

TOWN OF ADVANCE

MEETING MINUTES

LOCATION: TOWN HALL

July 12, 2021

7:00 PM

112 N. Main – P. O. Box 67 Advance, IN 46102 Phone: (765) 676-6611 – Fax (765) 676-6696

Email: [advanceCT@townofadvance.com](mailto:advanceCT@townofadvance.com)

Council Members: Melody Fry, Dale Thompson, Amanda Lyles and Jim Caldwell

Clerk Treasurer – Shari Johnson

Marshal: Brad Thomas

**Attendees:** Council Members: President Fry, Amanda Lyles, Jim Caldwell, and Dale Thompson

Marshal: Brad Thomas

Clerk-Treasurer: Shari Johnson

Others in attendance: Dan Bewley, Lisa Henry, Jeff Hopper, Keith Cromwell, Gary Ladd, Timothy Pierson, Larry Pierson, Jerry Smith, Alma Smith, and Barry Gillian

**President Fry called to order the Council Meeting at 19:00 p.m.**

**Pledge of Allegiance**

**Rules of Order**

**Bev Matthews – IMPA/Rate Study Findings:**

Ms. Matthews stated that the distribution cost of the electric utility, and to cover the costs of the utility for replacement would be \$702,000.00.

An average was taken from 2017-2021. A recommendation was \$200,000.00 be place in the depreciation fund including \$20,000.00 annually transferred to build up the depreciation fund and that the town was in good shape financially in the electric utility. 150 -200 days of cash on hand helps to have a high bond rating.

Costs of service study were collected through the current rates. Recommendations were no rate increase but recommended to cover cost distribution and change block rates, i.e., 30 kw increase to 300 kw. Rates need to be structured comparatively with other energy providers such as Duke.

A recommendation was also made to simplify the classification and to update rates to collect proper revenue from each rate classification; in addition, an increase in security lighting fees was recommended. The rate charges affect different customers. Some residents will see an increase in charges, and some will see a decrease.

Changes are recommended to be increased over a two-year period and to keep the quarterly tracking factor to adjust with fuel surcharges. Proper cost recovery will be presented, and billing simplification for better customer understanding.

Councilman Caldwell stated we are not raising rates other than security lights and cost recovery by reconstruction of the rate structure for the town.

Miscellaneous charges were discussed. CT advised rates needed to be reviewed to be consistent with the water and wastewater charges.

**Gary Ladd, Ladd Engineering – Update on WWTP:**

The blowers are operative, the oxidation ditch has been dismantled, and intentions to replace the plant lift station check valve were discussed. Anticipation of completion is a month away.

Councilman Caldwell questioned if inoperable septic tanks be plugged up to reduce infiltration? Mr. Hopper stated an internal plug could be placed. Councilman Caldwell questioned Mr. Hopper to see if he could inspect unused tanks and plug them up and advise the town the costs.

**Councilman Caldwell made a motion to approve the invoices and payment from SRF for \$56,642.00 and OCRA funds released for \$42,188.18, for a total of \$101,830.18 and authorization for President Fry to sign. Councilman Thompson seconded. All in favor, motion passed.**

Mr. Ladd stated for CCMG he had prepared plans and project manual and set up a bid date for August 2, 2021. Mr. Ladd stated the bid needed to be placed the ad and published twice. CT advised she could get in the paper and paper had limited publication dates and that legislation changed for publication requirements.

Councilman Caldwell questioned Mr. Ladd how long it will be for paving because storm drains needed to be repaired prior to work. Also, Councilman Caldwell stated there were trees and stumps that needed to be removed prior to work being done.

CT questioned whoever gets the award to do work if sidewalks would be subcontracted out to be taken care of and Mr. Ladd advised yet.

BIDS were presented for tree removal at 303 E. Wall Street for \$3150.00 and 412 E. Wall Street for \$1900.00.

Councilwoman Lyles made a motion to approve quotes from CCR Trees and More LLC for \$3150.00 and \$1900.00. Councilman Thompson seconded. All in favor, motion passed.

### **BIDS for Trash Contract with Town:**

CT Johnson advised per attorney's recommendation to get three quotes for the Town's trash service. President Fry opened the sealed BID. Only one quote was presented.

Discussion of BID ensued, and rate would increase from \$10.50 to \$12.00, and the monthly payment would be \$2088.00.

Discussion of park dumpster was discussed. The rate of dumpster purchase would be \$600.00, \$55.00 to empty the dumpster weekly during operating season and \$25.00 a trip on an on-call basis during the winter months.

