

**Town of Georgetown  
Regular Meeting  
January 17, 2023  
6:30 P.M.**

**Pledge of Allegiance**

**Roll Call:**

Council members present: Chris Loop, Ben Stocksdales, Gary Smith, Billy Haller, and Brandon Hopf. Also attending: Kristi Fox, Bob Woosley, Julia Keibler, Haley James, and Chief Travis Speece.

**Organizational Meeting**

Gary Smith made a motion to nominate Chris Loop for Town Council President. Seconded by Ben Stocksdales and approved 5-0.

Brandon Hopf made a motion to nominate Ben Stocksdales for Vice President. Seconded by Gary Smith and approved 5-0.

Chris Loop made a motion to retain Bob Woosley as Town Engineer. Seconded by Gary Smith and approved 5-0.

Gary Smith made a motion to retain Kristi Fox as Town Attorney. Seconded by Chris Loop and approved 5-0.

Ben Stocksdales made a motion to reappoint Travis Speece as Town Marshall. Seconded by Brandon Hopf and approved 5-0.

Ben Stocksdales made a motion to retain First Savings Bank as the Town Bank. Seconded by Chris Loop and approved 5-0.

Gary Smith made a motion to reappoint Jeff McCaffrey and Shelly Trent to their four-year term. Seconded by Ben Stocksdales and approved 5-0.

Chris Loop made a motion to appoint Julia Keibler as the third Town official employee to fill the vacant spot on the Plan Commission. Seconded by Brandon Hopf and approved 5-0.

Everett Pullen passed away in June of 2022. We need a citizen and a Democrat to fill his position on the Plan Commission.

All current members on the Board of Zoning Appeals are good for this year.

Chris Loop made a motion to reappoint Kim Courtney, Jason Parrish, and Barbara Pullen on the Redevelopment Commission for another term. These are appointed by Town Council President, so a motion is not needed.

Billy Haller made a motion to reappoint Brandon Hopf and Ben Stocksdale on the Redevelopment Commission. Seconded by Chris Loop and approved 5-0.

Chris Loop is waiting to hear if Rebecca Gardenour is resigning from the Redevelopment Commission as the School Board Member.

We are looking for a citizen and Democrat to replace Everett Pullen on the Storm Water Board.

Gary Smith made a motion to appoint Billy Haller, a Democrat, to replace Kathy Haller on the Safety Panel, and to reappoint Julia Keibler, Travis Speece and Jamie Schillmiller on the Safety Panel. Seconded by Chris Loop and approved 5-0.

The Ball Park Committee and Waste Water Treatment Plant Committee will remain the same.

Chris Loop appointed Julia Keibler as Advisor to the Floyd County Plan Commission. This is appointed by Town Council President, so no motion is needed.

Chris Loop made a motion to reappoint Melanie Douglas to River Hills. Seconded by Ben Stocksdale and approved 5-0.

Ben Stocksdale made a motion to appoint Brandon Hopf to the Solid Waste Board. Seconded by Gary Smith and approved 5-0.

### **Approval of Minutes**

Gary Smith made a motion to approve the Regular Town Council Meeting Minutes from December 15, 2022. Seconded by Ben Stocksdale and approved 5-0.

### **Clerk Treasurers Report**

Everything looks good for the new year so far. Our project spreadsheet has been updated. We have a little over \$35,000.00 to be paid out of the Gaming fund, \$6,000.00 to be paid out of MS4, and a little over \$121,000.00 in 480 (Water Works Proceeds) and for Waste Water Improvement a little over \$600,000.00. There will be another \$285,000.00 to come out of ARPA. This is all money that has already been spent in 2022.

Chris Loop recommends sending a letter to all residents explaining junk/yard waste, recycling, and all other trash related updates.

## **Chief Travis Speece**

K9 Arco officially retired December 31, 2022.

The items for gov.deals have been posted again. This auction will end Thursday, January 19, 2023 at 4:30 P.M and Travis Speece will email the Town Council for final approval on prices.

The new computers are still getting new programs and security installed. Those should be finished within the next few weeks.

Travis Speece would like funding for a new patrol vehicle. He has been looking since July. You have a short window to order the vehicles and receive them within 8-9 months usually. Sometimes agencies place an order and after waiting those months, they decide they no longer want that vehicle. Travis Speece would like to have the funds ready in case he finds one and then he will not have to wait and risk losing the sale.

Chris Loop made a motion to approve up to \$73,000.00 for Georgetown Police Department to purchase and upfit/equip a new police vehicle and for this to be paid from the Gaming Fund. Seconded by Ben Stocksdales and approved 5-0.

## **Public Works**

Nothing to report.

## **Town Attorney**

We are still waiting on the firehouse lease. We are working with John Beams to make sure there are no additional comments or changes.

The Lois Lane purchase is an RDC item but it is still in the works. They are trying to get the closing scheduled.

We have sent a letter to Miranda Thompson about her outstanding ticket for her dogs running at large. She still has about a week left to pay that.

Gary Smith made a motion to approve signing the contract with Fox Law Offices to retain Kristi Fox as the Town Attorney. Seconded by Brandon Hopf and approved 5-0.

