

**Albion Town Council
Meeting Minutes
Tuesday, February 28, 2023, 6:00 pm
Albion Municipal Building
211 East Park Drive, Albion, IN, 46701
Teleconference via GoToMeeting
(Meeting ID# 280137509)**

CALL TO ORDER: Town Council President Vicki Jellison called the meeting to order at 6:00 pm. The Pledge of Allegiance was recited.

ATTENDANCE: Vicki Jellison, President
Zane Gray, Member
Abby Lindsey, Member
John Morr, Member

ABSENT: Don Shultz, Vice-President

OTHERS PRESENT:

Carol A. Selby, Clerk-Treasurer	Scott Cole, Police Dept
Jacob Ihrle, Town Manager	John Urso, Fire Dept
Matt Getts, KPC Media	Derrick Leatherman, NCPL
Austin Smith, NCPL	

APPROVAL OF MINUTES: Minutes from the regular meeting on February 14, 2023 were approved. Motion by Morr, seconded by Gray, carried 4 Ayes, 0 Nays.

ANNOUNCEMENTS:

1. Councilmember Don Shultz and Town Attorney J. Darrick Brinkerhoff were unable to attend tonight's meeting. Councilmember Zane Gray will not be at the March 14, 2023 meeting.
2. Council President Vicki Jellison and Councilmember John Morr will be attending the March 8, 2023 RDC Meeting. If any other councilmembers have input regarding updates to the proposed Façade Grant Policy, please communicate those prior to the meeting.
3. The Town's Annual Financial Report and Debt Management Report have been submitted in Gateway as required and copies distributed to Council members and Department Heads.

OPEN DISCUSSION:

Noble County Public Library presentation on "The Bridge" Coworking/Maker's Space

Derrick Leatherman, Noble County Public Library IT Services Manager and his assistant, Austin Smith, were present to share information about the technological resources available at the Noble County Public Library. "The Bridge" provides the space and technology for entrepreneurs to enhance their businesses, as well as for individuals from the general public to come and try out the equipment and take advantage of free Wi-Fi. Leatherman said the equipment includes 3D Printers, Large Plotter Printers, Sublimation Printers, and an Embroidery machine. More information is available on the library's website. The Bridge can be accessed during Open Hours, and by appointment.

DEPARTMENT HEAD REPORTS:

Fire Dept – Council acknowledged receipt of the monthly report. Deputy Fire Chief John Urso was present to answer questions. Ihrle reported he is working with an engineering firm to assist with specifications for a proposed auxiliary building for the fire department.

OTHER COMMENTS:

Councilmember John Morr suggested having a “Retreat” with councilmembers and department heads to bring new councilmembers up-to-speed on what’s going on. Councilmember Abby Lindsey suggested having a “State of Town” address. Morr also suggested the Town implement a tree replacement program.

Police Dept – Council acknowledged receipt of the monthly report. Town Marshal Scott Cole reported January was a slow month. He answered questions about parking and traffic concerns related to an upcoming remodeling project at the Noble County Courthouse. He is in communication with Noble County Commissioners, and will be working with the County on planning and signage for traffic flow. The project is expected to begin June 2023.

Town Manager - Council acknowledged receipt of the monthly report. Town Manager Jacob Ihrle reported he, along with Town Marshal Scott Cole, and Superintendent’s Terry Forker and Corey Miller, attended a meeting with INDOT officials to discuss upcoming projects. The State plans to replace traffic signals at the State Road 8 & 9 intersection in 2025. In 2026, the State is planning a road project on State Road 9 with resurfacing from River Road to 400 N, and Hot Mix Asphalt (HMA) Milling/Reconstruction between Hazel & Summit Streets. There are concerns about the project and its proximity to the Town’s utility infrastructure as well as foundations/basements of buildings along the route. This year’s 50/50 Sidewalk Program is now open to applicants.

OLD BUSINESS: NONE

NEW BUSINESS:

1. Jeff Peters Letter of Engagement - TIF Neutralization & Annual Presentation to Other Taxing Entities - Assuming approval by the RDC who will also consider this request at their March 8, 2023 meeting, Council voted to approve the Letter of Engagement from Peters Franklin LTD to complete this year’s TIF Neutralization calculations and Annual TIF Presentation to Other Taxing Entities. Motion by Gray, seconded by Lindsey, carried 4 Ayes, 0 Nays. As per the Letter of Engagement, costs for TIF Neutralization are expected to be less than \$800, and costs for the Annual TIF Presentation are expected to be less than \$3000. Last year’s costs to complete the work totaled less than \$2300. TIF funds are allocated to cover the cost.

2. Discussion of potential expenditures relating to Unsafe Building Law

Council discussed Indiana’s Unsafe Building Law and how it can be used to eliminate blight. Town Manager Jacob Ihrle reported there are some vacant and rundown properties in Town that need addressed. He recently attended an AIM Webinar on the enactment of the Unsafe Building Law. He has talked with Town Attorney J. Darrick Brinkerhoff whom suggested having an open discussion about the process before proceeding as there is the possibility of the Town incurring costs. Ihrle noted CEDIT funds could be used to cover those costs. Councilmember Zane Gray asked for definitions on terms pertaining to the Unsafe Building Law, especially in regards to whom would possess Enforcement and Hearing Authority. Ihrle reported it depends on the issue, and could involve- the County Health Dept, Noble County Building Dept/Inspector, Town Manager, Albion BZA, and Town Council. It was noted information on the Town’s Unsafe Building Law can be found in Section 150.40 & 150.41 in the Town’s Codified Ordinances (Reference Ordinance 90-BC-1, passed 5-1-90). Some of the language in the Town’s Code is not consistent with current state statutes. Ihrle said there are approximately (5) five vacant homes, with potentially a total of (15) fifteen that need addressed. However, determining whether or not a home is vacant, and who actually owns the home can be difficult and time

consuming. It may only be feasible for the Town to address 1-2 vacant homes per year. After discussion, Council gave permission for Ihrie to work with Town Attorney J. Darrick Brinkerhoff to review the Town’s existing code compared to state statutes, and advise on how to proceed with the process of addressing blighted properties in Albion.

APPROVAL OF ACCOUNTS PAYABLE & PAYROLL VOUCHERS: Gray motioned to approve Accounts Payable & Payroll Vouchers as of Feb 23, & Feb 28, 2023. Morr seconded, carried 4 Ayes, 0 Nays, attested by Carol A. Selby.

ADJOURNMENT: There being no further business to be brought before Council in regular session, the meeting adjourned at 7:00 pm. Motion by Morr, seconded by Gray, carried 4 Ayes, 0 Nays. The next regularly scheduled meeting is to be held on March 14, 2023 at 6:00 pm, at the Albion Municipal Building, 211 East Park Drive, Albion, IN.

VICKI E. JELLISON, PRESIDENT

JOHN D. MORR, MEMBER

DONALD J. SHULTZ, VICE-PRESIDENT

ABIGAIL E. LINDSEY, MEMBER

ZANE M. GRAY, MEMBER

ATTEST: _____
CAROL A. SELBY, CLERK-TREASURER