

**Town of Georgetown  
Regular Meeting  
July 18, 2022  
6:30 P.M.**

**Pledge of Allegiance**

**Roll Call:**

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

**Approval of Minutes**

Gary Smith made a motion to approve the Regular Town Council Meeting Minutes on June 20, 2022. Seconded by Ben Stocksdales and approved 5-0.

**E. Knable Road Lift Station Relocation Project Bid Opening**

This is the relocation and replacement of the lift station for the Edwardsville United Methodist Church.

**Bids received:**

Cristiani Excavating & Construction	\$627,400.00
C & R Construction	\$656,940.00
Dirt Works	\$496,343.00
Cornell Harbison	\$931,262.00
Excel Excavating	\$734,457.00

Bob Woosley recommends award to the apparent low bidder Dirt Works for \$496,343.00, contingent upon all documents being submitted and verified. This must also go before the Floyd County Redevelopment Commission (Floyd Co RDC) for their approval because of the cost sharing agreement for this project. The bids are good for 90 days.

The bids received came in higher than the original budget estimate. Bob Woosley will try to renegotiate the cost sharing price with the Floyd Co RDC, who has a meeting scheduled for tomorrow. An amendment would need to be made to the Interlocal Agreement if they agree to a new price.

Chris Loop made a motion to approve the apparent low bidder contingent on all documents being in place and renegotiations with the Floyd County Redevelopment Commission. Seconded by Ben Stocksdales and approved 5-0.

## **Clerk Treasurers Report**

### **Public Hearing for RDC Additional Appropriations**

Julia Keibler officially opened the public hearing portion of the meeting for an additional appropriation for the 2022 Budget.

These are funds that were not originally budgeted for the 2022 Budget for the Redevelopment Commission. The board has agreed to purchase properties on Lois Lane for \$100,000.00 and an additional \$20,000.00 was added in for attorney fees and other miscellaneous charges. There is still enough money to cover any additional grants that would come in this year. The total available funds are roughly \$233,000.00. We originally budgeted around \$56,000.00 for the community grants.

There were no public comments.

Julia Keibler officially closed the public hearing portion of the meeting for an additional appropriation of the 2022 budget.

First Reading of Ordinance G-22-03 – An Ordinance For An Additional Appropriation for the Town of Georgetown, Indiana.

Chris Loop made a motion to approve Ordinance G-22-03 – An Ordinance For An Additional Appropriation for the Town of Georgetown, Indiana. Seconded by Kathy Haller and approved 5-0.

Second Reading of Ordinance G-22-03 – An Ordinance For An Additional Appropriation for the Town of Georgetown, Indiana.

Ben Stocksdales made a motion to approve Ordinance G-22-03 – An Ordinance For An Additional Appropriation for the Town of Georgetown, Indiana. Seconded by Gary Smith and approved 5-0.

We have completed the change over from the old general ledger numbers to the new general ledger numbers. The SBOA required us to also have new descriptions and those have been updated too.

The \$500,000.00 Wastewater Improvement CD at First Savings Bank matures on July 28, 2022. The new rate would be 1%. Ben Stocksdales said local banks are different than brokered banks. Right now, local banks are quoting 1% on a year but a brokered bank is offering 2.23% on a 3-month CD. Chris Loop said convert the CD to cash.

Appsalute provided cyber security proposals. These proposals would bring us in compliance with the new insurance requirements. The proposals include additional firewalls, two-factor

authentication, email protection, monitoring services and a ninja management program. The price on the quote is a monthly charge. The yearly charge for everything will total almost \$34,000.00.

Neither the Police Station nor the Utility Shop currently have a firewall. The price to add the firewalls to both locations is \$3,950.00.

Julia Keibler will request a second quote from another local company.

Indiana Office of Technology has a new cyber security training program for small communities in Indiana. They have offered us a free license for the training. All Town employees or board members with a Town email will be involved in the training.

Chris Loop made a motion to approve a budget not to exceed \$4,000.00 for four trash cans from Doty & Sons for the new Town Hall parking lot and for this to be paid for from Gaming. Seconded by Kathy Haller and approved 5-0.