Ben Stocksdales made a motion to allow Chris Loop to sign the contract between the Town and Heritage Engineering. Seconded by Brandon Hopf and approved 5-0.



## **Town Engineer**

### **East Knable Lift Station**

All force mains are in the ground but they have not made the connection into our existing force main. In the next week or two, they plan to start on the lift station parking lot at the church. Everything looks good and is on track at this point.

Bob Woosley asks for approval to sign the deduct change order #1 in the amount of \$5,015.00 from Dirt Works. This is due to us deleting a blower from the plans we originally thought we would need. This blower is for odor control and is setup in case we need it in the future.

Ben Stocksdales made a motion to approve signing the Deduct Change Order #1 from Dirt Works for \$5,015.00. Seconded by Chris Loop and approved 5-0.

Bob Woosley has Pay Application #1 from Dirt Works for \$52,200.00.

Ben Stocksdales made a motion to approve signing the Pay Application #1 from Dirt Works for \$52,200.00. Seconded by Brandon Hopf and approved 5-0.

Bob Woosley asked for approval for Chris Loop to sign the ARP Grant Agreement with Floyd County. This will allow the Town to receive \$200,000.00 in grant funds.

Gary Smith made a motion to approve allowing Chris Loop to sign the ARP Grant Agreement. Seconded by Brandon Hopf and approved 5-0.

The official contract with Dirt Works has not been signed. Bob Woosley would like approval for Chris Loop to sign it.

Ben Stocksdales made a motion to allow Chris Loop to sign the official contract with Dirt Works. Seconded by Brandon Hopf and approved 5-0.

### **Town Hall Parking Lot Improvements**

Today we did get our INDOT permit.

Bob Woosley asks for approval to sign the Change Order #2 in the amount of \$13,917.00 for Merrel Bierman. This work will include moving the push buttons to a minimum of 42" high, adding warning signs and flashing light bars to reach each pole, widening all truncated domes to no more than 2" from each side of the ramp, rebuilding the north ramp to be within 10" of the pole and extending the sidewalk on the south ramp to be within 10" of the pole.

Ben Stocksdale made a motion to approve signing Change Order #2 from Merrel Bierman for \$13,917.00 and to be paid from the Gaming Fund. Seconded by Brandon Hopf and approved 5-0.

Chris Loop still needs to sign The Joint Use Maintenance Agreement (JUMA) along with a copy of December's meeting minutes after Kristi Fox follows up with them. This item will be tabled until February's meeting.

### **Main Street Sidewalk Improvements Phase II**

We should be getting our permit any day now. This will generate a small change order with Koetter Construction. We will need to modify the handicap ramps (truncated domes need to be widened) and add painted crosswalks at all crossings.

### **Community Crossings Matching Grant**

The application process has officially opened on January 2, 2023 and will end on January 27, 2023. We do qualify since we have closed out last year's grant. This is still a 75% - 25% matching grant and can only be used for paving. We could use this for the Lois Lane project. Our budget for Lois Lane \$250,000.00.

Brandon Hopf made a motion to approve submitting the Community Crossings Matching Grant 2023 Application Call for Projects and to include the Lois Lane reconstruction project and to allow Chris Loop to sign any necessary documents outside of the meeting. Seconded by Chris Loop and approved 5-0.

### **Town Ballpark Field Lighting**

All work is completed and now operating. The damaged handles on the control cabinet have been replaced. Bob Woosley will follow up to see if we have a copy of the keys for the control cabinet.

### **Drainage Items**

The survey work for Copperfield is complete and preliminary options are being considered. Bob Woosley will bring this back in February's meeting with an update.

### **Town Ballpark**

Bob Woosley suggests reaching out for quotes to turf the Infield. Adding turf to the field is very beneficial for the success of the park. This will give us the opportunity to incorporate adult and children leagues, as well as, challenger leagues. Bob Woosley will get back to us with those quotes at a later meeting.

## **Legacy Springs Lift Station Update**

A few years ago, we had issues and opened the spare force main to use. It was to help flush everything because construction materials were being put into the system. We never closed this and the problem is that at the lift station the amount of flow is not enough. It does not justify using two, four-inch force mains at the same time.

Tomorrow degreasers will be running through both of the lines to finish flushing and then we will close off the spare. The ARV's that are damaged will be replaced.

There will be a lot of bills associated with this. Easily over \$10,000.00 and could run to \$20,000.00. We had to rent temporary pumps and needed a hauler overnight. We did not want to risk an overflow.

Moving forward this will need to be on a semiannual flushing routine.

## **Brookstone Street Lights**

Bob Woosley met with Jeff McCaffrey concerning street lights in the Brookstone Subdivision. They would like to add some and replace some. They would like some uniformity and wanted to know what steps to follow. The HOA has the budget for this project. There is nothing in our zoning ordinance concerning street lights. If the HOA would like to upgrade any of our lights, we will need to have a conversation with them. They want to replace some of the poles that already have lights on them.

