

Albion Town Council
Tuesday, September 8, 2020, 6:00 pm
TELECONFERENCE via GoToMeeting
(Meeting ID# 280137509)
Albion Municipal Building
211 East Park Drive, Albion, IN, 46701

AS A RESULT OF THE WORLD HEALTH ORGANIZATION'S DECLARATION OF A GLOBAL CORONAVIRUS PANDEMIC, (aka CoVid-19) AND AS AUTHORIZED PER STATE OF INDIANA GOVERNOR ERIC HOLCOMB, VIA EXECUTIVE ORDER NO. 20-09, DATED 3/23/2020, "RELATING TO THE CONTINUITY OF OPERATIONS OF GOVERNMENT, PAGE 2, ITEM 4 (A) "OPEN DOOR LAW," THE ALBION TOWN COUNCIL HELD THIS MEETING VIA ELECTRONIC COMMUNICATION. THE MEETING WAS HELD IN CONJUNCTION WITH GOVERNOR HOLCOMB'S EXECUTIVE ORDER NO. 20-08, DATED 3/23/2020, "DIRECTIVE FOR HOOSIERS TO STAY AT HOME," AND EXTENSIONS THEREOF.

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 (Present)
Don Shultz, Vice-President (Present)
Darold Smolinske, Member (Present)
Chris Magnuson, Member (Present)
John Morr, Member (Present)

OTHERS: Carol A. Selby, Clerk-Treasurer (Electronically)
Tena Woenker, Town Manager (Present)
Matt Getts, KPC Media (Electronically)
Scott Cole, Police Dept (Electronically)
Terry Forker, Water/Wastewater Depts (Present)
Corey Miller, Street/Cemetery Depts (Present)
Casey Myers, Park/Cemetery Depts (Present)
Kerry Leitch, B&J Specialty Inc (Present)
Zach Smith, Noble County Engineer (Present)

APPROVAL OF MINUTES: Minutes from the meeting on August 25, 2020 were approved. Motion by Magnuson, seconded by Smolinske, carried 3 Ayes, 0 Nays, (Shultz abstained because he was not present at the 8/25/2020 meeting. Morr had not yet arrived, and therefore was not present for the vote on the minutes.)

PUBLIC HEARING:

B & J Specialty, Inc Tax Abatement - Confirmatory Res. No. 2020-17

At the August 25, 2020 Albion Town Council meeting, Council voted to approve a recommendation by the Tax Abatement Committee and Redevelopment Commission (Reference RDC Resolution No. 2020-03 & Town Council Resolution No. 2020-16) to approve a personal property tax abatement. At tonight's meeting, Council took the following action to finalize granting a 5-year tax abatement to B&J Specialty for three new machines valued at a total of \$1,183,707 to be installed at their 1120 E South Street location. The equipment is expected to add an additional (3) three employees.

Town Council President Vicki Jellison called the public hearing to order at 6:02 pm and asked for public comment. Town Manager Tena Woenker reported there were no public comments or objections to report. As such, Jellison closed the hearing for public comment and opened the floor for council discussion. Kerry Leitch from B&J Specialty, Inc was present to provide information and answer questions on the request for tax abatement on new equipment.

After review of the Statement of Benefits, and completion of Findings of Fact substantiating the requested deduction (Read by Town Manager Tena Woenker and answered via vote by each council member present, as documented on each Findings of Fact), Council voted to approve the recommendation by the Tax Abatement Committee and Redevelopment Commission to approve the personal property abatement as per Confirmatory Resolution 2020-17 (Motion made by Magnuson, seconded by Shultz, carried 5 Ayes, 0 Nays).

ANNOUNCEMENTS:

Mural Fest begins with a “Meet the Artist” event at Doc’s Hardware on September 10, 2020, 4:00 pm – 7:00 pm. Jellison thanked Mike McCoy for his part in helping to bring attention to the CSX Railroad crossing at 7th Street which was recently repaired. Sidewalk Projects are currently underway.

OPEN DISCUSSION: NONE

OLD BUSINESS:

The Findings of Fact for previously approved Bosch tax abatements are completed and ready for council signature.

NEW BUSINESS:

1. Elkhart River Restoration Association – Nancy Brown, ERRA President

This item was tabled.

2. Vacation of Platted Land –Noble County Commissioners – Ord# 2020-18

Noble County Engineer Zach Smith was present to provide information on a petition by Noble County Commissioners to vacate six (6) lots and combine into one (1) parcel. The lots are located within the block surrounded by N York, E Main, N Oak, and W Jefferson Streets. Smith reported vacating the original parcels, and combining into one parcel simplifies the legal description for Noble County’s office building project. Superintendent Terry Forker asked about the sanitary sewer located on the property. Smith said the request would not change the existing utility easements which are located in the alley. Forker also asked about storm water drainage from two downspouts located at the “Old Jail Museum.” Smith said plans are to collect surface drainage in an underground retainage system, and released per county drainage standards. An existing electric pole & service previously paid for by the Albion Chamber of Commerce for use during the Chain O’ Lakes Festival, will be shifted a few feet from its current location.

After discussion, and acting on the recommendation from the Albion Plan Commission, Council voted to approve Ordinance No.2020-18 on its first reading as follows.

First Reading

Shultz caused Ordinance No. 2020-18, *An Ordinance Vacating Platted Real Estate, To-Wit: Lots 66, 67, 70, 71, 80, and 81, of the Original Town of Albion, per Plat thereof, Recorded in Deed Book 5, Page 2 in the Office of the Recorder of Noble County, Indiana to be read for the first time.* Magnuson motioned for approval of the ordinance, seconded by Shultz, carried 5 Ayes, 0 Nays. The second reading and final adoption will be considered on September 22, 2020.

