

Albion Town Council
Tuesday, September 10, 2019, 6:00 pm
Albion Municipal Building
211 East Park Drive, Albion, IN, 46701

CALL TO ORDER: Town Council President Vicki Jellison called the meeting to order at 6:07 pm. The Pledge of Allegiance was recited.

ATTENDANCE: Vicki Jellison, President
Chris Magnuson, Vice-President
John Morr, Member
Don Shultz, Member
Darold Smolinske, Member

OTHERS: Carol A. Selby, Clerk-Treasurer
Stefen Wynn, Town Manager
Steve Clouse, Town Attorney
Kevin Kelly, Our Hometown News
Matt Getts, KPC Media
Terry Forker, Water/Wastewater Depts
Casey Myers, Park/Cemetery Depts
Brian Stimpson, Street/Cemetery Depts
Brian Stolte, Albion Redevelopment Commission
Lori Gagen, Noble County Economic Development Corp
Sharon Leitch, Chain O' Lakes Festival Committee
Keith Leatherman, Monarch Development
Barb Leatherman, Monarch Development
Rick Phares, Triad & Associates, Inc
Several 'Village of White Oaks' residents were in attendance

APPROVAL OF MINUTES: Minutes from the Regular Meeting on August 27, 2019 were approved. Motion by Magnuson, seconded by Morr, carried 5 Ayes, 0 Nays.

ANNOUNCEMENTS:

1. Open House – Augusta Hills on September 17th to inform the public on proposed plans for a community recreation and learning center.
2. The Albion Harvest Fest is scheduled for September 21st & 22nd at the Noble County Saddle Club.
3. Council extended sympathies to firefighter John Urso and deputy investigator David Thieme, Jr. on the passing of their father-in-law, Thomas Goggins.
4. Council added consideration of a Special Event Application from the Noble House for a 5k Color Run to the agenda.

OPEN DISCUSSION: NONE

OLD BUSINESS: NONE

NEW BUSINESS:

1. Fleis & Vandenbrink – Consideration of Supplemental Agreement No. 1

This item was tabled while the town is waiting on a response from Fleis & Vandenbrink. Wynn will send a certified letter requesting a response by a specified date.

2. Update from Monarch Development Phases 3 & 4

Town Manager Stafen Wynn provided an overview of the updates to plans submitted by Keith Leatherman, Monarch Development for Phases 3 & 4 in the Village of White Oaks housing addition. Wynn said the Town serves as a checkpoint agency for the installation of infrastructure. Yesterday, the Street, Water & Wastewater superintendents, and Fire Chief reviewed the plans and specified changes that were then incorporated into the final plans. Several residents from the village of White Oaks were in attendance to hear about the plans. Items mentioned included: Sanitary and storm sewer locations, drinking water and fire hydrants (6" water main to be looped, and (3) three fire hydrants to be installed during Phase 3). Curbing detail was added to plans showing roll back curbing. Asphalt pavement road rather than concrete to be built to specifications, making it easier and more economical for the town to maintain. Stimpson said the exact road base will be determined during construction. Plans include adherence to backfill requirements, erosion control, detail on inlets and outlets, a sidewalk on the East side of the street, and include the types of trees to be planted. NIPSCO & I&M Power are to provide the developer with input on gas and electric. Driveway lighting was discussed and it was recommended Mr. Leatherman confer with Street Superintendent Brian Stimpson and representatives from Granite Ridge Builders to determine lighting specifications in accordance with restrictive covenants. Wynn said driveway lighting would be the responsibility of the property owner. The Town would be responsible for only those streetlights located in the Town's right-of-way at street intersections. In response to a resident's inquiry about enforcement of restrictive covenants, Wynn said the Town can only enforce items in violation of the Town's ordinances. He recommended that residents of the Village of White Oaks establish a Homeowners Association to enforce restrictive covenants. Keith Leatherman said the size of lots in Phase 3 & 4 are smaller than existing lots due to increasing costs. He said the Granite Ridge plan includes adding 21 homes.

3. Consideration of Special Event Applications

Council acknowledged receipt of the following Special Event Applications. Dept Heads reviewed the requests and will assist as needed.

- a. **Albion Harvest Fest – September 21st & 22nd**
- b. **Albion Chamber of Commerce Halloween Party – October 31st**
- c. **Noble House 5k Run/Walk – October 12th (contingent upon receipt of route map)**

A Special Event Application for the Albion S.T.A.R. Team Scare on the Square – October 25th, is expected to be in soon for review by Dept Heads.

4. Consideration of Quotes for Grinder/Chopper for East Industrial Park lift station - This item was tabled until the next meeting.

