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TOWN OF ADVANCE

MEETING MINUTES

LOCATION: ADVANCE TOWN HALL

April 9, 2018

7:00 PM

112 N. Main – P. O. Box 67 Advance, IN 46102 Phone: (765) 676-6611 – Fax (765) 676-6696

Email: advanceCT@townofadvance.com

Council Members: Matt Johnson, President, Melody Fry, Dale Thompson, and Jim Caldwell

Clerk Treasurer – Shari Johnson

Marshal: Brad Thomas

Attendees: Council Members: Melody Fry, Dale Thompson, and Jim Caldwell

Marshal: Brad Thomas

Clerk-Treasurer: Shari Johnson

Others in attendance: David Gregory, Jeff Hopper, Dan Bewley, Lisa Henry, Nancy Hopper, Keith Cromwell and Amy Noonig

Councilwoman Fry called to order the Council Meeting at 7:00 p.m.

Pledge of Allegiance

Rules of Order

Jack Alvey from IMPA Spoke regarding the Solar Park

IMPA has been non-for-profit since 1983 currently with 61 municipalities supplying power. Advance has been a member since 1990.

The Solar Site will have 864 panels generating 240 KW on an acre and a half and would supply energy to the Town and panels are weather permitting. The project will be completed by the 3rd or 4th quarter of 2018.

The address of the site is 306 W. Wall and will be built by contractor, Brandt Construction. A chain link fence with a barb wire top will secure the facility.

Discussion of the development process ensued. Abatement requests were discussed.

Payment in lieu of taxes must be paid on real and personal property. IMPA will pay taxes on ground and request abatement. The Solar Park investment is \$498,000. The pilot payment would be \$2800 and over 10 years would be \$12,600 and phased in 100%.

Benefits of this project are local renewable energy, rates would be kept down and increase in economic development and the Town would be keeping investments local.

Mr. Alvey explained the SOB, Statement of Benefits (SB – 1/UD) and the 2nd page completed. The Declaratory Resolution would be approved tonight to begin the abatement process.

Councilwoman Fry read Resolution 2018-02.

Councilman Caldwell made a motion to suspend the Rules and consider Resolution 2018-02 'A Preliminary Declaratory Resolution Designation an Economic Revitalization Area and Fixing a date, time and place for a Public Hearing Thereon for IMPA.' Councilman Thompson seconded. All in favor, motion passed.

Councilman Caldwell made a motion to accept Resolution 2018-02. Councilman Thompson seconded. All in favor, motion passed.

Councilman Caldwell made a motion to approve the meeting minutes from the March 12, 2018 Meeting. Councilman Thompson seconded. All in favor, motion passed.

Police – Brad Thomas, Marshall

Marshall Thomas discussed that the after school program was going well. Background checks needed to be done for program. Marshall Thomas is using the same background check as school uses. APD will be doing their own checks to save the town money.

Departmental policies were completed and forwarded to town attorney, Amy Nooning, to review and tabled until the May meeting.

It was questioned whether the insurance could be coupled with police protection for the after school program for liability. CT Johnson would need to check with Bill Whalen with NFP.

Discussion of grant applications was made with concern from the grantors if the building would be improved and then sold. Reassurance that the building would not be sold due to building housing the Clerk/Utility and Post Office as well as Police Department.

Discussion ensued regarding background checks and State Code and who is allowed to help based on results.

Clerk-Treasurer – President Johnson

No comments were presented on Fund or Appropriation reports.

CT Johnson advised that the Sewer Fund was continuing to lose funds and suggested another Sewer Rate Study would need to be considered. Councilman Caldwell stated no more increases

in funds would occur. President Johnson, who phoned in remotely stated that a study would need to be entertained to improve the Sewer Fund.

Councilman Caldwell made a motion to approve the adjustments in the amount of \$755.35. Councilman Thompson seconded. All in favor, motion passed.

Internal Controls are still being worked on.

Answering Services are still being researched.

SBOA comments awaiting publication. Councilman Caldwell stated CT Johnson in the comments had saved the Town a lot of money.

CT Johnson advised that sewer chemicals would be purchased in bulk in the future to aid in reduction of shipping costs to save the Town money (shipping for one delivery was \$160.00).

Discussion ensued regarding Ray's Trash and the termination of the contract. Councilman Caldwell requested Legal Counsel review the contract and make recommendations.

Councilman Caldwell made a motion to approve CT Johnson's request to travel for the ILMCT Conference in South Bend in the estimated amount of \$1010.00 to be taken from General, Water, Sewer and Electric Funds \$252.50 each. Councilman Thompson seconded. All in favor, motion passed.

CT Johnson advised that she would be having surgery April 19, 2018 and would have a minimum 3 week recovery.

CT Johnson stated as an FYI that if the Tap Fees are amended, the Ordinance would need a public hearing and notifications sent out.

Heavy Trash Day was set for May 5, 2018.

UMAC- Councilwoman Fry read report

Water usage for March was 855,000 and billed was 686310 gallons for a loss of 168,690 gallons at 19%.

Mr. Elless is awaiting the Cross Connection Ordinance direction from legal Counsel. Amy Nooning stated Mr. Elless was to get Ms. Nooning information for her to complete the Ordinance.

