

Albion Town Council
Tuesday, May 10, 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
Don Shultz, Vice-President
Chris Magnuson, Member
Darold Smolinske, Member

ABSENT: John Morr, Member

OTHERS PRESENT:

Carol A. Selby, Clerk-Treasurer	Corey Miller, Street/Cemetery Depts
Jacob Ihrle, Town Manager	David Thieme, Jr., Police Dept
J. Darrick Brinkerhoff, Town Attorney	Terry Forker, Water/Wastewater Depts
Matt Getts, KPC Media	Casey Myers, Park/Cemetery Depts

APPROVAL OF MINUTES: Minutes from the regular meeting on April 26, 2022 were approved. Motion by Shultz, seconded by Smolinske, carried 4 Ayes, 0 Nays.

PUBLIC HEARING:

Consideration of Solar Ordinance No. 2022-05

Council President Vicki Jellison called the Public Hearing to order at 6:01 pm and asked for public comment. Town Manager Jacob Ihrle reported notice of the public hearing was published in the newspaper. No one has reached out for public comment on the proposed ordinance. Ihrle provided an overview of the changes. Changes include the addition of Section 5.3, Commercial Solar Energy Systems Over Lay District (CSES-OD), Section 6.21, Residential – Business Use Solar Array Standards, and amending Section 13.3, Definitions to include definitions pertinent to sections 5.3 and 6.21 regarding solar energy. Cheri Correa, Albion Plan Commission, was also present and said the proposed ordinance includes information on setbacks within the Town and it's 2-mile jurisdiction. There being no further comment, Jellison closed the meeting to public comment at 6:06 pm and opened the floor for discussion between council members.

Jellison thanked the Plan Commission and its subcommittee for their work on the solar ordinance. Ihrle said Senate Bill 911, dubbed the “Green Energy” Bill, goes into effect in July and includes provisions governing solar energy. The Town’s ordinance will be effective prior to that date and is a bit more restrictive than SB911. It was noted the Town’s goal was not to restrict solar energy in Albion, but rather to have some control over its installation. Ihrle also said because it is likely our firefighters would need to respond if a fire were to occur in a solar field, the ordinance includes language regarding adherence to fire codes, and provisions regarding fire safety training and equipment. It was noted the Town’s proposed ordinance closely resembles the County’s proposed ordinance on solar energy. After discussion, Council voted to approve Ordinance No 2022-05 on its first reading as follows:

First Reading

Shultz caused Ordinance No. 2022-05, An Ordinance to Amend the Subdivision Control Ordinance of the Town of Albion, Indiana to be read for the first time by title only. Shultz then motioned for adoption of the ordinance, seconded by Smolinske, carried 4 Ayes, 0 Nays. The second reading is scheduled for May 24, 2022.

ANNOUNCEMENTS:

1. Goodwill Truck and Spring Clean-up is May 14, 2022.
2. Council member John Morr had a prior commitment and was not at tonight's meeting.
3. A presentation for taxing entities impacted by TIF will be held at the May 11th RDC meeting.
4. Town officials are invited to a ribbon cutting ceremony and tours of the new County building on June 3, 2022 from 10am-12pm.
5. Applications for the Town's 50/50 Sidewalk Program will open tomorrow, and end June 15th.
6. Ligtel received grant funds to expand Internet service in Albion and surrounding areas.
7. There were 42 participants in this year's Chamber-sponsored Town Wide Yard Sale.
8. Waiving the fee for a Fall Yard Sale may be considered by Council in the future.
9. Council member Darold Smolinske will not be present at the May 24th meeting.
10. The Festival Kick-Off Cruise-in car show will be held June 3rd, 5-8pm, on Jefferson Street.
11. The Chain O' Lakes Festival will be held on Courthouse Square June 8th – 11th.

OPEN DISCUSSION:

Consideration of amending the Procurement Policy to increase the spending threshold will be placed on the May 24th meeting agenda.