Councilwoman Lyles made a motion to accept the Smith Trash BID for Town Trash services. Councilman Thompson seconded. All in favor, motion passed.

Discussion ensued regarding disposal of hazardous trash.

The Trash contract will automatically renew every August. Should Smith Trash or Town have concerns on the contract, the concerns will be addressed at that time and amended.

Mr. Bewley, Park Department President, questioned if the dumpster needed to be on a concrete slab and Mr. Smith advised it would be better and preserve the life of the dumpster. President Fry questioned with the new parking lot, could a corner of the lot be used. Smith advised the asphalt could be torn up. CT stated a locking bar needs to be placed on the dumpster to avoid misuse. Smith stated the parks department would need to advise when they are ready for the dumpster. Ms. Henry questioned if they would just call when removal was needed, and Smith advised yes. CT advised billing needed to go to her.

### **Pierson – Request to Speak:**

Mr. Pierson stated he is trying to purchase 14 parcels from Sonny Carter. His business plan was not to be property owner and rehab homes. Mr. Pierson had spoken to Maria McKinnon (realtor) about properties. Multiple times, Mr. Pierson stated there was a packet for the Council. CT advised packet was received and emailed for Council to review at their leisure, as the note on the packet stated. The costs for project are large. The Council was requested to give input towards this project. A letter of support was requested from the Town.

Councilman Caldwell stated CT forwarded to Town Attorney for review.

Mr. Pierson stated a 10-15% deposit of home costs would need to be down and then lease terms would ensue. The deposit is non-refundable and felt if individuals put this money down, they would be less apt to move. Funding is still being pursued to purchase properties. Closing for all these properties is anticipated to be July 30, 2021. Assistance was requested from the Council about how they wanted the interior of the homes to be designed.

Marshall Thomas questioned what the down payment would be? Mr. Pierson stated \$10,000.00 and \$15,000.00 would be the estimated down payment.

Discussion ensued regarding housing sales and costs. Marshall Thomas questioned if they are background checked and utility payment history. Mr. Pierson stated they had no experience for this undertaking and background checks would be done.

**President Fry made a motion to close the meeting and open the public hearing.**

Discussion of additional appropriation funds for Park/General Funds of \$40,000.00, Donation Fund of \$8500.00, Cares Act Fund of \$10.00 and MVH Funds of \$6414.00 for a total of \$54,924.00 was presented.

No comments were presented.

Councilman Caldwell made a motion to close the public hearing. Councilman Thompson seconded. All in favor, motion passed.

President Fry read the Additional Appropriations Resolution 2021-03.

Councilman Caldwell made a motion to suspend the rules and consider Additional Appropriations Resolution 2021-03. Councilman Thompson seconded. All in favor, motion passed.

Councilwoman Lyles made a motion to approve Resolution 2021-03. Councilman Thompson seconded. All in favor, motion passed.

**Councilman Caldwell made a motion to approve the meeting minutes for June 14, 2021. Councilwoman Lyles seconded. All were in favor, motion passed.**

**Councilman Thompson made a motion to approve claims for June 14, 2021, in the amount of \$118,208.64. Councilwoman Caldwell seconded. All in favor, motion passed.**

**Park - Dan Bewley Presented:**

The last meeting the Park Board met, Councilman Caldwell and CT Johnson attended.

The next race is June 18<sup>th</sup> at the RC track. A new volunteer/member for the park is Max Lane who is helping with weeds kept down. Max needs to be added to the insurance roster for the Town.

Playground equipment is being researched. Councilman Caldwell stated grants can't be pursued if cost is unknown.

The permit was received. Ms. Henry stated non-profit could sell food out of the concession. CT Johnson questioned if the parks department received some of that revenue. M. Thomas stated the spaced should be leased. I advised that would be something to discuss with the Town Attorney. Discussion of food trucks coming in and selling food ensued.

CT Johnson asked if an entry fee for races had been received?

Mr. Bewley stated not yet. They didn't know how to charge for those. He doesn't know if a check will be presented for races.

An estimate for concrete work for benches to have pads places at the park was presented and a pad for the dumpster was also included.

A play set, a chain in post set to keep cars out of track, and another track to be made with landscaping at the park are future expenditures the park wants.

CT Johnson questioned how the park's department wanted to stripe the parking lot. Councilman Caldwell stated angle parking would be a suggestion. CT stated she would reach out to contractor for striping. Mr. Bewley questioned when paving would begin and Councilman Caldwell stated the Town would be advised when paving/striping would occur.

