

MEETING MINUTES

108 E Randolph ST., LaPaz, IN 46537

Thursday July 8, 2021 6:00 PM

Council Members

Roger Ecker, Pres.

Ryan Young

Kelli Chavez

Council Members present: Roger Ecker, Ryan Young, and Kelli Chavez-tardy

Council Members absent – none

Town Clerk- Treasurer – present

Town Attorney – present

Call to order – meeting started at 6:00PM

Patrons: Paul Tyler, Linda Tyler, Steve Stacy, Linda Sanders & Jon Borges from Wessler, Kevin Berger from Easterday Construction, Phil Ellinger.

Approval of Minutes: President Ecker made a motion to approve June 10, 2021 minutes as written. Young seconded the motion. – Roll call. 2 ayes / 0 nays – motion carried.

Old Business: No update from Chavez on unsafe building meeting and code. The town will need to update our building ordinance. The council will review at next month meeting.

Kevin Berger: he is closing on Riverside Commons in August. He is to meet with TRC on Tuesday. He plans to apply for building permits either Tuesday July 13th or Wednesday July 14th for both projects. Marshall County Inspector will do the permits.

Wessler: Linda Sanders and Jon Borges handed out and went over the water survey plan with options and alternatives with the council. Gave 3 options for treatment: 1. chemical. 2. Package treatment system (see pg 1). 3. Vertical pressure system for iron. Water Storage: towers, water demands now and future (pg 5). Evaluation of alternatives on pg 6. The need for 2 wells with 150 gallons per minute with ability to expand. Recommendations: Treatment - vertical pressure filters. Storage – tank size 250,000 gallons times 2 tanks. Distribution System - 8" pipes for entire town (pg 11). Jon presented a service area map: yellow lines = town limits. Figure A-1 – red lines = service area. Figure A2 = possible future development. Figure A3 = site locations. Figure A5 = general semantics. Figure A6 – package treatment unit. Figure A7 – PTU floor plan. Figure a8 – distribution system (dk. blue lines= 6" pipes/ lt. blue = 8" pipes) Cost estimates (worse case scenario) were approximate 14.5 million for total project. Property owners will be responsible for the cost of the line from street to home. Asphalt repair is estimated at \$14,000.00 for streets. Ecker to see if school interested in hooking up. Wessler to help with Baker-Tilly for finance of project. Also round two of SWIF grant might possibly help. Discussion to continue at August meeting.

Park: Ecker was expecting the township trustee to attend this meeting to discuss the issues. He was concerned about both entities having insurance on the park. Attorney Wagner stated the town needs to enter into an inter-local agreement with the township to establish a park board, to put the land into the park board name and to run the way the state statute states.

MVH: Taking care of grass along curbs on Michigan Street. Ditches still holding water. Paul would like to fill the ditches in along east side of Michigan Street so it would be easier to mow. The town could use dirt from new apartment complex. Department has been picking up tires around town. Discussion was made if in future town would do again.

Page 2 minutes continued:

Sewer Dept: Jerry on vacation. The plant is running smoothly.

New Business: The congregation of the Church of God on Michigan Street is disbanding. President Ecker was speaking with them regarding for the town acquiring the building for the town. The town would need to add it to our budget, have personal to run and keep clean, and then could rent out as a community center. Ecker is checking into grants from OCRA with Shannon McLeod. The roof would be fixed (\$80,000 - \$100,000) with the church insurance for the storm damage.

Resolution for Abatement: Giving tax abatement to the new apartment complex. Ecker made a motion to approve Resolution #04-2021 tax abatement for Easterday Construction. Young seconded the motion. Roll call: 3 ayes – 0 nays. Motion carried 3-0.

4th of July parade in 2021 was very successful. The town is very interested in continuing. It will consider changing route to start in town park area. Discussion was made on improvement for next year as far as registering parade participants, theme and possible judging of entrants. Roger reported the parade had 45 entries, 110 people for services and 165 for dinner. Many asked how to participate in next year's parade.

Blue Zone: A walk through of what the town has and its issues. One issue was the park and potential problems- being owned by the township and the need of a park board. Show cased was the Albert guest house and gathering place property the blueberry plantation, Mac's Market, Stiles Automotive, Dollar General and the restaurants. Thought process – a healthy life style and physical activity needed. The town needs better walking trails to connect areas as the water park to business areas. The big picture is to tie all the areas of town together in walking trails. Walk took one hour 28 minutes long.

Ordinance Violations: President Ecker requested council members go around their designated town sections and take photos of violations. He wants the photos turned in to clerk by next Thursday. Clerk has had many complaints about how the town looks as far as people not taking care of their properties

Bids for Destruction: 101 S Michigan, blue apartment building – discussion was made as to what is needed in the bid. Suggestions of companies were made.

Patron Comments: Phil Ellinger suggested the town bill 6 months in advance so money can put towards principal. Dean Snyder sent a letter to the council thanking the town for putting the millings along First Road and keeping the road in good condition.

Attorney Update: The unsafe building committee is still meeting but will act as a hearing board. Several of the ADA resolutions can be passed all at once. Transition plan needs to be published once done by the council. To be continued at August meeting.

Clerk Update: Town received their disbursement from filing liens - \$4,425.25. 16 new sewer liens were filed. 1 ordinance violation lien filed and 22 lien releases filed. The clerk will start filing liens every 3 months as per the sewer ordinance allows in order to keep pressure on the continual nonpayment by the same customers. The clerk is working on the 2022 budget and asked council for input. She asked to put aside money for new lawn mower for street department since Taylor is using his own lawnmower for the town. Ecker asked Tyler to bring estimates for equipment at the next meeting. Clerk informed the council there is a 5% increase in the dispatch fee for the police department in 2022. Clerk asked if council wanted to add to the rainy day fund. Ecker asked to hold off on that.

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Financials: President Ecker made a motion to approve APV'S from June 11th – July 8th. Young seconded the motion. Roll call: 3 ayes – 0 nays. Motion carried 3-0.

Adjournment: President Ecker made a motion to close the meeting. Young seconded the motion. Roll call: 3 ayes – 0 nays. Motion carried. Meeting adjourned at 7:28 PM



Roger Ecker, Council President

8-12-2021

date



Ryan Young, Council Member

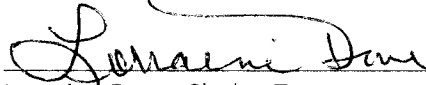
8-12-2021

date

ABSENT

Kelli Chavez, Council Member

date



Lorraine Dove, Clerk – Treasurer

8/12/2021

date