

**Town of Georgetown
Regular Meeting
November 24, 2020
6:30 P.M.**

Pledge of Allegiance

Roll Call:

Council members present: Chris Loop, Gary Smith, Kathy Haller, Billy Haller and Ben Stocksdales. Also attending: Kristi Fox, Bob Woosley, Julia Keibler, Jessica Alexander and Sergeant Travis Speece.

Approval of Minutes

Gary Smith made a motion to approve the Regular Town Council Meeting Minutes on October 19, 2020. Seconded by Billy Haller and approved 5-0.

The September 28, 2020 Meeting Minutes have already been approved but will be resigned.

Agenda Items

Basketball Court Parking Lot Bid Opening

Merrel Bierman	\$57,430.00
Temple and Temple	\$58,013.00
EZ Construction	\$75,330.00
Libs Paving	\$67,271.00
Cornell Harbison Excavating	\$100,905.00

The apparent low bidder is Merrel Bierman at \$57,430.00. Bob Woosley recommends that the Town Council award the low bidder contingent upon a review of the items submitted.

Chris Loop made a motion to accept the apparent low bid of \$57,430.00 from Merrel Bierman Excavating per Bob Woosley's review and for the project to be paid out of Gaming Revenue Fund. Seconded by Ben Stocksdales and approved 5-0.

Clerk Treasurers Report

We have applied for another reimbursement from the IFA Coronavirus Cares Act. We are requesting \$27,520.76 and for Chris Loop to sign the Reimbursement Request Form.

Gary Smith made a motion to allow Chris Loop to sign the Coronavirus Relief Fund Reimbursement Request Form for \$27,520.76. Seconded by Kathy Haller and approved 5-0.

A schedule was presented for the 2021 Regularly Scheduled Board Meetings. The dates have been confirmed with the Optimist Club.

Chris Loop made a motion to accept the 2021 Regularly Schedule Board Meetings. Seconded by Ben Stocksdale and approved 5-0.

A list of the 2021 Holiday Schedule for town employees was presented.

There is an additional purchase order for the police car that Travis ordered. The bill that came in was \$2,504.23 over what had been quoted. There is a radar unit that was not included in the original quote.

Chris Loop made a motion to approve the bill for the radar of \$2,504.23 to be paid from Gaming. Seconded by Kathy Haller and approved 5-0.

We need to be ready for when the IURC hands down their decision about Lakeland Lagoon. Julia Keibler has been working with Josh Stinson. It should be a fairly easy transition but there will be a lot of work on the utility side. We are prepared to transfer all of the customers over to our system when a date has been determined. The transfer date will be the date of closing. There will be a surcharge that will be added to each customer's account. Bob Woosley will begin the bidding process in January.

Sergeant Travis Speece

The new car is outside, serviceable and being used. All of the cars have now been stripped except for the new Explorer. The reserves are able to use all of the cars now.

There are two more background investigations to do for the patrolman process. Travis Speece will hold some phone interviews to keep the process moving along.

A report was not found for the damaged guard rail at the corner of Kepley Road and Autumn Drive.

Public Works

The utility shop roof has a few leaks and there are eleven in total. We have known about several of them for some time. We have patched them but the issues keep getting worse. There are three quotes for removing the old roof and putting a new one on.

Mike Goodman Construction	\$12,580.00
Aspire Industries	\$11,600.00

Pro Roofing \$25,500.00

There is a five-year workmanship warranty offer by Mike Goodman Construction. The others only offer a one-year warranty. Mike Goodman Construction also checks a lot of other boxes for us.

The color of the steel is tan with brown trim.

Billy Haller made a motion to accept the quote with Mike Goodman Construction for \$12,580.00 and to be paid out of Gaming. Seconded by Kathy Haller and approved 5-0.

Town Attorney

Nothing to report.

Town Engineer

The Estate Circle Drainage Improvements Project homeowners have agreed to all items. Someone in the audience tonight has now suggested that the owners might not be. Bob Woosley will follow up.

Main Street Sidewalk and Wall Project has an outstanding issue at 8924 State Road 64. Greenwell Plumbing will be resolving the issue. They started yesterday and may be finished today or tomorrow.

Catalpa Ridge Rear Detention Basin has been contracted to Fulkerson. It has not been started and he has asked to wait until spring. There will be ground restoration work and we have missed the window to get this project finished. It is not causing any flooding issues and it is more of a standing water issue. This will be resolved in the spring.

Catalpa Ridge Front Detention Basin was scheduled to start this week with Temple & Temple. They have not yet mobilized and Bob Woosley will find out where they are on this project. This project can be completed now and does not have to wait until the spring. The project is roadway and pavement work not ground restoration.