#### **Chief Travis Speece**

The Tesla operations for the last month totaled \$110.00 and about 1,800 miles were driven. The more the air conditioning runs, the more it needs charged.

In December of 2021, new radios were approved to be purchased. We have received eight of the handheld radios but we are waiting on the six car radios to be installed at the same time as the County.

#### **Town Engineer**

Town Hall Parking Lot – Only two items are remaining for the completion of the project. The doors on the dumpster enclosure and the handrail on the back steps.

Sidewalks Phase II – Change Order #1 for \$5,700.00 to add a wall between Sara Lane and 8410 State Road 64.

Chris Loop made a motion to approve Change Order #1 and for it to be paid from Gaming. Seconded by Ben Stocksdales and approved 5-0.

Change Order #2 – Total of \$18,800.00 (see attached change order for descriptions).

Chris Loop made a motion to approve Change Order #2 and for it to be paid from Gaming. Seconded by Billy Haller and approved 5-0.

The wall at Bowman Drive was not built according to the plans. They are to remove it and construct it per the plans.



Community Crossings Matching Grant – Hall Paving was the low bidder at \$240,885.00 and of that we are getting a grant for \$181,809.51. They anticipate starting the work in August or September.

Ballpark Lights – The poles are going in. They did not have a rock drill on site and they hit rock six feet down. The poles have to be installed 10 feet down. All the bases have now been set.

For the future park expansion, we will be looking into new options for the nets. It is in the current bid to remove the old poles along with the nets.

Pay Application #2 for Custer Electric includes all materials for a total of \$182,160.00 with a retainage amount of \$21,911.80. Bob Woosley recommends approval.

Chris Loop made a motion to approve Pay Application #2 for Custer Electric. Seconded by Ben Stocksdales and approved 5-0.

Springs of Old Georgetown lift station is now active. It is on the list for TNT Technologies to add the telemetry monitoring system.

Lift Station Updates – A quote was received from Straeffer Pumps to replace both pumps and install a new control panel at the Lakeland lift station for a total of \$28,025.00. This item has been tabled for the time being.

Brookstone Lift Station #1 – Pump number one has completely failed and now there is only one pump at this station. Straeffer Pumps has quoted \$8,025.00 for the new pump and installation.

Chris Loop made a motion to approve the purchase of a new pump for Brookstone Lift Station #1 from Straeffer Pumps for \$8,025.00 and for this to be paid from Wastewater Capital Improvement. Seconded by Gary Smith and approved 5-0.

Rainelle Woods Lift Station – Both pumps have failed but we managed to combine both bad pumps to make one good pump and put it back into operation. A new larger pump is needed for this station. A quote for \$13,955.00 was received from Straeffer Pumps.

Chris Loop made a motion to approve the new pump purchase from Straeffer Pumps for \$13,955.00 for Rainelle Woods and for this to be paid from the Wastewater Capital Improvement Fund. Seconded by Kathy Haller and approved 5-0.

Chris Loop made a motion to approve the Lakeland lift station overhaul to Straeffer Pumps for \$28,025.00 and for this to be paid for from the Wastewater Capital Improvement Fund. Seconded by Ben Stocksdales and approved 5-0.

Hepaco cleaned out four lift stations – East, West, Legacy Springs and Edwardsville Trace. While they were in town, we had them add the Lakeland lift station and that extra cost was \$900.00.

Chris Loop made a motion to approve the \$900.00 to Hepaco for lift station cleaning at Lakeland and for this to be paid for from the Wastewater Capital Improvement Fund. Seconded by Billy Haller and approved 5-0.

The West lift station has two pumps. Last month pump number two went out and emergency repairs were made. A backup pump located at the Town Shop was also repaired at that time. Yesterday pump number one at the West lift station went out. The recently repaired backup is now being used while pump number one is being repaired.

Bob Woosley will reach out to INDOT to find out the status on the light at Copperfield.

### **Redevelopment Commission**

Approved two new façade grant applications tonight and signed an amended purchase agreement for the property on Lois Lane.

