

**Town of Georgetown
Regular Meeting
May 20, 2019
6:30 P.M.**

Pledge of Allegiance

Roll Call:

Council members present: Everett Pullen, Kathy Haller and Billy Haller. Also attending: Bob Woosley, Julia Keibler, Jessica Alexander and Chief Kunkel.

Approval of Minutes

Kathy Haller made a motion to approve the Regular Town Council Meeting Minutes on April 15, 2019. Seconded by Everett Pullen and approved 3-0.

Josh Cavanaugh arrived at 6:34 P.M.

Old Business

Nick Creevy brought some Legal and Readiness documents from the CBDG that need to be signed. Some documents were sent to Kristi Fox to review. In June there will be another public hearing.

Josh Cavanaugh made a motion to allow Everett to sign the Legal and Readiness documents. Seconded by Kathy Haller and approved 4-0.

Nick Creevy will send copies to Julia Keibler when the application is filed. The deadline for letters of support will be the first week in June.

Clerk Treasurers Report

The renewal for the town's insurance is due in June.

Jim Cameron presented a 24-page report that will be sent to the SRF which is a loan requirement. The reports tells us where we have been, where we are currently and where we are going.

Chris Loop arrived at 6:43 P.M.

Page 2 gives an overview of the report. Page 9 and 10 show the 2019 budget. Page 11-14 is a forecast of the budget. There is supplemental data that shows the historical financial data and rates as well as a comparison to those around us.

The SRF will look at the debt coverage each year to make sure that it is enough to cover all costs. It will need to be sufficient enough to cover all operating costs, the debt service cost and replacements costs. The coverage requirement is 1.25% or above that. As long as we meet that 1.25% SRF is happy. If it drops below that, the SRF will require us to fix it. With a review of the forecast, it shows that our current cash balance should be enough. We have a good cash flow and the debt service charge will be based on how we do each year and will need to be monitored.

SRF allows the debt service to be calculated without tap fees. Without tap fees the debt service coverage shows to be 103%. Last year there were many nonrecurring operational costs. These operational costs will be monitored in future years.

We will receive another report similar to this one next year about this time. The report should be ready around March or April based on when they receive year end financials from the town.

At this time, we are not looking at a mandated rate increase.

Chief Denny Kunkel

The department is working on details for National Night Out on August 6, 2019. There was a great turnout from last year and they are expecting even more people this year. Clark County may be involved this year.

Prosser has started a new program for law enforcement. Jordan Jackson was from the first class and Georgetown was the first Police Department to hire someone from the program.

Accidents are up because of distracted drivers. Misdemeanor Investigations are up as well.

Department training is ongoing. There is a schedule in place for the year because of the state training requirements. The first of June there will be county training from the Department of Homeland Security and Floyd County Emergency Management. Active shooter training will be a part of this at Highland Hills Middle School and all departments will participate. This will be to see the weaknesses and strongpoints and what needs improvement in these situations. There have been several bomb threats in the last year.

School will be out shortly so be aware. Remember to secure homes and cars. Vehicle break-ins are starting to occur.

Grass in the streets has become an issue and is getting worse. This is a danger especially to 2-wheelers. It also is not good for the sewer. Many communities have an ordinance in place but we do not.

Public Works

We used to have to shut down pumps because of rags or wipes that were clogging them up. A month ago, we did a demo of the Grease Gremlin at the west lift station. The Grease Gremlin appears to be working. An enormous amount of money has been spent in the past to fix the pumps. It is all PVC with very thick casing, stands up vertically and has an air compressor. It is doing two things right now. We had a layer of grease that was forming at the plant and this machine keeps it in suspension. This should help with chemical costs as well.

Chris Loop made a motion to purchase the Grease Gremlin for \$14,000.00 to be paid out of the Wastewater Improvement Fund. Seconded by Josh Cavanaugh and approved 5-0.

Town Engineer

We have not received the Community Crossing Matching Grant funds as of today.

The wastewater treatment plant expansion Pay Application Number 14 has been received for \$191,240.70. There is still a 5% retainage in place until completion of the project.

