

**Albion Town Council**  
**Tuesday, March 8, 2022, 6:00 pm**  
**TELECONFERENCE via GoToMeeting**  
**(Meeting ID# 280137509)**  
**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, Member  
Darold Smolinske, Member  
John Morr, Member

**ABSENT:** Don Shultz, Vice-President

**OTHERS PRESENT:**

Carol A. Selby, Clerk-Treasurer	Matt Getts, KPC Media
Jacob Ihrie, Town Manager	Scott Cole, Police Dept
J. Darrick Brinkerhoff, Town Attorney	Trince Hursey, Police Dept
Casey Myers, Park/Cem Depts	Corey Miller, Street/Cem Depts
Terry Forker, Water/Wastewater Depts	Lori Gagen, Catchy Creations
Richard Recker, Berean Baptist Church	

**APPROVAL OF MINUTES:** Minutes from the regular and executive meeting on February 22, 2022 were approved. Motion by Magnuson, seconded by Smolinske, carried 4 Ayes, 0 Nays.

**ANNOUNCEMENTS:**

1. Councilmember Don Shultz was unable to attend tonight's meeting.
2. The Town's Annual Financial Report has been submitted in Gateway as required and copies distributed to Council members and Department Heads.
3. Town Council President Vicki Jellison said she received some inquiries from people questioning why the Town would recruit a new Family Dollar/Dollar Tree store to be located across from a similar business (Dollar General Store) in North Ridge Village. She wanted to note for the record, the Town was not involved in recruiting businesses for this property.

**OPEN DISCUSSION: NONE**

**DEPARTMENT HEAD REPORTS:**

**Park/Cemetery** - Superintendent Casey Myers provided a summary of his monthly report. Lori Gagen, Catchy Creations was present to give a preview of the new website for the park (albionparks.com). A public hearing is planned for the April Park Board meeting to hear public comment on the Parks proposed Master Plan. Council took action on the following items, assuming approval by the Park Board.

- **HVAC Valleyview/Cemetery Shop** – Council voted to approve the lowest most responsive and responsible quote from Hile Heating and Cooling in the amount of \$7,800. Motion by Morr, seconded by Smolinske, carried 4 Ayes, 0 Nays. Other quotes included: AirStar - \$10,355.66, Gibson Heating - \$8,988, and 323 Services was solicited for a quote, but declined. (Cemetery and Park Funds are allocated to cover the cost.)

- **Asphalt Sealing Hidden Diamonds Park** – Council voted to approve the lowest most responsive and responsible quote from Pulver Asphalt Paving in the amount of \$5,000. Motion by Magnuson, seconded by Morr, carried 4 Ayes, 0 Nays. Other quotes included: Stevens Asphalt Maintenance - \$8,700, and 323 Services was solicited for a quote, but declined. (Park and Park Donation Funds are allocated to cover the cost.)

Magnuson reported Scott and Yvonne Cole have been selected as this year's Grand Marshals for the Chain O' Lakes Festival Parade.

**Street/Cemetery Depts** – Superintendent Corey Miller provided a summary of his monthly report. The department had one burial last month. There were six snow events resulting in many hours of snow plowing. Miller thanked his crew, as well as employees from other departments for helping plow snow. RFQs have been sent out for this year's tree trimming and removal program. Should quotes come back higher than funds allotted, the work may need to be split over more than one budget year. The required documents for this year's CCMG Project have been submitted to INDOT.

**Water/Wastewater Depts** – Superintendent Terry Forker provided a summary of his monthly report. He reported receiving 54 of 200 radio reads for water meters. He noted the order had been placed back in May of last year. The lift station near Dollar General is running properly now. Forker will be attending a 3-day conference in Indianapolis in April where he can earn continuing education credits. Council was agreeable to Forker sending out an RFQ for the purchase of a new truck with utility boxes for the water/wastewater depts. The purchase of the vehicle is included in the Capital Improvement Plan.

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

**1. Follow-up on Berean Baptist Church's paving project**

Richard Recker, representing Berean Baptist Church was present. Following up from the discussion at the Albion Town Council Meeting on February 8, 2022, Town Manager Jacob Ihrle reported he searched Town and County records for documentation regarding ownership of an area of property between Highland Park Drive and the Berean Baptist Church's parking lot. He found a recorded Plat from 1981 that includes a paragraph dedicating those types of areas to the public, however, there is no record those areas were ever accepted by the Town. Likewise, it was noted the Town does not maintain the area in question, and there are homes bordering this area, one of which utilizes the area to access their driveway and garage. Town Attorney J. Darrick Brinkerhoff reported he has not found any legal obligation for the Town to be responsible for the area.

In response to the prior request for the Town to reimburse the Church for paving, it was explained the Town has statutes and policies it must abide by when commissioning projects and/or providing financial assistance. Since the paving has already been completed, and on property not legally owned by the Town, the Town cannot provide reimbursement. Mr. Recker said he understood about the Town not being able to reimburse for the cost of paving the area.

He said he would like the Church to have ownership of the area to ensure future access to its parking lot, and that the Church could give access to the homeowner needing access to their driveway and garage. Recker mentioned pursuing a "Quiet Title" on behalf of the Church, which would require subdividing, and likely entail a complicated, time-consuming process. Town Attorney Brinkerhoff advised Council against agreeing to anything at this time, stating more

specific information would be needed before making any decisions. Council took no further action on the matter.

**OTHER COMMENTS:**

**TIF Neutralization & Annual Presentation to Other Taxing Entities**

Assuming approval by the RDC who will also consider this request at their March 9, 2022 meeting, Council voted to approve a request from Town Manager Jacob Ihrie authorizing him to hire Peters Municipal Consultants to complete this year's TIF Neutralization calculations and Annual Presentation to Other Taxing Entities. Motion by Morr, seconded by Magnuson, carried 4 Ayes, 0 Nays. It was noted Peters Municipal Consultants completed the work last year for under \$3,000. TIF funds are allocated to cover the cost.

**APPROVAL OF ACCOUNTS PAYABLE & PAYROLL VOUCHERS:**

Smolinske motioned to approve Accounts Payable Vouchers as of February 24, 2022 and March 8, 2022, 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 7:01 pm. Motion by Magnuson, seconded by Morr, carried 4 Ayes, 0 Nays. The next regularly scheduled meeting is to be held on March 22, 2022 at 6:00 pm, at the Albion Municipal Building, 211 East Park Drive, Albion, IN.

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VICKI E. JELLISON, PRESIDENT

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DONALD J. SHULTZ, VICE-PRESIDENT

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CHRISTINA K. MAGNUSON, MEMBER

\_\_\_\_\_  
JOHN D. MORR, MEMBER

\_\_\_\_\_  
DAROLD R. SMOLINSKE, MEMBER

ATTEST: \_\_\_\_\_  
CAROL A. SELBY, CLERK-TREASURER