### **Old Business**

#### **Ordinance G-22-02 – Alcohol Sales/Use at Town Parks**

At last month's meeting we discussed a waiver for the concession's vendor to be able to sell alcohol seasonally. That vendor would be responsible to get any licenses and insurance. This would allow for responsible, legal sales. When there are tournaments, alcohol is snuck in and used. This will allow for a regulated point of sale to make sure everyone is of age and we can monitor the use. The GTPD does not have any issues with this ordinance as long as the proper license is obtained.

This ordinance passed last month but since it was not a unanimous pass, it had to be brought to this meeting for a second reading.

The path that will need to be taken is either enforce the ordinance we currently have or allow for flexibility and a better way to have it happen than the way it is now. If we start enforcing that ordinance, the players in the tournament are going to get mad and go somewhere else.

More "no alcohol" signs need to be installed. There is currently only one at the park.

Chris Loop made a motion to approve Ordinance G-22-02 – A Seasonal Waiver Regarding Alcohol Sales/Use at Town Parks. Seconded by Ben Stocksdales and not approved 2-3. Gary Smith, Kathy Haller, and Billy Haller were opposed.

### **Agenda Items**

#### **SWAC Contract**

This is a group that we are a member of and they help us stay in compliance with the State's Stormwater mandates. This contract is with a consultant, OHM Advisors. There are nine



communities involved in SWAC. The contract amount is an hourly rate with an upset limit of \$7,000.00. They help us with year-end reporting and other MS4 requirements.

Bob Woosley recommends approving the contract with OHM Advisors with a budget not to exceed \$7,000.00. The last few years we have only paid up to \$2,500.00. There is going to be more reporting than in the previous years and they are trying to anticipate this.

Chris Loop made a motion to approve the SWAC contract with OHM Advisors not to exceed \$7,000.00 and for this to be paid from Gaming Fund 2235. Seconded by Ben Stocksdales and approved 5-0.

#### **Interlocal Renewal – Floyd Co Building Dept**

This interlocal agreement with Floyd County expires on October 2, 2022. We first entered into the agreement September of 2018 and it was renewed for two years in 2020. Would the board like to extend this? Chris Loop would like to extend this interlocal agreement. Kristi Fox will work on this extension.

#### **Interlocal Renewal – Harrison Co Sludge**

This interlocal will be automatically renewed for another one-year term. No action is needed at this time.

#### **Wolfe Hotel, Office, Lease, Mailboxes**

John Beams and Stan Walk with Destination Georgetown (DG) were present. John Beams would like the Town to write a letter of persuasion to the owners of The Wolfe Hotel to help push the project forward. We would like to see some more progress on this project.

They are working with the property owner of the house next to Town Hall. They are looking into leasing this property to use as their office.

The Ball State assessment is almost complete. A rough draft will be sent to DG in August and a final draft in September.

Old Fire House Lease – John Beams wanted to know if the lease will not happen soon, can they have permission to use the inside prior to signing the lease? They need to get the wagon ready for the Whistle Stop Showcase for Labor Day Weekend. We have now received the second appraisal and the lease should be ready for the August meeting. Kathy Haller will let Destination Georgetown in and out of the building.

A new welcome sign has been designed by a local artist. This will be an 8'x16' sign saying, "Welcome to Historic Georgetown". The total budget is \$8,500.00.

Mailboxes – We have a price guarantee through the end of the year. There are 33 mailboxes in the current sidewalk phase. The approximate average is \$500.00 per home. Is this an expense

the Town is willing to pay for? Is there a way to expedite the process in place of the grant program? Possibly do a forgivable loan to Destination Georgetown?

Chris Loop said the Town Council can act faster than the Redevelopment Development Commission and that would be done through an ordinance.

Destination Georgetown wants the Town to pay for it. They do not have the money. Easements would need to be acquired. The current easements only cover the sidewalks and retaining walls. The money does not add up to get the easements and the surveys to pay for a \$200 mailbox.

A forgivable loan would be the best option if they get it done then they do not have to pay the money back. If they do not complete the project then they pay the money back. Let us work on a forgivable loan with Destination Georgetown.

Whistlestop Showcase Labor Day weekend will be Friday through Monday. The car show will be held on Monday, donut stacking contest on Saturday, WDRB challenge Thursday morning, kids tractor pull, pickleball and much more.