Councilman Caldwell made a motion to ratify Baumgartner's BID of \$54,914.00 to include striping of the parking lot. Councilwoman Lyles seconded. All in favor, motion passed.

**UMAC – President Fry read report:**

For June, total gallons pumped was 1,333,000 gallons and billed consumption was 779,425 for a loss of 553,575 gallons. (tanker training accounted for part of difference). The spare pump was attempted to being installed but the mounting bracket was not right and had to be sent back. Wiring on the old starter was adjusted and is holding. The well was tested, and it had a burnt starter, so it was replaced. The sewer plant is running well and still under construction.

**Hopper Excavating – Keith Cromwell read report:**

Work completed in June was line locates, disconnects, and reconnects, check for septic issues, hang flags, patch holes on east and west Wall St. mowing and septic pumping.

**IMPA – President Fry read report:**

For June, three service requests were completed. Work done was disconnection of a service line for safe demolition at 201 Roark, line locates for underground line at 329 West Wall St. and contract for removal of trees at 206 E. Wall. No poles were replaced and there were no outages in June.

**IMPA Commissioner's Report – Councilman Caldwell:**

Councilman Caldwell stated Councilwoman Lyles and CT Johnson were in attendance. Discussion at the meeting was reduction in carbon emissions.

CT Johnson stated 134 Water meters were converted to the Tantalus system.

**President Fry read Engineering Report:**

**Fire – Keith Cromwell read report:**

For the month of June, the fire department had 9 EMS, and 4 Fire, 1 HazMat and 2 MVAs.

**Police – Marshall Brad Thomas:**

M. Thomas presented in June there were 9 runs which included two welfare checks, two dog related, a false alarm, one accident, smell of gas at Co-Alliance and one mental patient. A welfare check was done. No active warrants or probation concerns currently. One registered sex offender is being monitored. Welfare checks are being done.

Deputy Hitch's police powers were taken; he has begun testing to waive academy training. Deputy Hitch has been helping with painting for CT.

Reserve Bewley has assisted with the food pantry and visible at RC track.

Reserve Perisho and Demaree have placed 40 hours of pre-basic.

Discussion of Deputy Hitch having no time off.

Grant money may be awarded for training but no funds for firing range.

The Code Enforcement of the RV status was discussed. The RV is still an issue. Legal Counsel has not heard word regarding.

Discussion ensued.

**Clerk-Treasurer – Shari Johnson:**

No concerns were presented for the fund or appropriation report. Sewer was in a positive cash balance of \$88.00. She stated she currently being audited and did not want to have a 4<sup>th</sup> infraction of the sewer operating being in a negative cash balance. The appropriation report reflects spending through June. CT meets with DLGF next week and needs all budget numbers before her meeting or she will have to set the budget numbers for the departments.

CT presented a letter from a developer.

CT explained the adjustments. Some were for uncollectable delinquent accounts, TRECS below \$25.00 as it is in uncollectable, pool credits, fire contract credit, input errors are

Councilman Thompson made a motion to approve the adjustment for June in the amount of - \$27,091.58. Councilwoman Lyles seconded. Councilman Caldwell abstained for AVFD adjustment. All others in favor. Motion passed.

TRECS recovery has been \$5700.00 so far this year. CT stated the TRECS is slowing down. If anyone files and extension, TRECS can keep coming in.

CT Johnson questioned if the dates for the September meeting on the 13<sup>th</sup>, and the October Meeting on the 4<sup>th</sup> for budget hearing and adoption.

CT stated what she is working on is the Rate Study, Utility Policies, AMP, ServLine, being audited, and budget.

CT needed ratification on a bid for Bucy Construction.

Councilman Caldwell made a motion to approve the estimate of \$10,285.00 from Bucy Construction for remodel in the Town Hall. Councilwoman Lyles seconded. All in favor, motion passed.

**Old Business:**

**New Business:**

**Billing Disputes:**

**Request to Speak:**

None presented.

Councilman Thompson made a motion to adjourn the meeting. Councilman Caldwell seconded. All were in favor, motion passed. Meeting adjourned at 20:57.

X

Clerk Treasurer

X

President

The next Council meeting is scheduled for August 9, 2021 at (19:00) 7:00 p.m. at the James L. Caldwell Fire Department, 106 E. Wall St., Advance, IN. (if the county returns in an orange status, the TC Meeting will be held by Zoom and Council will meet at 112 N. Main Street).