, Operate, Transfer (BOT) Statute – Mr. Huddleston said he has updated this resolution to be more broad. The resolution simply adopts the BOT statute and allows the town to use this process.

Councilman Piercefield made a motion to approve Resolution 2021-19. Councilwoman Rooks seconded. Motion carried.

Edinburgh Investments LLC Tax Abatement – Mr. Watson said this CF-1 was submitted late. It is the last CF-1 for this year. This is a vacant building abatement that SAPP is currently occupying. The staff recommendation was for approval of this abatement.

Councilwoman Rooks made a motion to approve the CF-1 for Edinburgh Investments LLC. Councilwoman Buck seconded. Motion carried.

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

Substation Transformer Bid Award – Mr. Cartwright said the town obtained bids from 5 companies for the Roosevelt transformer. The staff and Alpha Engineering's recommendation were to award the bid to Niagara Transformer Corporation for \$693,546.

Mr. Huddleston said this bid does not appear to be the low bid.

Mr. Rubush said OTC's bid had an escalation clause.

Mr. Huddleston said he would recommend approving the bid subject to legal review. He asked that he be sent the escalation clause for his review.

Councilman Piercefield made a motion to approve the bid from Niagara Transformer Corporation for \$693,546 pending legal review and counsel drafting an approval agreement. Councilwoman Buck seconded. Motion carried.

Community Crossings Matching Grant High School Drive Reconstruction – Mr. Cartwright said the work on the stormwater project on High School Drive will begin soon. The bid for that project was changed to include temporary pavement as the town intends to do a full rebuild after the project is done. He said he would like to request approval from the council to submit for the Community Crossings Grant program for that project. The project would be done in 2022 and would be a 75/25 match.

Councilman Piercefield made a motion to allow Mr. Cartwright to submit an application for the Community Crossing Grant program for High School Drive. Councilwoman Rooks seconded. Motion carried.

Approval of Clinic Lease Agreement – Mr. Cartwright said Edinburgh Chiropractic, LLC is interested in expanding into the rest of the building they currently lease from the town. Nobody else has responded to the request advertised for the building lease. The agreement would increase the rent by 1/3 as that is how much more the building they would be utilizing. The rent for this year would be \$1,266 per month. There are a few minor things the town would need to do to get that space ready for them.

Mr. Finley said the council may want to consider that this rate will be less than what the town was receiving when the rate was deemed too low last year.

Mr. Cartwright said from his experience this seems to be a fair price for commercial rent.

Councilman Piercefield made a motion to allow Mr. Huddleston to draft an amended lease agreement with Edinburgh Chiropractic, LLC. Councilwoman Rooks seconded. Motion carried.

Residential Solid Waste Removal RFP – Mr. Cartwright said he would like to put a request for proposal out for solid waste removal services. He would like to reevaluate the current contract when it renews in March. In the new proposal he would like to see multi-unit homes (4+ units) pay for their own trash service.

Councilman Piercefield asked if that would include heavy trash.

Street Superintendent said he ran some numbers on the town doing heavy trash pickup in-house but the cost for dumping fees alone was going to be about \$25,000 per year. That does not include labor costs or equipment costs. Rumpke had bid bulk items on a weekly basis. Residents would call in and let them know they had a large item for pickup.

Mr. Watson said Ray's is not willing to continue what they have been doing and that leaves the town to pickup whatever is left. It does not make sense to bid out heavy trash alone.

Councilwoman Buck made a motion to allow Mr. Cartwright to send out an RFP for solid waste removal. Councilman Piercefield seconded. Motion carried.

Council Comments

Councilman Piercefield said he noticed communications with Johnson County REMC in his report. What are those communications about?

Mr. Cartwright said he has been talking with them about mutual aid.

Vice President Graham asked if the lights by the tennis courts at Irwin Park could be left on. She has had some people who use the camp sites request that they be left on due to traffic in the area. They also asked about some signage on the walking trail as there have been some people driving on the trail thinking it is a road. She also asked if we could modify the entrance for larger RV's and make the road near the campsites be a one-way street.

Mr. Huddleston said if that is a public street it may require an ordinance amendment to change.

Park Director Daniel Teter said he gets complaints whether the lights are left on or off at night. Half the campers want them on for security and half want them off because it shines in their campers at night.

Mr. Huddleston said the closing for the property where the lift station sits will be tomorrow. Mr. Cartwright will attend the closing with him, and they will obtain the title to that property. He gave an update on the Timbergate issue between the homeowners and the developer. He would recommend that the council allow him to draft a letter expressing the town's opinion on the lack of consistency in the development.

