

Albion Town Council
Tuesday, July 14, 2020, 6:00 pm
TELECONFERENCE via GoToMeeting
(Meeting ID# 280137509)
Albion Municipal Building
211 East Park Drive, Albion, IN, 46701

AS A RESULT OF THE WORLD HEALTH ORGANIZATION'S DECLARATION OF A GLOBAL CORONAVIRUS PANDEMIC, (aka CoVid-19) AND AS AUTHORIZED PER STATE OF INDIANA GOVERNOR ERIC HOLCOMB, VIA EXECUTIVE ORDER NO. 20-09, DATED 3/23/2020, "RELATING TO THE CONTINUITY OF OPERATIONS OF GOVERNMENT, PAGE 2, ITEM 4 (A) "OPEN DOOR LAW," THE ALBION TOWN COUNCIL HELD THIS MEETING VIA ELECTRONIC COMMUNICATION. THE MEETING WAS HELD IN CONJUNCTION WITH GOVERNOR HOLCOMB'S EXECUTIVE ORDER NO. 20-08, DATED 3/23/2020, "DIRECTIVE FOR HOOSIERS TO STAY AT HOME," AND EXTENSIONS THEREOF.

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 (Present)
Don Shultz, Vice-President (Present)
Darold Smolinske, Member (Present)
Chris Magnuson, Member (Present)
John Morr, Member (Electronically)

OTHERS: Carol A. Selby, Clerk-Treasurer (Electronically)
Tena, Woenker, Town Manager (Present)
Steve Clouse, Town Attorney (Present)
Matt Getts, KPC Media (Present)
Bob Amber, Fire Dept (Present)
Casey Myers, Park/Cemetery Depts (Electronically)
Stan Tipton, Park/Cemetery Depts (Present)
Corey Miller, Street/Cemetery Depts (Present)
Terry Forker, Water/Wastewater Depts (Present)
Aaron McGinnis, Water/Wastewater Depts (Electronically)
Lori Gagen, Augusta Hills LRCC (Present)
Amy Leedy, Augusta Hills LRCC (Present)
Jim Clevenger, Dixon Engineering (Electronically)
Johna Peterson, Fire Dept (Electronically)
Darian Allen, Albion Temple Association (Present)
Mike Shellman, Albion Temple Association (Present)
Daniel Gallo, Bosch (Present)
Tom Dukehart, Bosch (Present)
Gustavo Pucheco, Bosch (Present)
James Nagode, Bosch (Present)
Soundar arajan Rajan, Bosch (Electronically)
Aaron Hutton, Wessler (Electronically)
Jacyn Diehm (Electronically)
Everett Newman, Newman & Newman (Present)

APPROVAL OF MINUTES: Minutes from the meeting on June 23, 2020 were approved. Motion by Smolinske, seconded by Shultz, carried 5 Ayes, 0 Nays.

ANNOUNCEMENTS:

The Town-wide Yard Sale is scheduled for July 16-18th. The Town-wide Clean-up is scheduled for July 25th beginning at 6am. The same day, the Albion Chamber is sponsoring a Goodwill Truck from 9am-12pm in the parking lot off S Orange/St Rd 9 across from the Post Office, and Grace Christian Church will be selling pork burgers at the stoplight.

OPEN DISCUSSION: NONE

OLD BUSINESS:

Jellison reported she contacted members of the S.T.A.R. Team regarding the Hometown Collaborative Initiative (HCI) project. They have scheduled a meeting to discuss finalization of the Alley Activation Project. More information should be available by the next council meeting.

NEW BUSINESS:

1. Approval of Tax Abatement – Bosch Resolutions 2020-11 & 2020-12:

Several representatives from Bosch were present to provide information and answer questions on their upcoming expansion project. Jellison said she was pleased they chose Albion for their expansion project. Likewise, Bosch representatives expressed appreciation for the incentives offered by the Town. After discussion, Council voted to approve the recommendation by the Tax Abatement Committee and Redevelopment Commission to approve real estate and personal property abatements as outlined in Resolution 2020-11 (Motion made by Magnuson, seconded by Shultz, carried 5 Ayes, 0 Nays) and Resolution 2020-12 (Motion made by Magnuson, seconded by Shultz, carried 5 Ayes, 0 Nays). It was noted the Albion Plan Commission reviewed the development plans. A Public Hearing will be held on July 28, 2020 to hear any remonstrances and objections after which Council will take final action on the Resolutions, complete the Findings of Fact, and the Statement of Benefits.