Josh Cavanaugh made a motion to approve Pay Application Number 14 for Mitchell and Stark of \$191,240.70 and allow Everett Pullen to sign. Seconded by Chris Loop and approved 5-0.

There has only been one change order to date for the Waste Water Treatment Plant and it was a deduct change order. At the sludge plant we did a brick building instead of a stick built.

Change Order Number 2 is now being presented:

1. Add some valves to isolate each of the sludge digester tanks. There are two tanks that we will need to be switched back and forth.
2. The new building has extra space for storage but there is currently no way to get there. This would add stairs to the mezzanine and also railing.
3. There is a hand hoist that will not work for both tanks and it needs to be relocated.
4. Savings to go with a stick build screening building. The design called for a prefabricated building but this will need to be framed. It will cover the bar screen.
5. Going from the existing flow meter box and modifying it with an effluent pump.
6. UV Lifting hoist system is used to remove bulbs. The new bulbs that we will be using are much heavier than the old ones. It will be much more difficult for one or two men to lift and they could break the bulbs or injure themselves.

7. Need to add another backflow preventer and add an outdoor hose bibb. We have a hose bibb now but it is probably over 300 feet away. Emergency eye wash/shower station may not be necessary.
8. The area in front of the sludge plant by the dumpster that is raised and very steep needs to be leveled.

Bob Woosley recommends approving the Change Order Number 2 up to a maximum of \$49,628.00 understanding that the emergency eye wash station may come off of this. If this is approved then the total change orders so far would be a net of \$23,098.00. All of these items have been preliminarily approved by SRF.

There are some additional items that might be necessary. With item Number 8, it is actually the back wall of the west tank wall. We were bringing the grade up to within 42 inches of the tank and the tank wall itself was going to serve as the rail. That could create an unsafe condition for the labor. So this will need to be brought up to grade and a handrail installed.

There are some potential change orders coming up before we close out the project. There is a storage rack for the UV bulbs. There is some grading over the UV System. Adding some new LED lighting in the dark spots that are not currently being covered in the light canopy. Bringing the front of the building up to grade. Maintenance items that we have not been able to do up this point. Cleaning out the existing tank. In the existing sludge digester, there is a different type of PVC piping that they would like to go with. New discharge pipe will need to be moved.

By contract Mitchell & Stark have until June 14, 2019 to complete the project.

Chris Loop made a motion to approve Change Order #2 and allow Everett Pullen to sign outside of the meeting. Seconded by Kathy Haller and approved 5-0.

There was a noise complaint from the running of the treatment plant in the middle of the night. The only thing that has changed is that the plant now has three blowers instead of two. They do not operate at the same time. It is a guess that the newest blower may be louder since it now automated. It will kick on automatically when the plant needs air. They are going to run some tests to see if the blowers need to be muffled.

There is a feature designed into the new plant which is a call out feature. It will tell the operator if there is a critical issue. The plant does not have internet so they must use a cellular program. Internet was much too expensive to run to the plant. To install the module, it just needs to be plugged in and costs around \$800.00. We will be asking if the current one can be switched out.

Chris Loop made a motion of up to \$800.00 for Aeromod Monitoring Module for the Waste Water Treatment Plant to be paid out of Waste Water Improvement. Seconded by Everett Pullen and approved 5-0.

Main Street Sidewalk and Wall Project presented a draft set of plans. There was a committee meeting. Bob Woosley would like to get quotes and give the contractors plenty of time. He would also like feedback on the type of brick used. There are still two properties where easements are needed. If we do not get their easements then they do not get a wall. We will ask the contractors for extra bricks to use as replacements if needed. Some steps may be relocated or removed altogether depending on what the homeowner would prefer.

We are working with Lakeland Estates to televise the system. Kristi Fox is preparing an agreement with Lakeland. They have a neighborhood meeting that they have asked Bob Woosley to attend on June 6, 2019. He will explain what we are doing and why.

Melissa Meridia works for The Floyd County Library. The library building in Galena was donated by the county. The county still owns the building and maintains it but the library uses the inside. The county paid for the remodel to meet their needs and the library paid for the connectivity. All of the computers, furniture and everything inside was bequeathed from an estate. The library is looking to expand digitally rather than with books because it is less expensive. They do run a route there so that if someone wants materials, they can have them in 24 hours. The goal to make sure that everyone has equal access to the internet. They are very interested in being a part of the community.

