

Albion Town Council
Tuesday, April 23, 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
John Morr, Member
Don Shultz, Member
Darold Smolinske, Member

OTHERS: Carol A. Selby, Clerk-Treasurer
Stefen Wynn, Town Manager
Steve Clouse, Town Attorney
Matt Getts, KPC Media
Kevin Kelly, Our Hometown News
Scott Cole, Police Dept
Bob Amber, Fire Dept
Jerry Sprague, Indiana VFA
Sharon Leitch
Several firefighters and their families.

APPROVAL OF MINUTES: Minutes from the Regular Meeting on April 9, 2019 were approved. Motion by Magnuson, seconded by Shultz, carried 5 Ayes, 0 Nays.

ANNOUNCEMENTS:

1. RDC Presidential Appointment – Brian Stolte

Town Council President Vicki Jellison has appointed Brian Stolte to the RDC.

2. Firefighter Recognitions

Fire Chief Bob Amber and Jerry Sprague, Indiana Volunteer Firefighter’s Association, were present to recognize the following firefighters for their accomplishments. Town Council President Vicki Jellison thanked the firefighters and their families for their service.

Indiana Volunteer Firefighter’s Association 10-Year Service Awards

Chris Cavanaugh, Ashley Gray, Jason Koontz, Joe Stover.

Indiana Volunteer Firefighter’s Association 25-Year Service Awards

Rick Aldrich, Robert Amber, Brad Jacob, Shawn Jacob.

Indiana Volunteer Firefighter’s Association 50-Year Service Award

Phil Jacob

Emergency Medical Responder - Blake Rollins, Nathan Wilz, Connor Marks, Gerardo Hernandez.

Firefighter II - Kody Forker

Emergency Medical Technician – Basic - Johna Peterson

25-Years of Service to the Albion Volunteer Fire Dept - Shawn Jacob

3. Robert “Doc” Korte

Town Marshal Scott Cole reported on the passing of retired Albion Town Marshal Robert Korte. Cole provided a brief history of Mr. Korte’s service to the Town and noted he was a special mentor to him. Council expressed appreciation for his years of service. Thoughts and prayers go out to his family.

OPEN DISCUSSION:

509 N York Street Property

Council members discussed at length, options regarding property at 509 N York Street. Several years ago, the Town demolished a house on the property which resulted in the placement of a lien. Delinquent property taxes are owed on the property. Subsequently, the property has been up for tax sale multiple times without successful transfer of ownership. As such, County Commissioners were going to sell the property to an adjacent property owner for a nominal fee. After Council expressed interest in obtaining the property in an attempt to recoup the cost of the lien and ongoing upkeep for mowing/weed control, Commissioners offered the property to the Town for \$1,587.00. During the course of discussion, Magnuson motioned to accept the Commissioners’ offer of \$1,587 to Quit Claim Deed the property to the Town. Jellison seconded, the vote did not carry with 2 Ayes, 3 Nays.

Further discussion ensued with a majority of councilmembers believing the overall costs involved with either trying to keep the property, or dispose of it would not be a beneficial endeavor for the town to pursue. As such, Council Member John Morr motioned to reject the offer made by County Commissioners to purchase it for \$1,587 and let the property be handled by the Commissioners. Second by Shultz, carried 3 Ayes, 2 Nays.

OLD BUSINESS:

Sidewalk on W Hazel Street

Magnuson reported she has been contacted by resident Deb Caswell regarding the sidewalk in front of her house. A portion was removed in the course of repairing a water leak. Wynn reported the sidewalk will be addressed as part of the W Hazel Street Paving Project.

NEW BUSINESS:

1. Consideration of Bids for W Hazel Street Reconstruction Project

Council learned it appears one bidder may have received, albeit unintentionally, more information from the engineering firm soliciting bids on behalf of the Town, than did other contractors bidding on the project. It was also reported bidders did not receive information on an addendum in a timely manner. Likewise, one contractor reported his questions were not answered by the engineer in a timely fashion. Council voted to exercise their right to reject all bids because of failure on behalf of the design engineer to communicate effectively with all bidders. Motion made by Morr, seconded by Shultz, carried 5 Ayes, 0 Nays.

Council then voted to re-bid the project in-house, rather than having the engineering firm solicit bids on behalf of the Town. Motion made by Morr, seconded by Shultz, carried 5 Ayes, 0 Nays. Council members discussed their displeasure with the engineering firm and requested Town Attorney Steve Clouse investigate as to whether or not the Town has any recourse against the engineering firm.

