

TOWN OF ADVANCE

MEETING MINUTES

LOCATION: TOWN HALL

August 8, 2022

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](mailto:advanceCT@townofadvance.com)

Council Members: Melody Fry, Dale Thompson, Amanda Lyles and Jim Caldwell

Clerk Treasurer – Shari Johnson

Marshal: Brad Thomas

**Attendees:** Council Members: President Fry, Jim Caldwell, Amanda Lyles and Dale Thompson

Marshal: Brad Thomas

Clerk-Treasurer: Shari Johnson

Others in attendance: Keith Cromwell, Jeff Hopper, Gary Ladd, Town Engineer, Joe Wilson, Reserve John Demaree, Reserve Dan Bewley, Deputy Marshall Shaun Hitch, Dan Fry, David Lumpkin, and David Gregory.

**President Fry called to order the Council Meeting at 19:02 p.m.**

**Pledge of Allegiance**

**Rules of Order**

**Dan Fry – Jackson Township, APC representative**

Mr. Fry advised that Rachel Cardis, Director of the APC, resigned and the APC is still looking for a director. Eli Lilly is coming to Boone County and the land has been annexed by Lebanon. The area will be owned by the state. Mr. Fry explained that utilities need to be supplied within 3 years of the annexation.

The commissioners have hired a firm to research and draft a PUD Ordinance, (Plan Unit Development). There will be meetings with stakeholders in the area (schools, police, fire etc.) for feedback on what they would like to see with the development with Heritage Farmer Administration. There will be pockets of agricultural land, surrounded by commercial area.

Councilwoman Lyles questioned where the money for utilities come from? Mr. Fry stated he wasn't sure. Mr. Fry wasn't sure how this would affect Advance. CT stated annexation was

already on the agenda. Councilman Caldwell stated he wanted to see annexation from Dover to Interstate 74. Councilman Caldwell stated if utilities aren't asked for, that the town wouldn't have to provide them. CT Johnson stated that current annexation legislation reflects that residents would want to be annexed.

CT Johnson met with Etica Group and conversation included annexation discussions. If the Town could do a regionalization with the high school to help incur expense.

Councilwoman Lyles stated that the Town would need to offer something to people annexing, and we have IMPA, but IMPA is higher in rates than REMC and other providers. Councilman Caldwell and Councilman Thompson stated no, they were not, and that the utility bill covers water, sewer, and trash and not just electric. Discussion of rate increases from Duke ensued.

### **Ladd Engineering Report – Engineering Report**

Mr. Ladd stated in regard to the CCMG, the Council moved forward with the DC Construction BID, but CT Johnson had concerns about the cost. After inquiring with DC and the cost of sidewalks, they stated they would need to build up the subgrade and landscaping transition.

DC advised Mr. Ladd if they had a way to reduce the cost of the sidewalks. Jeff Hopper and Joe Wilson had conversations with DC regarding; however, the contract needed to be completed by August 19, to meet CCMG requirements.

Mr. Wilson stated that he and Mr. Hopper could do the work a lot cheaper for the town and he had spoken with Jeff from DC, and that he was agreeable to work with the town. Mr. Wilson wanted to make sure the Council agreed for them to do the work. Insurance costs was a concern.

Mr. Ladd stated that Mr. Hopper and Mr. Wilson could be the subcontractor, sign the original contract, and do a change order for reduction of the unit prices or changes of insurance costs.

Discussion of the BID sheet ensued with Mr. Wilson and Mr. Ladd.

CT questioned removing just a single layer. Councilman Caldwell stated absolutely not. Councilman Thompson stated that if the layer of concrete underneath is solid base it could stay. Mr. Ladd stated as long as it is structurally stable, it could be left. Mr. Wilson stated he has poured over existing sidewalks before.

Discussions ensued.

John Demaree questioned if there was a tree ordinance? He stated some municipalities have ordinances that only certain kinds of trees could be planted around the sidewalks, because the town does not want tree roots disturbing the sidewalks. CT Johnsons stated that would be a good ordinance to have in place.

Mr. Ladd spoke with Indiana Institute and discussed using virgin materials and recycled materials can be used (INDOT approved) of 25%. Councilwoman Lyles questioned if using recycled materials, would reduce the life of the sidewalk and Mr. Ladd said not necessarily.

CT Johnson questioned moving forward with CCMG applications, if Mr. Hopper and Mr. Wilson be designated subcontractor for the work. Mr. Ladd stated typically the asphalt contractors have to bid out concrete work. CT Johnson also stated that Mr. Ladd's estimate for asphalt work was spot on, but the concrete work was inflated. Mr. Wilson stated the asphalt companies could reach out in the future to him for an estimate.

Councilman Thompson made a motion for President Fry to sign the notice of award to DC and any future documents for the CCMG Project. Councilman Caldwell seconded. All in favor, motion carried.

Mr. Ladd stated that DC will have to secure a bond and insurance. CT verified a preconstruction meeting will be scheduled.

Mr. Wilson questioned stone needed for the project, and Mr. Ladd stated he didn't object to adding stone as long as DC is ok with changing the unit price.

CT requested Mr. Hopper and Mr. Wilson have cost estimates as soon as possible because she cannot move forward with the budget until she knows approximate numbers.

**Councilwoman Lyles made a motion to approve the Meeting Minutes from July 11, 2022. Councilman Caldwell seconded. All in favor, motion passed.**

**Councilman Thompson made a motion to approve claims for August 8, 2021, in the amount of \$119,750.59. Councilwoman Lyles seconded. All in favor, motion passed.**

**Council signed off on reconciliation for July.**

Mr. Lumpkin questioned when construction will begin on East Wall Street. CT advised it was usually in late August/September. She stated that the town has 4 months from award announce, to secure a contractor. She explained the benefit of receiving the CCMG grant and money the town saved.

