

Town Council Meeting
August 12, 2024
6:00PM

Edinburgh Town Council met in a regular session on Monday, August 12, 2024, at 6:00PM at the Town Hall, 107 South Holland Street, Edinburgh, IN.

Councilwoman Miriam Rooks called the meeting to order and led the Pledge of Allegiance.

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

Council President Ryan Piercefield was absent.

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

Minutes- Minutes of Town Council Meeting July 22, 2024.

Councilwoman Buck made a motion to approve July 22, 2024, Council meeting minutes. Councilman Bryant seconded. Motion carried.

Claims- Clerk-Treasurer Barrett presented one set of claims in the amount of \$725,360.72.

Councilwoman Buck made a motion to approve the presented claims in the amount of \$725,360.72. Councilwoman Sweet seconded. Motion carried.

Public Hearing Parks and Rec BOT Project- Attorney Huddleston stated that the Council had approved to proceed with soliciting bids for the Park and Rec BOT project to acquire the property, raze the building and put a parking lot in. The town received one bid from GM Development Companies, LLC. Attorney Huddleston stated that the Public hearing was published sufficiently, that after the public hearing, the Council will need to decide if they want to enter into an agreement with GM Development and he will draft the agreement.

Councilwoman Rooks opened the public hearing for the Parks and Rec BOT Project. With no comments from the public, Councilwoman Rooks closed the public hearing.

Councilwoman Buck made a motion to award the public private agreement to GM Development Companies, LLC, subject to approval. Councilwoman Sweet seconded. Motion carried.

Councilwoman Buck made a motion to authorize Councilwoman Rooks to sign the agreement. Councilwoman Sweet seconded. Motion carried.

Town Manager Contract- Attorney Huddleston presented an employment agreement to employ John Myers as the new town manager. Mr. Myers' employment would start today, August 12, 2024, subject to completing all the requirements of new employees. Mr. Myers has reviewed and approved this agreement.

Councilwoman Buck made a motion to approve the employment agreement for John Myers as the new town manager. Councilwoman Sweet seconded. Motion carried.

Ordinance 2024-14 Amendment to Salary Ordinance (1st Reading)- Attorney Huddleston stated this is to create the new position Director of Economic Development.

Councilwoman Sweet made a motion to waive the 1st reading of Ordinance 2024-14 Amendment to Salary Ordinance. Councilwoman Buck seconded. Motion carried.

Councilwoman Sweet made a motion to approve Ordinance 2024-14 as presented. Councilman Bryant seconded. Motion carried.

Resolution 2024-18 Engaging in an Auctioneer- Attorney Huddleston stated this is to allow the town to list the 2005 sewer vac truck on GovDeals.com to auction off.

Councilwoman Buck made a motion to approve Resolution 2024-18. Councilman Bryant seconded. Motion carried.

Resolution 2024-19 Authorizing Interest and purchase of Real Estate- Attorney Huddleston stated the Town solicited and received two appraisals for 201 West Main Cross Street, which is two parcels, that is currently owned by Johnson Memorial Hospital. Those appraisals averaged \$69,000. Attorney Huddleston stated that this motion would be to offer Johnson Memorial Hospital this amount to purchase the property. If JMH accepts, then there would be a purchase agreement created.

Councilwoman Rooks asked about the building being removed before we purchase the property.

Community Development Director Sarabeth Drybread stated that she had reached out to Johnson Memorial Hospital a couple of weeks ago and has not heard back from them about removing the building on the property. Sarabeth offered to reach out to them again as the appraisal was based on the property only without the building.

Attorney Huddleston suggested that the offer be made subject to Johnson Memorial Hospital removing the building.

Councilwoman Rooks stated that it would be in the Towns best interest to make the offer subject to the removal by Johnson Memorial Hospital.

Councilwoman Buck made a motion to approve Resolution 2024-19 subject to Johnson Memorial Hospital removing the building on the property. Councilwoman Sweet seconded. Motion carried.

Resolution 2024-20 MA Metal Tax Abatement- Planning Director Julie Young stated this is for the real property abatement discussed at the previous town council meeting. This would formalize the council's approval of the tax abatement discussed at the previous meeting.