3. Consideration of Agreement between the Town of Albion, Noble County, and Bosch regarding drainage for Bosch’s expansion project – This item was tabled.

4. Consideration of Quotes for rust prevention & paint protection for 2020 Ford F450 – Following up from a prior meeting regarding quotes for rust prevention and paint protection for the new 2020 Ford F450 truck, Superintendent Corey Miller reported he obtained three quotes, with the lowest most responsive and responsible quote coming from Tri State Line-X & Accessories of Angola, Indiana. The quote, in the amount of \$1,100 includes rust control, undercoating and paint protection and ceramic coating. Other quotes received included Ziebart - \$3,085 and Double D Auto Detailing - \$1,100. Miller reported the quote from Double D was for ceramic coating only. Because the purchase falls within the spending limit allowed for authorization by Miller, Council did not need to vote on the purchase.

5. Consideration of Employee Health Insurance Renewal with Physicians Health Plan - Council voted to approve a recommendation by the Insurance committee to renew the High Deductible/Health Savings Account Plan with Physicians Health Plan (PHP) for employee health insurance coverage. Motion made by Morr, seconded by Shultz, carried 5 Ayes, 0 Nays. The premium rates are 8% higher than current rates. A summary of the renewal is listed below.

- Renew (Plan QH52M20) with the 8% increase effective October 1, 2020
- Keep the existing percentage split for premiums (80% Town/20% Employee)
- Keep the town’s existing contribution towards employee Health Savings Accounts based on 20% of deductible amounts with employees responsible for 80%.
- Deductibles remain the same as current year (\$3,000/\$6,000)
- Monthly premium rates effective October 1st are as follows:
 - Employee Only..... \$ 554.33
 - Employee & Spouse..... \$1,214.27
 - Employee & Children... \$1,098.61
 - Family..... \$1,757.82

6. Consideration of 2020 Trick-or-Treating - At the January 14, 2020 meeting, Council approved scheduling Trick-or-Treating for Saturday, October 31st from 5:00-

7:00 pm. Because of the Coronavirus Pandemic, Council revisited whether or not to have this event. At this time, it is unclear if Governor Holcomb's orders regarding events of 250 or more people will be extended or not. After discussion, Morr motioned to keep Trick or Treating as originally scheduled, and leave it up to parents and residents if they want to participate or not. Those participating can leave their porch light on, and those that aren't, can leave their light off. It is recommended that individuals follow measures outlined by the Centers for Disease Control to help reduce the spread of the virus.

7. Department Head Reports:

Council acknowledged receipt of written reports for the Park, Cemetery, Street, Water, and Wastewater Departments. Superintendent Casey Myers reported needed repairs on the old maintenance building in Rose Hill Cemetery will be a topic of discussion at the next department head meeting. A new, taller flag pole has been ordered for the tomb of the unknown soldier. Myers reported multiple departments are sharing one employee. Rather than being assigned to one department, the employee assists multiple departments with various tasks which is working out well for both the Town and the employee. The park has been awarded a \$5,000 grant from Noble County Community Foundation for help with constructing a new bathroom. Employees have been working on updating one of the dugouts. Myers is working on a map of the trails at Hidden Diamonds Park. He plans to work on funding to hire an engineer to help with development at Hidden Diamonds Park. Superintendent Corey Miller reported one burial for the month of August. The street department has been crack-sealing streets. Miller reported he is having difficulty finding a suitable protective film/coating to use on light poles to deter rust. Right now, plans are to continue to powder-coat existing poles and see how effective that is in preventing rust. It was mentioned that when purchasing new poles in the future, aluminum poles, although more costly, might be less expensive in the long run. Leaf pick up was discussed. It was noted weather, and the rate at which leaves drop determine when the street department will begin picking them up with the leaf vac. Superintendent Terry Forker reported four (4) soil borings were done at the wastewater ponds. He will be working with engineers from Wessler Engineering to determine what the next steps are in trying to reduce ammonia levels. He said they believe cell #1 is the problem, and samples viewed under a microscope showed the pond to be anaerobic (absent of oxygen). Biological enzymes being added to the ponds need oxygen in order to efficiently assist in reducing ammonia levels. A lack of oxygen would inhibit their ability to do so. Dixon Engineering is working on specifications for maintenance on the East Industrial Park water tower.

APPROVAL OF ACCOUNTS PAYABLE & PAYROLL VOUCHERS: Magnuson motioned to approve Accounts Payable and Payroll Vouchers as of August 27, 2020 and September 8, 2020. Seconded by Smolinske, carried 5 Ayes, 0 Nays, submitted and reviewed, attested by Carol A. Selby.

ADJOURNMENT: There being no further business to be brought before council in regular session, Jellison adjourned the meeting at 7:40 pm. Motion by Magnuson, seconded by Shultz, carried 5 Ayes, 0 Nays. The next regularly scheduled meeting is to be held on September 22, 2020 at 6:00 pm, at the Albion Municipal Building, 211 East

Park Drive, Albion, IN. Should the Town continue to be under a public emergency, the option to join the meeting electronically will be available.

VICKI E. JELLISON, PRESIDENT

DONALD J. SHULTZ, VICE-PRESIDENT

CHRISTINA K. MAGNUSON, MEMBER

JOHN D. MORR, MEMBER

DAROLD R. SMOLINSKE, MEMBER

ATTEST: _____
CAROL A. SELBY, CLERK-TREASURER