The fire hydrant meter has been assembled with check valve and ready for use.

Sewer plant has had high flood, to prevent solids from leaving the plant, the plant had to shut down and turn on periodically to monitor the flow.

One IDEM violation of percent of solids removed.

A quote was presented for skimmer repair. President Johnson stated more quotes were needed and why a Rate Study for the sewer system is needed and money is continually being spent for repairs.

Councilman Thompson questioned if the sewer cash reserve could be used for repairs and CT Johnson replied yes.

ISC – Councilwoman Fry read report

Four service requests and two poles to replace pending weather. There was one emergency in March. Clearing of Advance system will begin after signing of contract.

Councilman Caldwell wanted to see upgrade plan to system.

Hopper- Councilwoman Fry read report

Intersections were salted and water turned on at a residence. The monument at the Town building was reset and septic pumping was done.

Upcoming projects: patching on East and West Wall Street and check tile on Roark Street.

The Economic Rider from IMPA would be reintroduced at the May meeting. CT Johnson reminded Council of this Ordinance.

Councilwoman Fry read the first reading of Ordinance 2018-01: An Ordinance Adopting a Hydrant Meter and Use Policy. A public hearing will be advertised before adoption of this ordinance.

Discussion ensued.

Park – Dan Bewley

Mr. Bewley stated the parks department is working on a budget.

Mr. Bewley believed the budget for the park for 2018 was \$54,000 and the budget is actually \$38,000.

Exercise equipment is in park restroom and other supplies that need to be disposed of.

Councilman Caldwell asked what the completion date of the restroom and Mr. Bewley said they hoped to by May 31, 2018.

Discussion ensued of park completion and left over supplies/equipment. The Council advised that what is done with left over parts is up to the Park Board.

Mr. Bewley stated there are only 2 active park board members, and asked if there was someone with authority who could attend the Park Board meetings to answer questions. Councilwoman Fry stated she would be willing to attend their meetings.

Mr. Bewley questioned if three estimates were needed to be received, and legal counsel advised yes.

Fire – Keith Cromwell presented

For the month of March there were 8 EMS, 2 MVAs, 2 Fires, 2 Alarms, 1 missing person and 1 gas leak. A fire inspection report was done of the Conservation Club by Mike Baird, and the maximum occupancy is 233, the furnace is enclosed and the emergency exit lighting needs to be fixed.

Claims:

Councilman Thompson made a motion to approve the claims for April 9, 2018 in the amount of \$131,723.66. Councilman Caldwell seconded. All in favor, motion passed.

Old Business:

Changes to the Employee Handbook were tabled.

Employee Insurance Stipend was tabled.

Councilman Caldwell discussed the update of SR 75 and that the project is delayed until June 1st, due to the routing of traffic from SR 39 to SR 75. There was a disagreement with the Contractor and State on the boring of water lines. Change of water line locations considered. A public meeting will take place before construction begins.

Councilman Caldwell addressed mowing and bailing on Town property. CT Johnson expressed concerns of liability on the town and that the mowing was unbeknown to the CTs office and Council until last year and she questioned if this was for profit? Councilman Caldwell stated the bailing was done at the Sewer and Water plant. Appraisals will need to be done and advertised.

IMPA Lease explained there were two parts to the lease, the actual ground lease and a Memoranda of Lease that will be recorded at the Recorders office in Lebanon.

Councilman Thompson made a motion to approve Councilman Caldwell to sign the Memoranda of Lease. Councilwoman Fry seconded. All in favor, motion passed.

Councilman Caldwell made a motion to approve the Memoranda of Lease and the Lease from IMPA. Councilman Thompson seconded. All in favor, motion passed.

New Business:

Councilman Caldwell recruited to complete an Environmental Assessment of the land at the Solar Park.

Amy Noonung, Legal Counsel, advised an easement for electrical with the Boohers for the Solar Park project (ingress and egress). She advised there are other utilities located at the easement

area and those would need to be added to the easement. President Johnson advised he would discuss with Mr. Booher regarding this.

Councilman Caldwell stated the gravel area between Ash St. and Oak St. would need to be discussed at a Board meeting because the street is not located on GIS for Advance.

Councilman Thompson made a motion to designate Oak St. to Ash St. East to the end a street. Councilman Caldwell seconded.

CT Johnson emailed Susan Kemp regarding this and in trainings with Laura from INDOT, that Community Crossings would not cover new road paving and would verify this with Ms. Kemp.

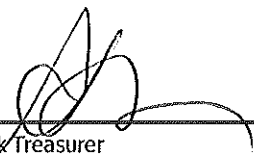
Councilman Thompson stated this area was an alley dating back to 1958. Councilman Caldwell stated this needs to be paved.

Amy Nooning stated she would double check the designation from an alley to a street.

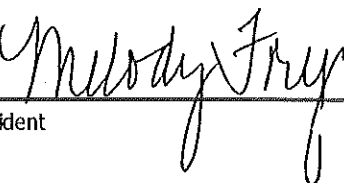
Billing Disputes

No billing disputes presented.

Councilman Thompson made a motion to adjourn the meeting. Councilman Caldwell seconded. All in favor, motion passed. Meeting adjourned at 20:42.

X 

Clerk/Treasurer

X 

President