Councilwoman Sweet made a motion to approve Resolution- 2024-20 MA Metal tax abatement. Councilman Bryant seconded. Motion carried.

Resolution 2024-21 MA Metal Tax Abatement- Planning Director Julie Young stated this is the personal property equipment abatement for MA Metal.

Councilwoman Buck made a motion to approve Resolution 2024-21 MA Metal tax abatement. Councilwoman Sweet seconded. Motion carried.

MA Metal Abatement Agreement- Planning Director Julie Young stated this abatement agreement encompasses all the approvals and requirements for the abatement. Attorney Huddleston has drafted the agreement.

Councilwoman Buck made a motion to approve the MA Metal abatement agreement. Councilwoman Sweet seconded. Motion carried.

Councilwoman Buck made a motion to authorize Councilwoman Rooks to sign off on all MA Metal tax abatements. Councilwoman Sweet seconded. Motion carried.

203 S Walnut Rental Lease Agreement- Attorney Huddleston presented the drafted lease agreement for the proposal that was submitted by Piercefield Contracting.

Attorney Huddleston stated this has been a long process where Ryan Piercefield, individually, expressed interest in leasing the property and the first step was to disclose the conflict of interest, since he is President of the Council, and this was reported to the State with the required forms.

The next step was to solicit for public bids from anyone wanting to lease the entire building, and no bids were received.

Bids were solicited again for leasing part of the building, and only one bid was received from Piercefield Contracting for the monthly price of \$1,800 for six months with total rent payments of \$10,800. The lease requires signature by Piercefield Contracting and Ryan Piercefield, a damage deposit, insurance coverage, and Piercefield Contracting is responsible for any repairs on the building for equipment storage.

Councilwoman Sweet asked what happens at the end of the 6 months.

Attorney Huddleston stated that the contract ends in 6 months, so if he would want more time, he would have to ask the Council to actually solicit more bids and open the public bidding.

Councilwoman Buck made a motion to approve 203 S Walnut rental lease agreement as presented. Councilman Bryant seconded. Motion carried.

Councilwoman Buck made a motion to authorize Councilwoman Rooks to sign off on the 203 S Walnut rental lease agreement. Councilwoman Sweet seconded. Motion carried.

St. Rd. 252 Line Relocation ElectriCom Construction Agreement- Attorney Huddleston stated this is the relocation of the lines with ElectriCom, who was the lowest bidder contract construction agreement.

Discussion was held concerning the correct bid award amount, the minutes from last meeting indicated \$759,521.57 and the construction agreement indicates \$759,521.15.

Councilwoman Sweet made a motion to approve State Road 252 line relocation ElectriCom construction agreement as presented. Councilwoman Buck seconded. Motion carried.

Councilwoman Sweet made a motion to authorize Councilwoman Rooks to sign off on the ElectriCom construction agreement as presented. Councilwoman Buck seconded. Motion carried.

IDEM No Further Action Determination Letter- Attorney Huddleston stated this goes back to 2010 when IDEM worked with the town to address a brownfield issue within the Town. IDEM has identified a scrivener's error in the recording of the documents, which is outlined in their cover letter, and needs the town to correct the records. This requires a motion to approve The No Further Action Determination Letter, a motion to approve the Environmental Restrictive Covenant and affidavit to correct it, which IDEM has provided, and a motion to authorize for Councilwoman Rooks to sign the documents.

Councilwoman Buck made a motion to approve the IDEM NFA determination letter and the affidavit that will correct it. Councilman Bryant seconded. Motion carried.

Councilwoman Buck made a motion to approve the Environmental Restrictive Covenant. Councilwoman Sweet seconded. Motion carried.

Councilwoman Buck made a motion to authorize Councilwoman Rooks to sign the IDEM NFA determination letter. Councilman Bryant seconded. Motion carried.

Recommendation for Demotion of Deputy Marshall- Attorney Huddleston announced that this would be tabled until the next town council meeting on August 26, 2024.

Wessler Invoice 44702 for Water Treatment Plant- Clerk-Treasurer Barrett presented an invoice from Wessler for the Water Treatment Plant in the amount of \$262.50, and approval for Councilwoman Rooks to sign.

Councilwoman Sweet made a motion to approve Wessler invoice 44702 in the amount of \$262.50. Councilwoman Buck seconded. Motion carried.