**Park – No report presented**

CT advised she found during document purge the original park ordinance establishment, and 501C3 paperwork for the park.

**UMAC – No report presented**

**Hopper Excavating – President Fry read report:**

Work completed in July was line locates, disconnects, and reconnects, septic pumping, repair/replace flags, check and fix leaks, spray for weeds, repair riser, check depth of sidewalks, dig out a water lid, and mowing.

Discussion ensued regarding upcoming work.

**IMPA – President Fry only read July report:**

In July, 3 service requests were completed. There were no poles replaced, and there were no outages.

**IMPA Commissioner's Report – Councilman Caldwell:**

Councilman Caldwell reported warnings may be sent if the usage this summer reaches critical levels causing blackouts, (MISO), but these now appear to be unlikely. CT Johnson and Deputy Kellogg are on a messaging system to notify towns of potential blackouts so the towns can be proactive with residents.

IMPA comparatively with Duke and AES are implementing a moderate increase of .7% to customers.

IMPA secured a \$100M bond.

Discussion of fraud cases ensued.

IMPA hired Hometown Connections to conduct a cyber assessment.

Councilman Caldwell stated back-up computers need to be purchased for all departments. CT stated Councilman Caldwell had a great suggestion of back-up flash drives being archived monthly.

**Fire – Keith Cromwell read report:**

For the month of July, the fire department had 2 EMS, 1 fire, 2 Cancelled, 3 MVA, and 1 Haz-Mat and 1 alarm.

**Police – Marshall Brad Thomas:**

For the month of July there were 6 runs.

Discussion of cases in Town ensued.

Reserve Bewley discussed SRO training he attended at Michigan City for 40 hours. The SRO is over the safety campus at school.

M. Thomas stated this training is a continual training. Western Boone contracts with the sheriff's department and explained policies there.

Other reserves are continuing in FTO training.

Reserve Trincado has been offered a position at BCSO. He just had a vest and equipment ordered. If he decides to take the position, hopefully the town would be reimbursed by the sheriff's department.

Code enforcement was discussed. Roark street violator is working to expand driveway. Mr. Hill has been adding items to his main street property. CT stated

Legal Counsel Noonung was already advised to discuss with Mr. Hill's attorney and photos sent. Items are slowly being added to the property which is a violation.

M. Thomas expressed issues with permitting which has taken over 6 weeks to obtain. M. Thomas was advised to discuss with Ken Hedge. M. Thomas was told he needed a drainage plan. The board was petitioned to waive a drainage plan and approve a house that was smaller than 1200 sq. feet, which is not allowed by the county.

Councilman Thompson made a motion to permit Brad Thomas to place a 1000 sq. foot home on Walnut Street in Advance and waive the County restriction of housing smaller than 1200 sq. feet. Councilwoman Lyles seconded. All in favor, motion passed.

Councilman Thompson made a motion to waive a drainage plan for Brad Thomas, for placement of property on Walnut Street, in Advance. Councilman Caldwell seconded. All in favor, motion carried.

**Clerk-Treasurer – Shari Johnson:**

Fund and appropriation reports were presented without comment.

Councilman Thompson made a motion to approve CT adjustments for the month of July 2022, in the amount of \$-835.66. Councilwoman Lyles seconded. President Fry voted aye. Councilman Caldwell abstained from approving the fire department adjustment; motion passed.

TRECS had about another \$100.00 more in. It starts slowing down as the year goes.

CT listed several ordinances that need to be drafted.

Discussion regarding annexation continued including what utilities the town currently has and what is needed in either direction of the town. CT mentioned she met with Etica and we need to get a comprehensive plan in place. Discussion of zoning in advance ensued. Annexing would bring more people into town. CT stated growth is coming to Advance.

Councilman Caldwell made a motion to begin moving forward with the annexation process. Councilman Thompson seconded. All in favor, motion carried.

CT Johnson made a recommendation for a cost of living increase for the Marshall and Deputy Marshall of 2% to be effective on August 8, 2022, and a \$1.45 increase for the Deputy Clerk to have a competitive salary. For 2023, a 4% increase was recommended for employees and Clerk, and the Council will go to \$4000.00 for their yearly pay.

Councilman Caldwell made a motion to accept CT Johnson's recommendation of a 2% increase to the Marshall and Deputy Marshall, a \$1.45 increase per hour for the Deputy Clerk, and for

2023 an increase of 4% for all employees, and Council increase to \$4000.00/year.  
Councilwoman Lyles seconded. All in favor, motion carried.

CT presented to the Council investment with TRUSTIndiana and the return on the investment and felt comfortable utilizing TRUSTIndiana and not another financial institution, due to it being a state agency.

Councilman Caldwell made a motion to for the Town to invest in TRUST Indiana \$200,000.00 from the electric fund. Councilwoman Lyles seconded. All in favor, motion passed.

CT Johnson will review other funds, for consideration of utilization of TRUST Indiana.

**Old Business:**

**New Business:**

**Billing Disputes:**

**Request to Speak:**

Councilman Thompson made a motion to adjourn the meeting. Councilwoman Lyles seconded. All were in favor, motion passed. Meeting adjourned at 20:38.

X

Clerk Treasurer

X

President

The next Council meeting is scheduled for September 12, 2022 (Budget Hearing) at (19:00) 7:00 p.m. at the James L. Caldwell Fire Department, 106 E. Wall St., Advance, IN. (if the county returns in an orange status, the TC Meeting will be held by Zoom and Council will meet at 112 N. Main Street.)