

Albion Town Council
Tuesday, October 8, 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 6:00 pm. The Pledge of Allegiance was recited.

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

ABSENT: John Morr, Member

OTHERS: Carol A. Selby, Clerk-Treasurer
Stefen Wynn, Town Manager
Steve Clouse, Town Attorney
Matt Getts, KPC Media
Scott Cole, Police Dept
Terry Forker, Water/Wastewater Depts
Aaron McGinnis, Water/Wastewater Depts
Brian Stimpson, Street/Cemetery Depts
Stan Tipton, Park/Cemetery Depts
Sharon Leitch, Chain O' Lakes Festival Committee
Jeremy Sponseller, Triad & Associates, Inc
Dean Rummel, Schrader Real Estate
Bill Hargrowes, JPR Engineering
Keith Leatherman, Monarch Development
Barb Leatherman, Monarch Development
Jeff Weaver, Abonmarche

APPROVAL OF MINUTES: Minutes from the Executive Session & Regular Meeting on September 23, 2019 and September 24, 2019 were approved. Motion by Magnuson, seconded by Smolinske, carried 4 Ayes, 0 Nays.

ANNOUNCEMENTS:

Council President Vicki Jellison reported Council Member John Morr is on vacation. Town Manager Stefen Wynn is also on vacation, but came in to tonight's meeting for discussion on a sanitary sewer issue at the Village of White Oaks, and will leave thereafter.

OPEN DISCUSSION:

1. Jellison added discussion of a sanitary sewer issue at the Village of White Oaks as the first item under "New Business."

2. Wynn asked for permission to engage London-Witte Group to conduct an Economic Analysis Study for residential development. Council tabled the topic until the next meeting.

OLD BUSINESS: NONE

NEW BUSINESS:

1. Village of White Oaks – Keith & Barb Leatherman, Monarch Development

Keith & Barb Leatherman of Monarch Development, contractor for the next phase of development at the Village of White Oaks, were present to discuss an issue they experienced installing a new gravity-fed sanitary sewer line last week. During installation of an 8" pipe needed for the addition of (21) homes in the Village of White Oaks, a trench began to collapse and in the course of trying to remedy the situation, the sewer pipe was accidentally dislodged from the manhole. After an initial attempt to make the connection by inserting a 6" pipe into the 8" pipe was unsuccessful, Mr. Leatherman had the trench filled in, and returned materials to the vendor that he had purchased for the project and staged at the site. He is now requesting a lift station be installed, which the town would maintain, instead of proceeding with the gravity-fed system as per the drawings previously approved by the Albion Plan Commission.

Town Council Member Darold Smolinske, stressing the importance of new residential development and its impact on the community, provided estimates he had calculated on how much revenue the addition of 21 homes would add to Central Noble Schools and in property tax revenue. Water/Wastewater Superintendent Terry Forker, Assistant Superintendent Aaron McGinnis, and Town Manager Stefen Wynn also weighed in on the subject. As previously communicated to Mr. Leatherman during their visits to the worksite, a gravity-fed system is preferred by the town over a lift station due to the ongoing maintenance and electricity costs the town would incur in perpetuity. Also, since a lift station is already located in the Village of White Oaks, installing another one would result in one lift station pumping to another lift station which would be a costly and inefficient use of resources. Forker and McGinnis, offered alternative solutions to installing a lift station, and noted because most of the homes would be built on a higher elevation, and well-suited for a gravity-fed system, adding a lift station would only benefit approximately four to five homes. Alternative suggestions included having a contractor with the appropriate equipment, excavate the pipe and make the connection to the manhole as previously planned. He noted the pipe was very close, within 8 inches of the manhole. Another option was to have the home builder install pumps in each of the four to five homes affected in order to discharge sewage into a gravity-fed system.

Forker said even if a lift station were to be installed, the area where 56' of the 8" pipe was laid, should be excavated. Otherwise, it will cause problems in the future as the fill around it fills into the open-ended pipe, likely creating a suck hole which could jeopardize the integrity of the surrounding area. Council Member Don Shultz, Jellison, and Wynn all communicated their displeasure with the manner in which this situation was being portrayed to others in the community. In response to allegations the town

was not doing anything to help Monarch Development, Wynn said he has assisted Mr. Leatherman throughout the planning process of this phase of development. Also, town employees have been monitoring the worksite, providing input, and assisted at the site. When the problem occurred late last week, town employees used the town's Vactor truck to assist, and when it malfunctioned, they contacted another community for the use of their equipment to help. Monarch Development has not been charged for this assistance. Jellison reported council responded as expediently as possible, by allowing Mr. Leatherman to address council at tonight's meeting even though he was not on the agenda. After discussion, council asked Forker & McGinnis to contact a contractor specializing in this area to get a ball park figure for Mr. Leatherman on the cost of connecting the pipe for the gravity-fed system as per the original plans approved by the Albion Plan Commission.