The Georgetown Basketball Project continues to move along. There is an overhead utility line that feeds the scoreboard, security lights and some of the field lights on the ball field. Duke has agreed to bury the line and we will provide the conduit. The cost to do this is just shy of \$2,500.00. Bob Woosley has asked that the Town Council allow us to enter into an agreement with Duke Energy to bury the line for electrical service and for the cost not to exceed \$2,500.00.

They will be doing this in the next several weeks and it is currently not in the way. If the pole is not moved soon the old pole will be close to where the new LED lights are going. There is

another pole where the parking lot is going that will need to be removed as well. It is not known if an easement agreement will need to be signed.

At some point we may want to look at putting all of the utilities underground. There is an electric panel by the score board.

Chris Loop made a motion to approve the cost for Duke Energy to bury the lines at the Ballpark and for the budget not to exceed \$2,500.00 and for the Town to sign an easement agreement and construction waiver and for this to be paid out of Gaming. Seconded by Billy Haller and approved 5-0.

Old Town Hall Parking Lot Improvements handout is in the packet. It shows a layout that we are looking at. There is a major change in that we are creating a plaza area next to the Old Town Hall. We do not need everything to be asphalt and we can pick up some patio space and some green space. This should make the building much more attractive and improve the layout of the building. In addition, we have had a meeting with INDOT. They are agreeable to allow us to put in a flashing crossing. It is a push button type crossing. We will have to have some permits and submit some applications. If something needs to be signed outside of a meeting it may need to be Julia Keibler or Bob Woosley.

This will be a yellow flashing light where you will push a button to activate it. There will be warning signs. From a traffic perspective if you hit the button cars are supposed to slow down and stop. There is an example of this on Eastern Boulevard in Clarksville by the new walking trail that follows the old train track.

Chris Loop made a motion to allow Bob Woosley or Julia Keibler to sign the application and apply with INDOT. Seconded by Ben Stocksdales and approved 5-0.

North Tucker Road Improvements are in the packet. This is the road that is on the north side of Brookstone and it is a County road. We have talked about how we can work together with the County to make this road improvement a reality. It will benefit our residents. We have been looking at several rough options and there needs to be a discussion about how it will be financed. There was hope to look at community crossing funds. Normally this type of project would qualify but Don Lopp indicated the information he has been told recently by the State is that they are going to lean more towards paving projects.

We were not eligible to submit a Community Crossing Grant application this past round. We are eligible for the next call which should be in January. As soon as it opens, Bob Woosley will take the exact same data and resubmit it. It is ready and nothing has changed. It does not put us behind in paving.

The annexation issue along the west side of town is shown in the supplemental information that has been handed out. Kristi Fox and Bob Woosley had a conference call with the Assessor's Office this morning. It is a simple fix and they will be contacting the Auditor and

those properties that should have been annexed into town. It is not known how this will be addressed with taxes moving forward.

The Zoning Ordinance has been sent. There will have to be a public hearing to change the map. There are two things that will need to be changed. When looking at the map, those properties outside of the solid red boundary line are shown as being outside of the town. We will need to amend our town boundary map. The next thing we will need to do is apply zoning to those properties.

Bob Woosley has provided his comments to the Zoning Ordinance changes that Floyd County is preparing for us. Floyd County has not made those changes yet. If there are any other comments over the next several weeks, give those to Bob Woosley. There will then be a follow up meeting and a public meeting. We will be keeping our zoning types.

Wolfe Cemetery has been provided a map prepared by Bob Woosley. We have not heard anything back from them.

A picture has been provided of the existing 10" Force Main. There is a manhole that has been buried almost a foot under the pavement. It is an air relief valve that is on the 10" force main. It goes from the East lift station and pumps all the way to the treatment plant. You have to have working air relief valves otherwise you will get an air lock in the force main and the pumps have to overcome that air blockage.

There are three of these along the 10" force main. We have started having problems with the East lift station in that they were not pumping correctly. Two of the three air relief valves have been replaced. The third air relief valve was finally located under about three layers of pavement.

Poplar Woods Subdivision is an 84-lot subdivision. It is being proposed off of Old Salem Road across from Legacy Springs. It is in the county and review fees have been paid for sanitary sewer. There are some items from the preliminary submittal that will need to be resubmitted.

Knob Hill continues to go at a rapid pace. They are now submitting Section 6 and will provide a connection to Oaks Road. This will have another 26-lots.

Brookstone Section 4 has submitted a preliminary plat. This is another 22 lots. It is the section that was part of the overall master plan from years ago. It is located in the corner of Section 3. They are going to be allowed to use a pressure sewer system. This will prevent us from having to have another pump station and will reduce the Town's costs. Each home will have its own grinder pump that they own and pay for the electric. We will only be maintaining the main line.

