

Yorktown Council Meeting
Monday, December 18, 2007@ 6:30pm

Roll Call Karen Pilkington, Bob Flanagan, Steve Lowry, Rick Glaub, and Mike Beeman.

Pledge of Allegiance.

Mike Beeman made a motion to approve the claim docket. Rick Glaub seconded the motion. All councilmen voted in favor.

Comments from the floor:

Jack Spears commended the board and town on the excellent job they have done this year. He suggested that the board be proactive in this next street project with median. He said he was pleased on how they were working on having nice details on this project until some business owners have concerns and he felt they should still consider the median with cuts that are appropriate for the local businesses.

Mark Thurston stated that he has made over a 7 million dollar investment in Yorktown he has had 600 families from out of State visit our area. He would like the Town to invest in them. Number one is the sewer system or tax abatement. Tim Kelty stated that a residential abatement has been implemented in Muncie and was looking into one for Yorktown. He believes this tax abatement would carry over to the new homeowners. Steve Lowry said that anything the Town can do to give them an incentive he would like that. He wants to continue to see more houses built. This type of abatement is 3 year tax abatement. Each abatement is considered on an individual basis. Steve Lowry said that he would like Tim Kelty to bring an ordinance back to the board for something like this. Steve Lowry said they are still trying to resolve the sewer issue. Mark said it is tough and wondered where we were with property taxes in general. Mike Beeman said that every year we watch our spending and our taxes actually went down this year. The school is the biggest factor in tax increases.

Old Business:

Ordinance #597 2008 Salary Ordinance: Tim Kelty explained that all full-time employees with the exception of few got across the board raises. The elected officials did not get a raise this year. The deputy clerk did not get a raise either this year. The Police secretary got her salary raised up to \$12.50 an hour. The Judge explained that she structured her raises to more like the other clerical positions. Tim Kelty explained that the Marshal did not get a raise per his contract. Steve Lowry asked if anyone would like to make any amendments or comments. Bob Flanagan made a motion to accept the salary ordinance for 2008. Mike Beeman seconded the motion. Rick Glaub said that he felt it was ironic that we did this right after Mr. Thurston spoke about how we can make cuts and we are talking about giving the employee raises. Mike Beeman said a 3% raise are in line for the employees. Rick Glaub said that he wasn't saying that he didn't support it he just thinks there needs to be a belt tightening. All councilmen voted in favor.

Consideration of Purchase Agreement for land for park development: Tim Kelty spoke about the park and that the land that has been is available and on the market. He

feels that it is a central area, close to the school, and feels this would be a great place for a sports park. He said this is the best price we could find in this area. Tim Kelty recommended that the Town purchase this land. The town had received two appraisals. Town Attorney Steve Murphy was asked to work with Mr. Cox to come up with a deal. According to Beth Neff we need to do an additional appropriation and we can't do that by 12/27. Tim Kelty suggested to accept the proposal with modification on closing date no later than 1/3/2008. Tim Kelty said there is enough time to do that. He went to three banks for land loans and Old National was the lowest. They can accommodate a closing the county commissioner are acting tonight to approve EDIT fund for the project. Tim Kelty talked to Tom Bennington today. They are going to except our claim for \$125,000 and should be done to by the end of the week \$60,000 that can be used by TIF district. Tim Kelty is asking for authorization to put in the counter and make the Public Hearing for January 3rd and to execute the borrowing of money for the purchase. Rick Glaub made a motion to introduce the purchase agreement for land for park development contingent upon receiving EDIT funds. Karen Pilkington asked to make sure we were getting \$125,000 for 3 years from the EDIT fund. She also asked Tim Kelty when he asked for the Bond funds weren't for the purchase of park land in the Bond. Tim Kelty stated the land acquisition was for the Lion's Club land.

Expenditure from Promotional Business for 2008 New Resident Guide

Tim Kelty spoke about the New Resident Guide. The town has worked with the Chamber on new Residence guides for the past few years. The town paid for the printing of 1000 residence guides in the past. Tim Kelty wanted to ask the council for \$1000 from promotion of business to help with the printing of these guides. Steve Lowry said he wanted Tim to make sure that the Town's new website is in the residence guide. Rick Glaub made a motion to approve \$1000 from promotional business to print new residence guides. Bob Flanagan seconded the motion. All councilmen voted in favor.