5. Consideration of Quotes for a Brine Applicator

Council voted to approve a recommendation by Street Superintendent Brian Stimpson to purchase a SaltDogg Spreader Brine Applicator from the lowest most responsive and responsible quoter, Nicks Truck Parts in the amount of \$4,836.00. Motion made by Morr, seconded by Shultz, carried 5 Ayes, 0 Nays. Street Dept funds are allocated for the purchase (Reference Appropriation No. 201 2100 47000).

6. Update on Ammonia Project at Wastewater Treatment Ponds

Kokosing submitted a letter of Substantial Completion but it hasn't been approved by Wessler Engineering yet. This item will be revisited at a future date.

7. Consideration of Employee 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 committee reviewed other PHP plans, including Affordable Care Act (ACA) compliant plans before making the recommendation to remain under the current "grandmothered" plan with PHP. A summary of the renewal is listed below.

- Renew (Plan QH52M19) with the 12% increase effective October 1, 2019
- 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..... \$ 513.27
 - Employee & Spouse..... \$1,124.32
 - Employee & Children... \$1,017.23
 - Family..... \$1,627.61

DEPARTMENT HEADS:

Park/Cemetery Depts

Superintendent Casey Myers provided a summary of park and cemetery activities. Cemetery: Eagle Scout Project installing section markers at Rose Hill is complete. More markers will be added as needed. Plaques for memorial benches have been installed. Photos taken by a drone will be used in brochures. Mowers were down for repair. Park: Photos of ditch bank work will be put on FaceBook. Myers is pleased with the outcome. The washout along Hidden Diamonds Drive has been repaired- Myers thanked other Depts for their help. The broken basketball backboard has been replaced. Myers will address a blow hole at Owen Park near the county drain.

Street/Cemetery Depts

Superintendent Brian Stimpson provided a summary of street dept activities. He noted his report indicated the last streetlight pole on State Road 9 was installed, however it was actually on State Road 8. He thanked council for allowing him to hire a temporary employee to fill in for another employee on leave. The new air compressor is installed and is much quieter than the old compressor. Employees have been busy fixing washouts. A catch basin on Oak Street that had been buried was uncovered and should improve drainage in the area. Stimpson's report included pictures of manhole structures on W Hazel Street. As part of the project, intersections are to get ADA sidewalks. The contractor for W Hazel Street is trying to keep one lane open for school buses. It was noted a public meeting was held for residents along the W Hazel Street Project to inform them about the project and hear their comments, questions, and concerns. Wynn said he plans to air future meetings on YouTube for those who aren't able to make it to meetings. There are two Field Directives for the W Hazel Street Project- (1) Drainage improvements to connect outfall into existing structure to assist with drainage for Ogle Street, and (2) addition of an ADA ramp at Oak and W Hazel Streets, and improved inlet. It's uncertain at this time, if the field directives will result in Change Orders. The street dept will be working on total patching, crack filling, and light pole installation in the coming weeks.

Water/Wastewater Depts

Council acknowledged receipt of the monthly report. In response to a question regarding the condition of the wastewater ponds, Forker said they are currently testing ok now. It is unclear if the Town will meet ammonia limits in the winter, when biological enzymes used to treat the ponds become less active. Forker indicated he has a plan to hold water and adjust the timing of effluent if necessary, to address elevated ammonia levels. Council voted to approve Forker's request to purchase (18) "pit" residential meters from EJP at \$155/each for a total of \$2,790. Motion made by Magnuson, seconded by Smolinske, carried 5 Ayes, 0 Nays. The Parker lift station control panel is in operation. The alarm system was back ordered.

OTHER COMMENTS:

Council set an executive session for Monday, September 23, 2019 at 5:30 pm to discuss the purchase of real property and employee job performance evaluation(s) as allowed per IC 5-14-1.5-6.1 (b) (1) (2) (D) & (9).

APPROVAL OF ACCOUNTS PAYABLE & PAYROLL VOUCHERS:

Magnuson motioned to approve Payroll and Accounts Payable Vouchers as of August 29, 2019, August 30, 2019, & September 10, 2019, seconded by Shultz, 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 7:39 pm, motion made by Smolinske, seconded by Shultz, carried 5 Ayes, 0 Nays. The next regularly scheduled meeting is to be held on September 24, 2019 at 6:00 pm, at the Albion Municipal Building, 211 East Park Drive, Albion, IN.

VICKI E. JELLISON, PRESIDENT

CHRISTINA K. MAGNUSON, VICE-PRESIDENT

JOHN D. MORR, MEMBER

DONALD J. SHULTZ, MEMBER

DAROLD R. SMOLINSKE, MEMBER

ATTEST: _____
CAROL A. SELBY, CLERK-TREASURER