2. 2020 Proposed Budget Estimates – Ordinance No. 2019-12 (2nd Reading)

Council voted to approve the proposed 2020 Budget and Ordinance 2019-12 on its second reading as follows. The total 2020 proposed budget is estimated at \$4,260,027.

Second Reading

Smolinske caused Ordinance 2019-12, *An Ordinance for Appropriations and Tax Rates*, to be read for the second time by title only. Magnuson motioned for adoption of the ordinance, seconded by Shultz, carried 4 Ayes, 0 Nays.

No objecting opinions were filed regarding the proposed budget. The adopted budget will be submitted to the Department of Local Government Finance (DLGF) through the state's "Gateway" website, and will be available for review by the public online.

3. 2020 Holidays and Office Closings – Resolution No. 2019-14

Council voted to approve 2020 Holidays and Office Closings for Town of Albion Employees. Motion made by Shultz, seconded by Magnuson, carried 4 Ayes, 0 Nays.

4. Approval of Grinder/Chopper for East Industrial Park lift station

Council voted to approve the most responsive and responsible quote from American Pump Repair & Service, Inc for \$38,533 for a grinder/chopper for the East Industrial Park lift station (near Bosch). Motion made by Shultz, seconded by Smolinske, carried 4 Ayes, 0 Nays. It was noted four vendors were solicited for quotes, only one quote was received. The equipment comes with a 5-year limited warranty. Council wants those industries served by the lift station to be contacted about contributing toward the cost.

5. Approval of Cemetery Deeds/Transfers

There were no deeds or transfers to consider.

DEPARTMENT HEADS:

Park/Cemetery Depts – Stan Tipton was present to provide an update on park and cemetery activities. Superintendent Casey Myers was on vacation. There is one area along the ditch bank in Hidden Diamonds Park that needs fixed due to 3" of rain we had recently. The matting looks good. Grass is growing and it looks like it is working to help

reduce flooding. Employees are continuing to mow, painting scheduled for this season is done. Leaf pickup is starting. Areas where weed killer was sprayed around some of the headstones in Rose Hill have been reseeded. The Noble County Public Library and Albion Parks Dept plan to team up in the near future to offer programs for the community. In response to a question about vandalism, Tipton said a recurring problem is the theft of toilet paper from the public restrooms. Magnuson reported as Albion Chamber President she received positive feedback from a park visitor about how beautiful, well groomed, and the variety of amenities Albion's park offer. Tipton said they hear a lot of positive comments about our parks, and noted for a small community we are very fortunate to have the park system that we do.

Street/Cemetery Depts – Superintendent Brian Stimpson provided a summary of his monthly report. The Brine applicator has arrived. The crack filler had a dead battery. A new battery charger was purchased. Street Dept activities include fixing potholes, raising a manhole, monitoring installation of storm sewers in Village of White Oaks, cleaning Total Patcher, moving a beaver dam at the Village of White Oaks, moving fill dirt from project areas to other areas to address drainage issues. The Vactor truck was taken to a dealer in Indianapolis for repairs. The dealer is to provide an estimate before repairing. A loaner vehicle was deemed too costly (approximately \$3800 per week) to pursue at this time. Door hangars were placed on W Hazel Street homes to inform residents about parking restrictions during curb installation. Steel plates were rented to place over driveways to allow access into the mobile home park and apartments. It was noted curb-faced sidewalk will be installed instead of a ditch between the road and sidewalk.

Water/Wastewater Depts – Superintendent Terry Forker asked if there questions on his monthly report. An updated scored card will be updated and sent later. Forker said Wessler Engineering is serving as the liaison between the Town and Kokosing on the Ammonia Project. There are still some issues that need addressed. A recirculating pump is not working, and the curtain installed in one of the ponds appears to have too much flex, a catwalk grate needs to be completed and the automatic louvers in the blower building are malfunctioning.

APPROVAL OF ACCOUNTS PAYABLE & PAYROLL VOUCHERS:

After discussion, Shultz motioned to approve Payroll and Accounts Payable Vouchers as of September 26, 2019 & October 8, 2019, seconded by Magnuson, carried 4 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 8:04 pm, motion made by Shultz, seconded by Magnuson, carried 4 Ayes, 0 Nays. The next regularly scheduled meeting is to be held on October 22, 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