

SWEETSER TOWN COUNCIL

Meeting Minutes

November 13, 2014

I. Call to Order

The regular meeting of the Sweetser Town Council was called to order at 7:00 p.m. on November 13, 2014, at the Sweetser Town Hall by Council President Travis LeMaster.

II. Roll Call of Board Members Present:

Rich Gamble, Chuck Draine, Chuck Briede, Travis LeMaster, Steve Kelley

The Pledge of Allegiance was led by Travis LeMaster. Prayer was given by Rich Gamble.

III. Review and Approval of Minutes

Steve Kelley made a motion to approve the minutes from the October 23, 2014, regular session and October 25, 2014, special meeting. Chuck Draine seconded the motion.

Roll call:

Rich Gamble – Aye

Chuck Draine - Aye

Chuck Briede – Aye

Travis LeMaster – Aye

Steve Kelley – Aye

IV. Review and Approval of Bills

The bills were reviewed and discussion was held. Chuck Briede explained the bill from Marion Utilities that reflected the increase in the rate after the August 31, 2014, deadline to no longer be sending waste water to Marion for treatment.

Chuck Briede made a motion to approve the bills as submitted. Steve Kelley seconded the motion.

Roll call:

Rich Gamble – Aye

Chuck Draine - Aye

Chuck Briede – Aye

Travis LeMaster – Aye

Steve Kelley – Aye

Disbursement request from Zachrich Construction and Triad Associates – Chuck Briede made a motion to approve request #22 from Triad Associates for \$13,730.00 and #23 from Zachrich Construction for \$163,793.00. Steve Kelley seconded the motion.

Roll call:

Rich Gamble – Aye

Chuck Draine - Aye

Chuck Briede – Aye

Travis LeMaster – Aye

Steve Kelley – Aye

V. Department Reports

Sweetser Police Department – Marshal Bill Freet

Bill Freet reported that the Pumpkin Walk went well but he would like to make some changes to the street closures to better protect pedestrians. Bill also stated that he purchased a new gun safe for the police department and it has been installed in the Police office.

a. **Continuing Business**

VI. Special Guest: Steve Niblick, Grant County Area Plan

Steve Niblick explained that an amended zoning ordinance relating to changes in floodplain management regulations needs to be considered by the town council. Steve explained that the floodplain maps have been updated and the new regulations take effect December 9, 2014. The current regulations need to be revised to comply with FEMA changes. Adopting the ordinance will allow the town to continue to participate in the flood insurance program which allows residents to purchase flood insurance at a discounted rate. Chuck Briede made a motion to approve Ordinance Number 2014-7, An Ordinance Amending the Town Code of Sweetser Areawide Zoning Ordinance – Floodplain Management. Chuck Draine seconded the motion.

Roll call:

Rich Gamble – Aye
Chuck Draine - Aye
Chuck Briede – Aye
Travis LeMaster – Aye
Steve Kelley – Aye

Chuck Draine thanked Steve Niblick for the zoning map that Area Plan provided the town.

VII. Requested Time: Amy Miller, Cornerstone Grants

Amy Miller spoke to the Council about doing an income survey of the town. Amy explained that the type of income study done is dependent on the reason for the survey and what kind of funding that the town is seeking. Chuck Briede explained that the reason for seeking funding is to assist in repaving and repairing streets town-wide. Amy stated that she is not aware of any funding that is available for paving. Amy discussed the different types of survey methods and stated that the state is stricter regarding how income surveys are conducted. Discussion was held regarding forming a comprehensive plan and Amy stated that a planning grant can be up to \$40,000.00. She also explained the steps involved. Amy discussed and explained the Main Street program and how a town can participate. Amy estimated that an income survey would cost between \$1,600.00 and \$2,000.00. Amy will work up a proposal for the income survey.

VIII. Special Town Business: Scoring LOI for Sign Inventory

Devin Cole explained that the proposal from Arris cannot be scored because the company doesn't meet the qualifications. Discussion was held and Devin gave the Board members direction regarding scoring the other proposals. Devin stated that he is meeting with Mitch Hansel next week to submit the scores.

Devin gave Travis LeMaster an additional quote for the sidewalk at Sweetser Elementary School. Travis stated that the Oak Hill School Board also asked for specs on the project. Devin will write up the specs for the project.