The Town has put a lot of money into the façade of Old Town Hall. The Floyd County Library does not have funds that would be available for a remodel. The Old Town Hall would have more of a community feel because of the large open space. Potentially there would be meeting space and they talked about the stairs and how to utilize them. Also, there is space to meet requirements for a handicapped accessible bathroom.

The Floyd County Library does have their own board so there would be many people involved. Melissa Meridia is very interested in the revitalization of Georgetown and the role that the library could play. This could very well be an anchor community site. They have a real desire to expand.

Chris Loop asked the Town Council to consider with any proposals and given the discussions of how much money has been put into the building, will the board have an appetite to put additional funds into the building? Chris Loop estimated that it would probably cost \$100,000.00 to bring everything up to code.

There are several future developments that have come up in the last month. One is across from Legacy Springs on Old Salem Road. It is outside of town but could contribute into the sewer expansion. The other one is Tunnel Hill Road with Bill Sprigler the developer. These would easily bring in 30 new taps.

Bob Woosley and Everett Pullen went to the Harrison County Commissioners meeting. They went before the board who were very appreciative and thanked them for the gaming funds we receive.

At the Rainelle Woods lift station, we periodically have issues with it not performing at its peak. A period of time will go by and then we have to flush the force main line down Corydon Ridge Rd to the west lift station. In talking with Jamie Schillmiller, they have a solution to put in some flushing ports. Quotes will probably be needed to complete this work. With Legacy Springs and others tying in soon it will become critical to complete this project.

Do we want to do paving this year? There will be funds available and Bob Woosley will email out a list of what needs to be paved and an estimated budget. MVH and LRS funds will be used to pay for the paving.

State Road 64 pavement restoration performed by INDOT will begin May 28, 2019 at I-64 in Floyd County. The construction will go from Tunnel Hill Rd to the Marathon Station on the other side of the freeway. Work should be completed by July 20, 2019.

Plan Commission

They had a meeting last week with Justin Tackett out of Don Lopp's office. They will be redoing our zoning and building ordinances. There will possibly be another committee formed as well as a historical preservation commission. We will be looking to get that designation for the downtown area. They are also looking at grants and a tree commission. They will be meeting with Don Lopp again next month.

Jamie Schillmiller and the department will be looking around at trees to see which ones need to be taken down. They will also be speaking with homeowners and get a list together.

Storm Water Board

Nothing to report.

Old Town Hall Committee

Matt Millies, Vice President of Destination Georgetown, thanked the Town for the funds received. They have launched a new website destinationgeorgetownin.org. The Old Bank Building proposal is that Destination Georgetown would like to lease the building from the Town for \$1.00 a month with the option to sublease the building out. The object is to utilize the landmark to attract, promote and support the residents and businesses in the community.

They would like to find a suitable tenant that would provide either economic development or a community service. Once an organization is selected, it would be subleased out to them and they would be responsible for all updates and the upkeep of the building to bring it up to code. Destination Georgetown would then use that rental income to execute their annual business plan.

They would like to have a review and approval from the Town Council. The intent is to work with Kristi Fox to begin the process. They would take over the building and the insurance while going through the process of identifying a candidate for the space.

The board will take this under advisement and formulate a plan for the Old Town Hall.

Ball Park Committee

Chris Loop had an email update from Joel Kintner. There is a problem with the urinal and there is also standing water by the first base dugout. They will try to schedule a meeting to take a look at the issues.

Redevelopment Commission

Kim Courtney said no funds have been received yet and another committee member is still needed. Jessica Alexander is waiting on a call back from a potential member.

Mike Millies is looking to sponsor some general yard improvements, painting, general façade work for residents. Destination Georgetown was asked to put together a proposal. Kristi Fox is working on redoing a façade grant.