## **Andrew Mattingly - 1018 Canyon Road**

Andrew Mattingly is in attendance tonight and lives in the Canyon Lane subdivision. They are currently on a drip irrigation sand filter system. They have sewer that goes to a common pump station that then pumps it up to a sand filter system. He would like to ask the Town if they could hook into our system.

We would have to potentially convert that system into a pump station and then pump it to our force main at Quarry Road on Corydon Ridge. There is about 4,300.00 feet of force main that will need to follow Quarry Road. There are currently 16 homes on this system. This could be another agreement like we did for Lakeland. They are technically in New Albany's CTA.

The first step would be Floyd County agreeing to release it to us. If we needed a new pump station, that would roughly cost around \$700,000.00. The homeowners currently pay \$50.00 a month and are committed to pay \$100.00 to help with maintenance fees. Bob Woosley will reach out to Dawn with the Floyd County Health Department and to New Albany to see what they have to say and what options we have.

The system is not currently failing.



## **Plan Commission**

Nothing to report.

## **Storm Water Board**

Nothing to report.

## **New Business**

### **Dee Roney- Town Hall Access for Township Trustee**

Chris Loop made a motion granting a key to Dee Roney, Township Trustee, under the condition that he give 48-hour notice to the Clerk's Office for their public meetings. If he stops utilizing this space, he is to return the key back within 48 hours and for this to be added to the yearly organizational list. Seconded by Brandon Hopf and approved 5-0.

Chris Loop will send a letter notifying Dee Roney of the conditions.

### **John Beams- Destination Georgetown- Ball State report 2023-2025 Funding**

John Beams is asking to move forward to the next phase of development with the Town. They would like to focus on what they call the Main Street Village. That is from the trussell area by Georgetown-Lanesville Road to the side closest to the railroad by Canal Lane. All phases are based on the Ball State report and they are using this report as their guide.

They would like to turn properties into Airbnb's to generate revenue for the tax base. They plan to improve the mailboxes and possibly start a farmers' market. Expansion of local events is also something they would like to consider. They would like to purchase select properties and rehabilitate them for seniors or veterans. In addition, they would like to increase the Façade Grant matching program from \$5,000.00 to \$10,000.00.

They are now at a crossroads to expand or cutback. Destination Georgetown feels it can expand if the Town will commit to additional dollars. They currently have \$15,000.00 on deposit right now and it includes what they have left from the \$25,000.00 grant program they got from Floyd County. They have around \$6,000.00 in what they call their operating account. Some of the dollars are already assigned to other projects.

The Ball State report does look for an increase in the Redevelopment Commission (RDC) matching program from \$5,000.00 to \$10,000.00. The RDC would have to update its application and then it would need to go before the Town Council and Plan Commission. All three boards would have to approve it.

Destination Georgetown would like to receive \$50,000.00 a year for the next three years. Over the last two years, we have given them \$10,000.00 each year. The Town can do more than \$10,000.00 but not \$50,000.00.

They would like to do a prorated tax abatement for qualifying districts. We will have to look into this.

Destination Georgetown would like the Town to approve a \$500,000.00 line of credit for public private projects. 50% will go to operating expenses and the other 50% will go to staffing. The County does have a 3% loan program with a good business plan the Town could benefit from. Kristi Fox and Chris Loop would like to see another report or statue from another Town that does this.

Jeff McCaffrey is working on their financial statements and will show their funding.

Chris Loop made a motion to approve a \$25,000.00 from the Gaming Fund to be distributed 50% in February and 50% distributed in August and if the group ceases to go forward, they will return all the funding and provide detailed accounting on where the funds were used at the end of the year and financial information for 2022. Seconded by Ben Stocksdales and approved 5-0.

### **Claims Docket**

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

### **Miscellaneous Business**

#### **Town Manager Job Posting**

Chris Loop made a motion to approve posting the Town Manager position with the budget of up to \$1,000.00 on multiple online job boards for 30 days to come from the General Fund. Seconded by Brandon Hopf and approved 5-0.

#### **9150 State Road 64- Wolfe Hotel**

Billy Haller made a motion to approve allowing Kristi Fox and Chris Loop to discuss eminent domain for the property located at 9150 State Road 64 (Wolfe Hotel) outside of meeting hours to put together a plan for that property. Seconded by Ben Stocksdales and approve 5-0.

### **Public Comments of Any Concerns**

Biller Haller would like to know when the Crabapple project will be completed.



Kimberly Courtney is following up about the ditch getting cleaned out by Cooks Marine.


Kimberly Courtney said that Rebecca Gardenour was nominated for School Board President and the school has nominated Connie Baugh to replace her on the Redevelopment Commission.

John Beams will be hosting a shredding event in April for computer chips. More details are to come.

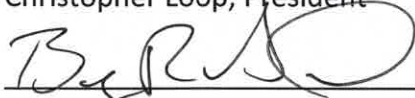
### **Adjournment**

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

### **Minutes approved by:**




Christopher Loop, President



Ben Stocksdales, Vice President



Billy Haller



Brandon Hopf



Gary Smith

### **Attest:**



Julia Keibler, Clerk Treasurer