Councilwoman Sweet made a motion for Councilwoman Rooks to sign Wessler invoice 44702. Councilwoman Buck seconded. Motion carried.

ERA 2023 Annual Report- Clerk-Treasurer Barrett stated at the last ERA meeting, they presented their annual report for the year 2023. They did not employ any employees, pay any salaries or compensation, or make any expenditures. This is for informational purposes only.

Baker Tilly Scope of Work- Clerk-Treasurer Barrett stated that Baker Tilly provided the scope of work to analyze our rate structure for the wastewater. The last rate adjustment for the wastewater department was in 2015/2016. Baker Tilly also provided a scope of work to analyze the stormwater rates. The stormwater rates were established in 2014 and have never been changed. Clerk Treasurer Barrett stated that operational costs have increased substantially and that this scope of work is to analyze the rate structure to ensure the same quality of service. The cost of the scope of work for the Wastewater is \$12,500, and for the Stormwater, the cost is \$12,500. Approval from the Council is needed for Baker Tilly to proceed with the rate analyzation and if approved, this requires signature by Councilwoman Rooks.

Councilwoman Buck made a motion to approve the rate study for the sewage as presented. Councilman Bryant seconded. Motion carried.

Councilwoman Buck made a motion to approve the rate study for the stormwater utility as presented. Councilwoman Sweet seconded. Motion carried.

Councilwoman Buck made a motion to authorize Councilwoman Rooks to sign the scope of work for the sewage and stormwater utility rate studies. Councilman Bryant seconded. Motion carried.

Meadow Lawn Water Utility Bond Release- Planning Director Julie Young stated Meadow Lawn posted a cash bond three years ago for maintenance bonds of utility infrastructure that they installed. They are now requesting those bonds be released. The town's utility supervisors have checked the infrastructure and approved those bonds to be released. Young recommends the approval of the bonds to be released and allow the Clerk Treasurer to refund that cash.

Councilwoman Sweet made a motion to approve the Meadow Lawn water utility bond release. Councilman Bryant seconded. Motion carried.

Meadow Lawn Wastewater Utility Bond Release- Planning Director Julie Young stated Meadow Lawn posted a cash bond three years ago for maintenance bonds of utility infrastructure that they installed. They are now requesting those bonds be released. The town's utility supervisors have checked the infrastructure and approved those bonds to be released. Young recommends the approval of the bonds to be released.

Councilwoman Sweet made a motion to approve the Meadow Lawn wastewater utility bond release. Councilman Bryant seconded. Motion carried.

Request to Promote Jacob Cox to Assistant Street Superintendent- Street Superintendent Clark McCollum requested to promote Jacob Cox to Assistant Street Superintendent.

Councilwoman Buck made a motion to approve the request to promote Jacob Cox to Assistant Street Superintendent. Councilman Bryant seconded. Motion carried.

Ecosystems Connections Institute Contract Amendment Request- Jerry Sweeten and James Heimlich with Ecosystems Connections Institute presented a verbal update of the dam removal progress and requested to have amendments to the calendar for removal. They have secured the IDEM 401 permit for removal of the dam and have completed all the background information and preparatory work for the US Army Corps of Engineers 404 permit. The Army Corp of Engineers 404 permit is contingent on a historical archaeological approval of information to be approved by the US Fish and Wildlife service. Mr. Sweeten stated they have completed all the pre-removal surveys, bathymetric surveys and drone surveys and will be selecting a contractor on August 23, 2024, and they are set to go forward subject to the archaeological review approval process. They would like to extend some of the dates of completion contained in the original calendar.

After further discussion, Attorney Huddleston clarified the dates to be amended in the original calendar as follows:

Complete all permits by September 1, 2024, amend to October 15, 2024.
 Complete all work by September 1, 2024, amend to December 31, 2024.
 Post removal report due by November 1, 2024, amend to December 31, 2024.
 Final report due by December 31, 2024, will remain as December 31, 2024.

Attorney Huddleston stated that if the Council agrees with the date changes, that a motion would need to be made authorizing him to prepare an amendment to send to Mr. Sweeten to be approved at the next council meeting.

Councilwoman Buck made a motion to allow Attorney Huddleston to prepare an amendment with the date changes to be approved at the next council meeting. Councilwoman Sweet seconded. Motion carried.