2. Approval of Zoning Request – Diehm/Plan Commission – Ord. No. 2020-13

Council voted to approve a recommendation by the Albion Plan Commission to rezone properties along E. Main Street/State Road 8 from Industrial Heavy to Commercial Highway. Petitioner Jaclyn Diehm, explained she would like to operate a small hair salon in her garage at 1134 E Main Street. In reviewing her request, members of the Albion Plan Commission realized zoning in this area may be too restrictive, and determined other properties in that block would benefit from the zoning change. After discussion, and acting on the recommendation from the Plan Commission, Council voted to approve Ordinance No.2020-13 on its first reading as follows.

First Reading

Shultz caused Ordinance No. 2020-13, *An Ordinance to Amend Zoning Map of the Town of Albion, Indiana from “IH” to “CH” for the Parcels Commonly Known As: 1122*

East Main Street; 1126 East Main Street; 1130 East Main Street; 1134 East Main Street; and 101 East Park Drive. Shultz motioned for approval of the ordinance, seconded by Magnuson, carried 5 Ayes, 0 Nays. The second reading and final adoption will be considered on July 28, 2020.

3. Augusta Hills Learning, Recreation & Community Center Presentation

Lori Gagen and Amy Leedy were present to provide information on the Augusta Hills Learning, Recreation, & Community Center. The facility located at 2080 W 300 N, Albion sits on 6 acres and includes a Lodge, Barn, and future Gym with Elevated Track. Gagen shared the mission, vision, and values of the organization, and provided information on its history, areas of focus, and outlined how those interested can become involved.

4. 50/50 Façade Grant recommendations from RDC

a.) **Doc's Hardware** – This item was tabled to allow petitioner Don Merriman to make adjustments to his Façade Grant Application.

b.) **Newman & Newman** – Petitioner Everett Newman was present to provide an overview of the proposed project at 107 W Jefferson Street, commonly referred to as the “old Opera House.” The building currently serves as attorney offices. The project includes replacing doors and windows. After discussion, Council voted to approve the recommendation made by the RDC to approve granting \$9,715 in TIF #1 Funds, which is 50% of the lowest most responsive and responsible quote. Motion made by Magnuson, seconded by Smolinske, carried 5 Ayes, 0 Nays.

c.) **Albion Temple Association, Masonic Lodge & Order of Eastern Star**
Temple Association members Darian Allen and Mike Shellman were present to provide information on the proposed project which includes installation of a metal roof on the building at 101 N Oak Street. After discussion Council voted to approve the recommendation made by the RDC to grant \$5,250, which is 50% of the lowest most responsive and responsible quote. Motion made by Magnuson, seconded by Smolinske, carried 5 Ayes, 0 Nays.

5. Consideration of Quotes for 50/50 and Town Sidewalk Projects

Woenker reported only one quote was received for this year's sidewalk projects. After discussion, Council voted to approve awarding the projects to Pulver Asphalt Paving in the total amount of \$31,301. Motion made by Shultz, seconded by Magnuson, carried 5 Ayes, 0 Nays. The RDC approved using TIF Funds for those projects in TIF areas, and up to \$7,000 towards the sidewalk replacement by Doc's Hardware which was added to be done in conjunction with an upcoming mural project. CEDIT Funds will be used for the sidewalk project on East South Street. Property owners will be responsible for their portion of the 50/50 sidewalk projects.

6. Consideration of 2021 Fire Protection Agreement

Council voted to approve increasing the 2021 Fire Protection Agreement between the Town and Trustees by 3%. Motion made by Shultz, seconded by Smolinske, carried 5 Ayes, 0 Nays. Fire Chief Bob Amber reported the bulk of the increase is slated for

increasing appropriations for part-time firefighters to improve daytime coverage. Woenker will update the agreement, and obtain council and trustee signatures at a later date.

7. Approval of Firefighter Officer Election Policy

This item was table until the next meeting on July 28, 2020.