DEPARTMENT HEAD REPORTS:

Park/Cemetery Depts – Superintendent Casey Myers provided a summary of his monthly report. There is a drainage issue in a town lot off of Liberty Street that needs addressed. Myers is getting quotes on removal of dead trees in the park and cemetery. The new roof on the restroom/concession building at Valley View Park has been replaced. The roof on the park/cemetery maintenance building at Valley View has a bad spot and will need addressed. The UTV has an oil leak and is out for repair. Fireworks donations are coming in. May 16th is the deadline for public opinion surveys to be submitted for the parks Master Plan. The Splash Pad opens May 27th. One of the Splash Pad structures has a computer issue and will be looked at by a representative from Water Play next week.

Street/Cemetery Depts - Superintendent Corey Miller provided a summary of his monthly report. The department patched and swept streets, and switched out the banners on Orange Street. The new (refurbished) street sweeper is expected to be delivered in about 2 weeks. Magnuson thanked the street dept for removing dead plants around the fountain on Courthouse Square and replacing LED fountain lights. Council members were agreeable to Miller's request to solicit quotes for curbing and paving on W Jefferson Street (York to Oak Streets). Prioritization of street projects was also discussed. Miller noted curbing is expensive, and he would like to do as many lane miles as possible while grant funding is available.

Water/Wastewater Depts – Superintendent Terry Forker provided a summary of his monthly report. Installation of a new grinder pump at the Noble County Jail is complete, and Forker reported seeing a big difference at the lagoons. Forker reported a pump went down at the lift station in North Ridge Village located by Dollar General. The pump is about 20 years old and a sister pump to the one replaced about three months ago. Both pumps are needed, and work alternate to one another. After discussion, Council voted to approve Forker's request to

purchase a new pump for the lift station by Dollar General from Wagner Electric in the amount of \$4,523. Motion by Shultz, seconded by Magnuson, carried 4 Ayes, 0 Nays.

OLD BUSINESS: NONE

NEW BUSINESS:

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

Town Manager Jacob Ihrle reported he conducted site visits and everything appears to be in order. Shultz motioned to approve the CF-1 Forms for tax abatements for the below listed companies. Seconded by Magnuson, carried 4 Ayes, 0 Nays. The forms are to be submitted to the Noble County Assessor/Auditor.

Busche Enterprise Division, Inc, dba Mobex Global:

CF-1/Real Property (Res. 2012-04) (\$1,500,000)

Busche Performance Group, dba Mobex Global:

CF-1/Personal Property (Res. 2016-17) (\$5,000,000)

North Ridge Village LLC:

CF-1/Real Property (Res. 2020-06) (\$920,000)

2. Information on proposed Central Noble School Infrastructure Project (TIF# 2)

Town Manager Jacob Ihrle provided information on a request from Central Noble School Superintendent Troy Gaff, for assistance with an infrastructure improvement project for the Albion Elementary School Gymnasium. They are requesting TIF funds to be used towards the project. The Redevelopment Commission will consider the request, and then Council will consider the RDC's recommendation at a future meeting.

APPROVAL OF ACCOUNTS PAYABLE & PAYROLL VOUCHERS: Smolinske motioned to approve Accounts Payable & Payroll Vouchers as of May 5, 2022 and May 10, 2022. Magnuson 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 6:57 pm. Motion by Magnuson, seconded by Shultz, carried 4 Ayes, 0 Nays. The next regularly scheduled meeting is to be held on May 24, 2022 at 6:00 pm, at the Albion Municipal Building, 211 East Park Drive, Albion, IN.

VICKI E. JELLISON, PRESIDENT

JOHN D. MORR, MEMBER

DONALD J. SHULTZ, VICE-PRESIDENT

DAROLD R. SMOLINSKE, MEMBER

CHRISTINA K. MAGNUSON, MEMBER

ATTEST: _____
CAROL A. SELBY, CLERK-TREASURER