Bob Woosley was contacted today about the east side of I-64 by United Methodist Church. There have been several inquiries about commercial developments in that area. There is a new one that just came in but no information has been submitted yet. There may be some work

going on up there. We only have a force main there. There is a small lift station that serves the church but it is not sized for a commercial development.

In the packet there is supplemental information about a recapture agreement. The yellow line shows dual 4" force mains. This is the force main that we had to clean and replace the air relief valves. A lot of money was spent over the past 6 to 8 months getting that line to flow. There were many blockages that were coming from Legacy Springs. Flyers and a lot of due diligence took place in an effort to get the blockages to stop. We are not sure if someone was dumping something down the drain but hopefully this has been resolved.

The yellow portion was paid for by the Legacy Springs developer. He also paid for the lift station. At some point in time, many years ago, there was mention of a recapture agreement. For whatever reason it was never followed up on. The reason this is brought up is because Poplar Woods has come along and they are going to get the benefit of that infrastructure. Should we entertain some type of surcharge to pay for that line? From the preliminary numbers received that the developer gave to Bob Woosley he spent just shy of \$220,000.00. The Town has spent in excess of \$80,000.00 over the course of 2020 dealing with the issue. We took over the system and it was our responsibility.

Legacy Springs is about half way developed and there is a connection all the way to the back. Chris Loop asked if a recapture agreement already needed to be in place before a line goes in? Kristi Fox stated that the developer said everything was documented but nothing was able to be found. There was also a meeting with the developer that discussed what paperwork was required. The developer then dropped the issue. No one has come to Bob Woosley now but he just wanted to make the Town Council aware.

Agenda Items

Town Owned Property at State Road 64 and Kepley Road

There is a small tract of land that adjoins to the property located at 9010 State Road 64. The Kellams take care of the small tract and have an agreement in place to be able to be on the property. They have an interest in purchasing the property from the Town.

If the Town Council has an interest in selling the property there will need to be two appraisals. After the appraisals are received the Town can auction the property and sell to the highest bidder. If the appraisals are received and it is under a certain value then there are some other statutes that may kick in. Generally speaking, it will have to be auctioned off.

The property can not be directly sold to the Kellams. It could go to auction and there is a chance that someone else could buy it. The Kellams have been maintaining the property for over 18 years and have done a great job.

Chris Loop made a motion that we appraise the property, order two appraisals for the real estate located at 9000 State Road 64 and utilize the same two firms we have used for the last six properties that we did which was Appraisal Associates of New Albany and Janet Riggs Appraisals and to approve a budget of \$800.00 to be paid out of Gaming. Seconded by Ben Stocksdale and approved 5-0.

Plan Commission

Nothing to report.

Storm Water Board

Nothing to report.

Old Town Hall Committee

Chris Loop is trying to figure out if a public hearing is needed for each separate proposal. We will have to have a public hearing to enter into a lease agreement with an entity.

Ball Park Committee

Nothing to report.

Redevelopment Commission

A new plan will be brought forward to the December meeting.

Agenda Items

Ordinance to Repeal 2% Language in G-18-04

We were involved in litigation regarding our capacity fees. It was ruled in favor but they did disagree with the 2% increase that was included in the ordinance. There was a provision that every year the fee would increase by 2% and they disagreed that we could do that automatically. If we want to increase it 2%, we would need to have a public hearing. That portion needs to be repealed from the ordinance and everything else will stay.

First Reading of G-20-06 An Ordinance to Repeal 2% Language in Ordinance G-18-04 For the Town of Georgetown, Indiana

Chris Loop made a motion to approve G-20-06 An Ordinance to Repeal 2% Language in Ordinance G-18-04 For the Town of Georgetown, Indiana. Seconded by Ben Stocksdale and approved 5-0.

Second Reading of G-20-06 An Ordinance to Repeal 2% Language in Ordinance G-18-04 For the Town of Georgetown, Indiana

Chris Loop made a motion to approve G-20-06 An Ordinance to Repeal 2% Language in Ordinance G-18-04 For the Town of Georgetown, Indiana. Seconded by Billy Haller and approved 5-0.

Redevelopment Commission Secretary

The Redevelopment Commission is in need of a Secretary and it was discussed at the last meeting some pay options. They would like to bring Jessica Alexander in to assist. The Town Council will have to pay the salary. The pay will be \$50.00 per Redevelopment Meeting. The job will include coming to the meeting, taking notes and typing them up.

Jessica Alexander accepted the position.

Chris Loop made a motion to hire Jessica Alexander to be the Redevelopment Commission Secretary to be paid \$50.00 per meeting. Seconded by Kathy Haller and approved 5-0.