8. Consideration of Dixon Quote for Water Tower painting & RFQ assistance

Jim Clevenger, Dixon Engineering participated electronically to provide an overview of the quote and answer questions. The proposed quote is for services to assist the town in the process of drafting specifications, bidding, selecting, and contracting with a vendor to shroud, sandblast and paint the East Industrial Park Water Tower. After discussion, Magnuson voted to approve the quote for a flat, lump sum, Not to Exceed figure of \$4,500. Smolinske seconded, carried 5 Ayes, 0 Nays. Clevenger said he would have the agreement amended to clarify the \$4,500 amount is a Not to Exceed amount. Water Funds are allocated for the fee.

9. Consideration of Wessler Contracts for Phase 2 planning for ammonia project

With Aaron Hutton of Wessler Engineering participating electronically, Superintendent Terry Forker present, and after lengthy discussion, Council voted to approve Amendment No. 02 to the Agreement between the Town and Wessler Engineering, Inc for Wastewater Treatment Improvements in an amount Not to Exceed \$54,500. Motion made by Jellison, seconded by Morr, carried 3 Ayes, 2 Nays per Magnuson and Shultz. Shultz expressed a lack of confidence in Wessler because Phase 1 of the Ammonia Treatment Project failed to bring the Town in complete compliance with IDEM limitations. Magnuson was concerned that Wessler cannot provide a guarantee that Phase 2 improvements will work. Hutton explained aeration added to the lagoon system in Phase 1, did improve ammonia levels, bringing them into compliance in warmer weather, but the Town has been out of compliance in colder weather. He said the temperature of the water is fighting us the most. KML, the company providing the Town with biological enzymes to aid in nitrification, is also conducting testing on the town's influent to see what might be inhibiting nitrification. Forker reported he is waiting on those results. Forker spoke in favor of hiring Wessler, and noted the main issues experienced with Phase 1, were with Kokosing, the contractor responsible for installation of the improvements, and not with Wessler, who provided the design engineering. Hutton sympathized with Council's frustration, noting it's a challenge to retrofit the ponds to do something they were not initially designed to do (remove ammonia). Hutton reported they plan on involving their expert, Dr. Bob Golden with Phase 2 as he has extensive knowledge in this area. Council reiterated that they have high expectations.

10. Approval of Cemetery Deed

Council voted to approve the following cemetery deeds. Motion by Shultz, seconded by Smolinske, carried 5 Ayes, 0 Nays.

Eileen Pearson – Section N, Lot 152, Graves 3 & 4

Donald & Judith Campbell – Section M, Lot 173, Graves 3 & 4

11. Department Head Reports:

Council acknowledged receipt of written reports for the Park, Cemetery, Street, Water, and Wastewater Departments. Stan Tipton provided a summary of park and cemetery activities. A sewer line has been installed for the new restroom to be located by the basketball court at Hidden Diamonds Park. Facilities are being sanitized daily. The Splash Pad is up and running. Painting is underway. Greg Bricker was hired part-time to assist with groundskeeping. KPC reporter Matt Getts commented on how impressed he is with how immaculate the parks are given their high usage. Superintendent Corey Miller reported hid department used the Total Patcher to fill some very wide and deep cracks in the road at the Village of White Oaks. Magnuson is concerned water puddling near the ADA ramp recently installed by INDOT near Doc’s Hardware may turn to ice in winter. Woenker said she has had difficulty getting through to CSX about the poor condition of the 7th Street Railroad Crossing. Superintendent Forker said the service barge/pontoon is being used and has been very helpful for cleaning the discs at the ponds and removing posts.

APPROVAL OF ACCOUNTS PAYABLE & PAYROLL VOUCHERS:

Shultz motioned to approve Accounts Payable and Payroll Vouchers as of July 2, 2020 and July 14, 2020. Seconded by Magnuson, 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 8:20 pm. Motion made by Magnuson, seconded by Smolinske, carried 5 Ayes, 0 Nays. The next regularly scheduled meeting is to be held on July 28, 2020 at 6:00 pm, at the Albion Municipal Building, 211 East Park Drive, Albion, IN. Should the Town continue to be under a public emergency, the meeting will be held via electronic communication.

VICKI E. JELLISON, PRESIDENT

DONALD J. SHULTZ, VICE-PRESIDENT

CHRISTINA K. MAGNUSON, MEMBER

JOHN D. MORR, MEMBER

DAROLD R. SMOLINSKE, MEMBER

ATTEST: _____
CAROL A. SELBY, CLERK-TREASURER