Councilman Piercefield made a motion to allow Mr. Huddleston to draft a letter to the developer of the Timbergate housing development expressing the town's opinion on the lack of consistency in enforcements of the covenants. Councilwoman Rooks seconded. Motion carried.

Susie Milhoan of 233 St. Andrews Avenue said there were 3 amendments to the covenants that nobody could find. Amos said they had forgot to file them. Is there anything we can do about that?

Mr. Huddleston said he only saw where the documents were recorded. They do have the authority to amend the covenants. He would like to express the town's issues with the lack of communication with the homeowners in the letter he drafts.

Merle Milhoan of 233 St. Andrews Avenue asked if there has been a violation that Amos Investments has committed in terms of changing the covenants.

Mr. Huddleston said he has not found anything the town can do but that does not mean the homeowners can not pursue action.

Mr. Milhoan thanked the council and Mr. Huddleston for their attention and work on this issue. The homeowners would greatly appreciate representation on any future matters.

Departmental Comments

Mr. Cartwright said the Prosser stormwater project will be starting soon. It will begin on US 31. The Walnut Street project is underway. The town has worked out an agreement with Johnson County Recycling and the recycling bins will be moved to the compactor location. The hours would be the same as the compactor hours.

Mr. Huddleston said he would draft an amendment to the agreement.

Mr. Cartwright said Ray's will do a heavy trash pickup in October. They had an interview with a potential employee for the Building and Zoning Official. As the BOT was adopted, he would like to start sending out RFQ's for the fire station and the substation.

Mr. Watson said the Walnut Street project is underway and the road will be completely closed for 48 hours on 4th of July weekend for soil stabilization. During the tear out they uncovered a lot of clay. Clay does not stabilize well enough to prevent future movement.

Town Marshall Doyne Little said the street closing for the movie being filmed downtown are completed. Ran into a few minor traffic issues. The department made another rather large drug bust last week.

Community Center Director SaraBeth Drybread said the 4th of July festivities will be held downtown this year. She gave an overview of the events. Mel's Cafe was the winner of the first Edinburgher competition. They had good participation in the Main Cross yard sale event. The Humane Society will be hosting another free vaccine clinic in town. The grant for the peer program will be assisting with a mural on the Not Just Popcorn building. The Bicentennial Committee is putting plans together for 2022. The farmer's market on Thursdays has been going really well. Last week was the biggest market to date.

Fire Chief John Henderson said the department is looking to hire a career firefighter with the resignation of one of the full-time employees. The department is not qualified to do the agility and written tests required so they are going to outsource that process.

Discussion was held regarding the hiring process for paid standby positions and the current roster and the possibility proving paramedic service and ALS.

Mr. Henderson said the department is going to need an assistant chief position if the department is going to continue to grow.

Mr. Finley said the position was budgeted for; it would just require council approval as it is a new position.

Mr. McCollum gave number for the CCMG grant for High School Drive. The total budget price is \$1.18 million. The town portion would be around \$300,000.

Parks Director Daniel Teter thanked all the departments with their help on the 4th of July festival. He said tomorrow the veterans' banners would be put up on the East Main Cross light posts. The sports complex hosted a state tournament over the weekend that went really well.

Water Superintendent Bill Jones said the department is getting quotes for a bulk water supply station. They will be having a meeting with Baker Tilly to discuss a bulk water rate. He said he would like the council to entertain another employee at the water department. With all the projects going on they are going to be stretched thin.

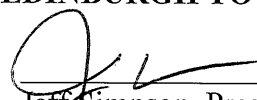
Public Comments

Charles Goff of 522 South Main Street asked who he needed to speak to about combining lots to build a house on.

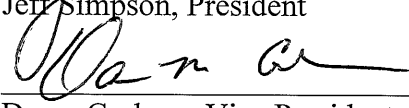
Mr. Watson said he could come to the office and speak with him.

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

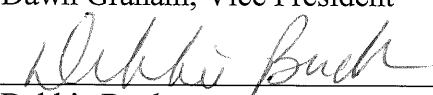
EDINBURGH TOWN COUNCIL



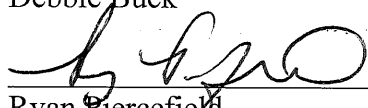
Jeff Simpson, President



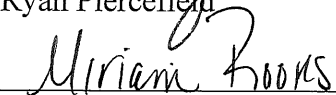
Dawn Graham, Vice President



Debbie Buck

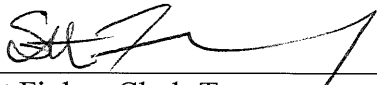


Ryan Piercefield



Miriam Rooks

ATTEST:



Scott Finley, Clerk-Treasurer