2. Consideration of Compliance Forms (CF-1) for Tax Abatements

The Tax Abatement Committee determined the below listed businesses to be in substantial compliance and recommended approving the CF-1 Forms. Magnuson made a motion to approve, seconded by Smolinske, carried 5 Ayes, 0 Nays.

B&J Specialty:

- CF-1/Real Estate Improvements (Res. 2012-19)
- CF-1/Personal Property (Res. 2013-09)
- CF-1/Personal Property (Res. 2014-01)
- CF-1/Personal Property (Res. 2018-02)

Busche Performance Group:

- CF-1/Personal Property (2016-17)

Dexter Axle:

- CF-1/Real Estate Improvements Building #4 (Res. 2008-20)

Store Master funding XVI LLC (Busche):

- CF-1/Real Estate Improvements (2012-04)

Wynn reported Brad Ebey, Shelbey Properties, submitted a Statement of Benefits Form (SB-1) for a tax abatement on a building that has been vacant for a year. The building is located along Courthouse Square (within TIF #1), common location 108 W Main Street. Wynn reported, to his knowledge all Economic Revitalization Areas are within the Industrial Park located within TIF #1, and not around Courthouse Square. He noted all existing tax abatements are for industrial uses and help an employer to hire or retain employees. The unsigned form submitted by Mr. Ebey did not specify the proposed use of the building or provide any estimations in regards to number of employees, or salaries. Council took no action on the Statement of Benefits (SB-1) Form.

DEPARTMENT HEADS:

Fire Dept

Council members acknowledged receipt of the department's monthly report. Fire Chief Bob Amber reported receiving an inquiry from the Larwill Township Fire Department expressing interest in purchasing the department's Grass Rig. After discussion, Council voted to proceed with selling the truck to Larwill Township Department for \$18,200. Motion made by Shultz, seconded by Smolinske. Wynn will prepare a Resolution in accordance with Indiana Code for future consideration by Council. Amber plans to pursue replacing P25 Radios and will provide pricing from J&K Communications at a future meeting. Amber provided an update on items listed on his Deadline Scorecard.

Police Dept

Council members acknowledged receipt of the department's monthly report. Town Marshal Scott Cole plans to submit a grant request to purchase (8) Bullet Proof Vests through the 50/50 Bullet Proof Vest Program. Vests are estimated at \$890/each. Cradle points are up and working and allow officer vehicles to be tracked on a map. Cole asked for input on appropriate disposal of old iPads used by the council. Town Attorney Steve Clouse will review options for disposing of taxpayer owned property and report back to council at a later date. The police department is staying on top of ordinance violations. Cole provided an update on a house on Elm Street. He noted the property owner is working on improving the property. In reference to the Town's Burn Ordinance it was noted if someone complains about smoke from a fire exacerbating a health problem, law enforcement and/or the fire department can request the fire to be extinguished.

Town Manager

Council members acknowledged receipt of the Town Manager's monthly report. The following items were discussed.

- An Executive Session was set for May 7, 2019 at 6:00pm to discuss employee evaluations and the proposed purchase of property.
- Department Heads will discuss Event Applications for the Chain O' Lakes Festival and Dave Knopp 5k.
- Streetlights are being replaced with LED lighting. Some globes will transition to acorn-shaped globes.
- Wynn will speak at Central Noble School on how water becomes clean for drinking.
- In an effort to involve the younger generation in community activities, several high school graduates have been enlisted to help judge the Chain O' Lakes Festival Parade.
- Dunn-Rite will assist in helping to put up the Town's decorative banners by using their bucket truck.
- The sidewalk at the entrance to the Albion Municipal is scheduled to be replaced soon.

APPROVAL OF ACCOUNTS PAYABLE & PAYROLL VOUCHERS:

After questions were answered, Shultz motioned to approve Payroll and Accounts Payable Vouchers as of April 11, 2019, & April 23, 2019 seconded by Morr, carried 5 Ayes, 0 Nays, submitted and reviewed, attested by Carol A. Selby.

ADJOURNMENT: There being no further business to be brought before the council in regular session, Jellison adjourned the meeting at 8:25 pm, motion made by Smolinske, seconded by Shultz, carried 5 Ayes, 0 Nays. An executive session is scheduled for May 7, 2019 at 6:00 pm. The next regularly scheduled meeting is to be held on May 14, 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