Other Business

Clerk-Treasurer Barrett requested to close the utility office on Thursday, October 24, 2024, for the utility office staff to attend software training, notice of closing would be posted on the Town Website and Facebook as well as on the front door of the utility office.

Councilwoman Sweet made a motion to approve the request to close the utility office on October 24, 2024. Councilwoman Buck seconded. Motion carried.

Clerk-Treasurer Barrett noted the Town has been approved for the Workforce Development Training grant. The town will receive up to \$5,000 per employee and up to \$25,000 total, which includes 2 wastewater employees and 4 street department employees.

Police Chief Doyne Little stated they are having trouble with a few of their Dodge Durango's. One of the Durango's completely died but it should be covered under warranty. It could take up to eight months to have one of these vehicles inspected and repaired at any Dodge dealer.

Timbergate Manager Wayne Gibbs requested to purchase two new rough mowers. Together the total for both is \$60,740. Timbergate Manager Gibbs confirmed they do have it in their 2024 budget to purchase these mowers.

Councilwoman Sweet made a motion to approve the request to purchase two 2024 Lastec WZ-400 mowers. Councilwoman Buck seconded. Motion carried.

Timbergate Manager Wayne Gibbs requested to hire two additional full-time employees; one for the pro shop and one for maintenance. Timbergate Manager Gibbs stated their business has almost doubled and it is becoming more difficult to find someone on a seasonal basis.

Councilwoman Buck requested to have additional information presented at the next council meeting before deciding to approve the request.

Parks Director Daniel Teter stated they have fall ball league going on, the opening day of the Fall Festival is on 9/11/24 this year, so they plan on doing something to honor that day with how they open up the Fall Festival. Planning is going on for the 12 Days of Christmas with the Ice-Skating Rink.

Community Center Director SaraBeth Drybread stated that they have set hours for every evening of the ice-skating rink, and there will be opportunities for volunteers and non-profits to sell hot chocolate and cookies every evening that can go back into that nonprofit. There will be opportunities to rent the rink from 5-6 p.m. for private parties. They had a great turnout for the Christmas in July trivia with 60 people participating. For the fall festival, Marshall Mechanical is the title sponsor and there are a couple of bands lined up. The Covered Bridge Festival Day trip in October is sold out all 50 spaces. Senior moments group has been going great this summer. Holiday of lights activities lined up include making a cornhole out of ice, a cookie walk, cookie decorating classes, etc. Promotional material for the Holiday of Lights will go out during the Fall Festival.

Zoning Officer Robert Overton stated that we have now had more permits this year than we have ever had at any of the highest permitting years.

Electric Superintendent Stephen Clark conducted phone and sit-down interviews and would like to offer two people apprenticeship positions. Superintendent Clark stated that the underground River bore project has been completed.

Water Superintendent Bill Jones stated that the internet went down a couple of weeks ago requiring the plant to be run manually for 12 hours during that time and the modems at the water tower had to be reset. Superintendent Jones said due to a couple of recent fires, they discovered 2 hydrants that need to be replaced, and a valve that was installed in 1962 at Webb's was replaced.

Wastewater Superintendent Bob Jessie stated that the pretreatment process has improved. Superintendent Jessie stated that he had a meeting with local industries and worked out a few things with the color of their discharge and it has greatly enhanced the final discharge at the plant.

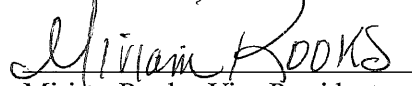
Adjourn

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

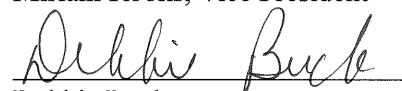
These minutes are a summary of actions taken at the Town of Edinburgh Council meetings. The full video archive of the meeting is available for viewing at <https://www.youtube.com/playlist?list=PL0pagNU7lg5FkjGffQyWphtcPehlL-R5g> for as long as this media is supported.

EDINBURGH TOWN COUNCIL

Ryan Piercefield, President



Miriam Rooks, Vice President



Debbie Buck



Sherri Sweet



Michael Bryant

ATTEST:



Rhonda Barrett, Clerk-Treasurer