Litigation

We have ongoing litigation titled Rodriguez verses The Town of Georgetown, The Georgetown Police Department and Charlie Morgan. The case has been pending this year and the insurance company is looking to settle the case. The insurance policy does have a consent to settle, meaning that the Town Council is required to consent to the settlement even though it is the insurance company that is paying the settlement. The deductible has already been paid.

Ben Stocksdales made a motion for consent of the settlement and to allow Chris Loop to sign any documents necessary to dismiss that cause of action. Seconded by Gary Smith and approved 5-0.

Tap Fees for Apartment Buildings

Bob Woosley is asking that we take another look at the provision that was in our ordinance G-05-07. It is our rate ordinance from years ago and there was a provision that dealt with multifamily dwellings. That provision was not addressed in our latest rate ordinance. Bob Woosley would like for the board to revisit that and bring the provision back into our ordinance.

A rate consultant will be needed and Baker Tilly has worked with the Town for many years. We will need to engage them to get a rate study done on the apartment fee. We can not proceed with the ordinance until we have that. Once we have that piece then we will need a public hearing.

Chris Loop made a motion to allow Bob Woosley and Kristi Fox to begin work with Doug Baldessari at Baker Tilly to examine the multifamily tap fees. Seconded by Ben Stocksdales and approved 5-0. To be paid for out of Sewer Capital Improvement.

MS4

The Stormwater Board met back in February and Josh Williams was supposed to bring this before the Town Council. They have decided that they would like to see an increase in the MS4 rate that customers are paying today. Every customer is paying \$1.00 a month. The Stormwater Board would like to see the Town follow Floyd County's rate structure.

Most of the properties in the Town would pay \$3.25 a month or \$37.50 for the year. If you are not zoned single family residential you would pay based on a factor. Commercial development or anything with a lot of rooftop, asphalt or pavement would pay based on a factor.

The fee can be moved to the property tax bill and removed from the monthly utility bill. The new fee would generate approximately \$50,000.00 a year.

Chris Loop made a motion that we move forward with analyzing a stormwater fee increase to mirror Floyd County's, begin the public hearing process, increase the rate to \$3.25 a month, contingent upon a public hearing and following statute for approval of fees and moving the billing to the Floyd County property bill and off of the Georgetown monthly utility bill. Seconded by Ben Stocksdales and approved 4-1. Billy Haller opposed.

Salary Ordinance

There are several spreadsheets showing anywhere from 2-5% increases. The Town Council is able to choose whatever it wants. We are still not sure what 2021 tax revenue will be but the second half of 2020 has been better than expected. We are on track for a vaccine and the economy is opening back up. The Cares Act is providing an additional \$100,000.00. Employees have had an increase every year since 2015. Chris Loop would like to see an increase for 2021. The increase would be for everyone including elected officials.

Billy Haller, Ben Stocksdales, Gary Smith feel that 2% is reasonable. A salary ordinance with an increase of 2% should be prepared for the December meeting to be passed.

Monthly Utility Savings with Granite

Granite is the company that is proposing to take over billing with the phones and internet services with the Town. The total savings that would be realized is around \$1,100.00. Right now, there is a \$25.00 per line discount that was not included in the comparison. There are also a lot of addition charges listed in the proposal. One charge is \$7.00 per mailbox and we

have eight mailboxes in use. We have Frontier at the Police Station and the Utility Shop and long distance is free. It is not clear on the proposal if this is included.

Chris Loop would like to not accept the quote. Ben Stocksdale is in agreement. At this time, we are not going to accept the proposal.

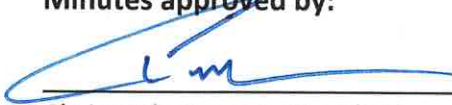
Claims Docket

Gary Smith made a motion to approve the claims docket. Seconded by Chris Loop and approved 5-0.

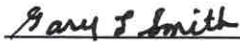
Adjournment

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

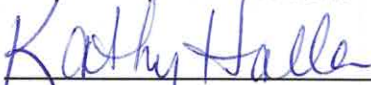
Minutes approved by:



Christopher Loop, President

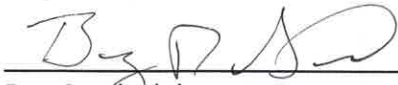


Gary Smith, Vice President



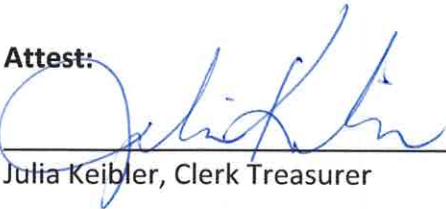
Kathy Haller

Billy Haller



Ben Stocksdale

Attest:



Julia Keibler, Clerk Treasurer