Devin provided the Board with quotes from two contractors for the tap at the Ferguson property on Magers Drive. A third contractor declined to bid on the project. The two quotes received were from Brights for \$1,800.00 and Byron Cook for \$1,450.00. Devin explained that each homeowner on Magers drive will need to have their own tap to be on the town's waste water system. Each tap will need a high pressure backwater check valve. Chuck Briede recommended that the town accept the bid from Byron Cook and made a motion to accept the bid for \$1,450.00. Rich Gamble seconded the motion.

Roll call:

Rich Gamble – Aye
Chuck Draine - Aye

Chuck Briede – Aye
Travis LeMaster – Aye
Steve Kelley – Aye

Devin stated that he met with Mitch Hansel and they came up with a price sheet for each street in town. Devin provided the price sheet to the Board.

Devin reported that he received estimates for the demolition of the blighted homes. He received three demolition quotes for each property.

Devin stated that two more barrels of crack sealer were ordered and that crack sealing will continue.

Devin anticipates one to two more weeks of leaf collection and expects to be finished at Thanksgiving.

IX. Open Public Forum

No comments were forthcoming from the public.

X. Other Business

a. Continuing Business

Sweetser Pumpkin Walk Recap – The Parks Department served 300 hot dogs at the Pumpkin Walk and donations slightly exceeded the costs of the food.

Waste Water Treatment Plant – Duane Anderson emailed an update to the Board members. The next progress meeting is scheduled for November 20, 2014. The clarifier parts have come in and are being installed today and the poles will go up tomorrow.

Sweetser Elementary School Sidewalk – this topic was discussed earlier, there is a need for additional quotes. Devin Cole was directed to tell CCI not to begin working on the project.

Adoption of Fiscal Plan for Sweetser Annexation Area – Discussion was held, corrections need to be made, including the spelling of Newhouse. The Board was directed to review the plan for additional corrections or changes. The Board will postpone adoption until attorney Kim Rogers has an opportunity to review the plan.

Blighted Properties project – Devin Cole gave Chuck Draine two additional quotes from contractors for demolition of the homes. Devin noted that the contractors have to go through the State bid process. The bids received range from \$10,000.00 to \$15,000.00 roughly. Chuck Draine asked about the end use of the vacant lots and discussion was held regarding donating the lots to Habitat for Humanity. The Board agreed to pursue the option of donation to Habitat for Humanity.

Sweetser Police SOP – Chuck Briede asked Bill Freet to review and make notes on the SOP and return to Steve Kelley and Chuck Briede.

b. New Business

Draft Annexation Ordinance – Tabled

Introduction of Sewer Use Ordinance – Chuck Briede reported that he spoke with a representative from the Indiana Rural Water Alliance and they sent him a copy of a sample sewer use ordinance. Chuck spoke to some of the points contained in the example and possible changes. Discussion was held and Chuck provided each of the Board members with a copy to review. Stu Savka from Triad Associates asked if the town has a construction standards plan which contractors are required to meet. It was

stated that the town does not have such a document and discussion was held regarding the need to implement such a plan.

Dates for 2015 Council Meetings – The town council will meet on the second and fourth Thursday of each month with the exception of November and December when they will meet on the second and third Thursdays to accommodate Thanksgiving and Christmas.

The Storm Water Board will meet quarterly in January, April, July and October on the second Thursday of those months at 6:00 pm.

The Redevelopment Commission will meet quarterly in January, April, July and October on the fourth Thursday of those months at 6:00 pm.

The Parks Board will meet on the second Monday at 7:00 pm in May, June, July, August and September.

Discussion was held regarding keeping an eye on spending from the Waste Water account until the treatment plant is finished and the town is no longer making a payment to the City of Marion Utilities.

The assessed value for Sweetser for 2015 was received and it went down from \$31.2 million to \$30,950,000.00.

Steve Kelley reported that all the signatures have been received from INDOT for the trail. The Parks Board received a bill from the surveyor for \$1,500.00. Negotiations can now begin with the land owners. The Parks Board will speak with the rail road and then begin the appraisals.

Chuck Briede made a motion to adjourn the meeting. Steve Kelley seconded the motion.

Meeting adjourned by unanimous consent at 8:39 pm.

Minutes submitted by: Eileen D. LeMaster, Clerk/Treasurer

Eileen D. LeMaster
Steve Kelley

Chuck Briede
Chuck Briede

Paul P. Bille