Agenda Items

Citizen Volunteer Compensation

Josh Cavanaugh is working with Kristi Fox on whether or not an ordinance is needed to increase citizen volunteer compensation. We currently pay the BZA and Plan Commission members \$25.00 a meeting. Floyd County pays \$75.00 per meeting. Josh Cavanaugh would like to pay the BZA, Plan Commission and Stormwater Board \$75.00 per meeting to members that are not elected officials. This is an effort to compensate members for their time and get more volunteers. Chris Loop would like to pay \$60.00 per meeting. Kathy Haller would like them to volunteer for free but agreed to the \$60.00.

Kathy Haller made a motion to pay \$60.00 per meeting for each member of the Stormwater Board, BZA and Plan Commission that is not an elected official. Seconded by Chris Loop and approved 5-0.

Kristi Fox will need to prepare an ordinance before it takes effect.

Land Project

Kathy Haller noted that Bill Powell wants to do a buildout and put down some gravel. He wants to build an RV park and he has gotten in touch with Kelly Lang and INDOT.

9000 Walnut Street

Aaron Striegel owns the property at 9009 Walnut Street. The owner of 9000 Walnut Street never mows his yard. Someone recently mowed the front but it was only a 10th of the property. His neighbors asked him to come and bring this to the Town Council. There is a fence to the backyard that is padlocked. Aaron Striegel would like for the Town to put a lien on the property or site him. Besides the grass in the back being long, his front door has no access because he has allowed the property to grow over. The mailboxes are consumed by this.

If the town does not resolve this then Aaron Striegel is going to get an attorney and file a lawsuit.

A court order would be needed to cut the padlock in order to enter the backyard and cut the grass. The health department has not been called because they would not go in unless there was a report of rats or something along that nature.

Josh Cavanaugh will get with Kristi Fox and Don Lopp's office to see what can be done. The owner of 9000 Walnut St has been sent a letter. When he did not respond, the Town cut the front yard.

Josh Cavanaugh to follow up with Aaron Striegel.

Tree Removal Quote for Police Station

Denny Merritt would like for the tree to be removed. It is located on the property line and limbs have fallen on his side. Everett Pullen has spoken with Denny Merritt about the tree. The estimate is \$1,250.00 to have it removed. The Town Council decided not to remove the tree.

Landscape Timbers at Playground at Ball Park

Everett Pullen said that there is playground equipment for the kids at the ballpark. We have hardscape that holds the gravel in and we must have rubber or mulch or something soft. We are not in compliance. Everett Pullen would like to get estimates to correct the problem.

The playground will be moved at some point and a comprehensive plan is needed.

Lobby Quote for Legislative Session 2019-2020

We did approve at the last meeting the lobby for the April 2019 Legislative Session concerning tap fees. The bill is going to be held over to the new Legislative Session. We have a new contract with Barnes & Thornburg to continue the lobbying for a total of \$20,000.00 to be paid \$4,000.00 each month.

Josh Cavanaugh made a motion to approve the \$20,000.00 to Barnes & Thornburg to do lobbying to continue receiving money from tap on fees and for Everett Pullen to sign the contract for the Legislative Session for November 1, 2019 thru March 31, 2020 to be paid out of Waste Water Improvement. Seconded by Chris Loop and approved 3-2. (Kathy Haller and Biller Haller voted against.)

Chris Loop would like to invite Ron Grooms, Ed Clere and Karen Engleman to tour the new Waste Water Treatment Plant and to see the town.

Claims Docket

Josh Cavanaugh made a motion to approve the claims docket. Seconded by Everett Pullen and approved 5-0.

Adjournment

Josh Cavanaugh made a motion to adjourn the meeting. Seconded by Kathy Haller and approved 5-0.


Minutes approved by:



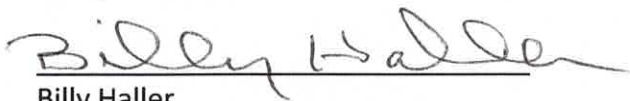
Everett Pullen, President

Absent

Joshua Cavanaugh, Vice President

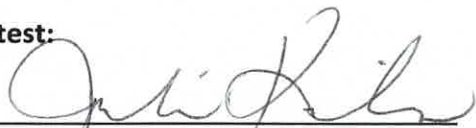

Christopher Loop

Kathy Haller



Billy Haller

Attest:



Julia Keibler, Clerk Treasurer