#### **Claims Docket**

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

#### **Adjournment**

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

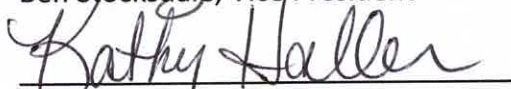
**Minutes approved by:**



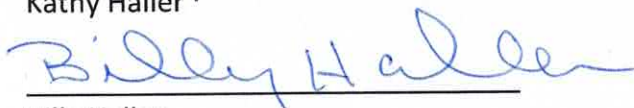
Christopher Loop, President



Ben Stocksdafe, Vice President



Kathy Haller

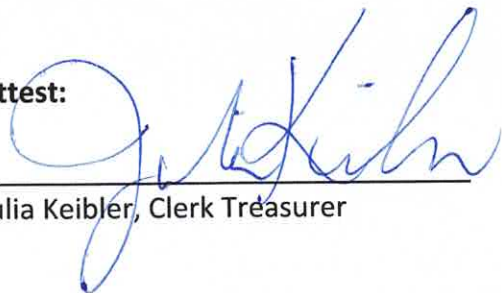


Billy Haller



Gary Smith

**Attest:**



Julia Keibler, Clerk Treasurer



## CHANGE ORDER

Order No. 2

Date: 07/18/22

Agreement Date: 02/22/22

NAME OF PROJECT: Georgetown Main Street Improvements – Phase II

OWNER: Town of Georgetown

CONTRACTOR: Koetter Construction

The following changes are hereby made to the CONTRACT DOCUMENTS:

Two sanitary service laterals were exposed during excavation at 8620 and 8630 S.R. 64 which would conflict with the proposed retaining wall and sidewalk. Work will be done to adjust the pipes to avoid interference. Additional Cost = \$800.00

8635/8615 State Road 64: The existing concrete driveway ramps up well above SR 64 and the proposed sidewalk. The existing cross slope of the driveway exceeds maximum ADA grading requirements. The sidewalk will be raised slightly and the majority of the driveway will be replaced to comply with grading requirements. Additional Cost = \$4,000.00

8465 State Road 64: The existing asphalt driveway slopes down and away from SR 64 and the proposed sidewalk. The existing cross slope of the driveway exceeds maximum ADA grading requirements. A section of the driveway will be replaced to comply with the grading requirements. Additional Cost = \$7,000.00

8695 State Road 64: The existing asphalt driveway slopes down and away from SR 64 and the proposed sidewalk. The existing cross slope of the driveway exceeds maximum ADA grading requirements. A section of the driveway will be replaced to comply with the grading requirements. Additional Cost = \$7,000.00

### Change to CONTRACT PRICE:

Original CONTRACT PRICE: \$ 309,090.00

Current CONTRACT PRICE adjusted by previous CHANGE ORDER \$ 314,790.00

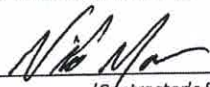
The CONTRACT PRICE due to this CHANGE ORDER will be (increased)/(decreased) by: \$18,800.00.

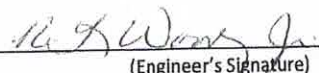
The new CONTRACT PRICE including this CHANGE ORDER will be \$ 333,590.00

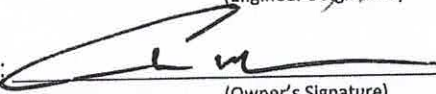
### Change to CONTRACT TIME:

The CONTRACT TIME will be (increased)/(decreased) by 0 calendar days. The date for completion of all work will be \_\_\_\_\_ (date).

Approvals Required: To be effective this Order must be approved by the Federal agency if it changes the scope or objective of the PROJECT, or may otherwise be required by the SUPPLEMENTAL GENERAL CONDITIONS.

Requested By:  7/19/22  
(Contractor's Signature) (Date)

Recommended By:  07/18/2022  
(Engineer's Signature) (Date)

Accepted By:  07/18/2022  
(Owner's Signature) (Date)

Federal Agency Approval: \_\_\_\_\_  
(If Applicable) (Date)

## SIGN IN SHEET

**MEETING DATE & TIME:**

July 18, 2022 @ 6:30

**PUBLIC HEARING FOR:**

## Additional Appropriate RDC

[illegible]