New Business

Resolution #2007-13 Transfer of Funds: Beth Neff spoke of Resolution 2007-13. Mike Beeman made a motion to accept Resolution #2007-13. Karen Pilkington seconded the motion. All councilmen voted in favor.

Resolution #2007-14 Change of postal addresses for new annexed areas: Postmaster Vince Hughes stated that there has been interest in changing the postal address for the newly annexed area. A survey will have to be sent out to all the residence in that area. They have to have 51% of people wanting to change it. Tim Kelty read Resolution 2007-14 in full. Mike Beeman made a motion to introduce Resolution #2007-14. Bob Flanagan seconded the motion. Karen Pilkington asked if the in people in Cammack would change there address. All councilmen voted in favor. Council member thanked Vince.

Ordinance #599-Imposition of Fee for Credit Card Use In the Court: Pat Zeabart stated that the court would be a fee for the individuals to pay court cost and fines. She explained that they will want to charge a service fee for this process. Yorktown Town Court will charge \$5.00 for the use of credit cards for fines and fees less than \$200. It will

be \$10.00 for anything over. Mike Beeman made a motion to accept Ordinance #599. Karen Pilkington seconded the motion. All councilmen voted in favor.

Consideration of request to purchase Thermal Imaging Cameras by Fire

Department: The fire department requested to purchase thermal cameras. They were requesting to the board \$37,897 another \$41,015. Bob Flanagan said this has some advantages for the fire department, but they already have some. Bob Flanagan asked the Fire Department to get more bids for these and did not do so. Mike Beeman said that he voted against the department from getting them. Mike Beeman explained that he voted against it because they raised more money for these the last time they wanted them. Beth Neff explained that could not table this because the contract starts January 1st. Karen Pilkington made a motion to defeat. Mike Beeman seconded the motion. All councilmen voted in favor. Beth Neff explained that we have entered into an agreement with the Mount Pleasant Township to pay a lump sum. If they ask for anything from the Town it would have to be paid out of Cum Fire. During this transition we will pay any bills that come in then get the money back from the Township.

Consideration of engagement Memorandum for U.S. Architects: Tim Kelty explained that U.S. architects has been doing the drawings for the New Operations building at the Lion's Club park. Tim explained that while talking with Mr. Gary we need to have the pull barn and salt storage building put in with their contract. This will be \$6000 more. It will be a reimbursable bond. Karen Pilkington made a motion to accept the additional costs. Bob Flanagan seconded the motion. All councilmen voted in favor.

Expenditure from Promotional Business for Employee Christmas Lunch: Tim Kelty explained that he talked to Kim at the Mr. Mouse and she wanted to do a customer appreciation dinner for the Town employees. Tim did not feel comfortable for them to provide this without some compensation and Kim and him came up with \$8.00 a person. Approve expenditures at most \$240. Mike Beeman made a motion to pay for the employee Christmas Lunch. Bob Flanagan seconded the motion. All councilmen voted in favor.

Consideration of Insurance Renewal for 2008: Tim Kelty explained that we have received an Anthem renewal with a 5% increase. We budgeted 10-15% renewal of current policy. Bob Flanagan made a motion to accept Insurance Renewal for 2008. Rick Glaub seconded the motion. All councilmen voted in favor.

Purchase of sweeper attachment for skid steer: Pete Olson explained that earlier this year when they purchased they wanted to purchase this attachment to help with street cleanup and snow removal. They have a demo that they are willing to reduce the price by \$1300. The total price to purchase this attachment is \$4750.00. Bob Flanagan made a motion to purchase the sweeper attachment. Karen Pilkington seconded the motion. All councilmen voted in favor.

Water/Wastewater Dept.

Butler, Fairman, and Seufert: Tim Kelty explained that he has met with some reps from BF&S. He felt that the meeting was very productive. John Brand with BFS spoke about the problems that the WWTP were having with the new conveyor for the special sludge. Mike Beeman made motion to give payment to BF&S. Rick Glaub seconded the motion. All councilmen voted in favor. John Brand explained that there were still some problems on BF&S side and is willing to pay for half of the cost to make this work. The design was changed and the sludge can not pump through the pipe with the new design. The cost is going to be \$22,000. He also explained that Bowen has done what they have been told to do and they should continue to receive their checks for their work. Steve Lowry asked Larry Crouch to attend the meeting. We have contracted for a \$300,000 pump that doesn't pump. We are adding lubricant to help it go 400 feet. This is only been done 1 other place @ 400 feet. Ultimately the responsibility is with BF&S and not with Bowen. Tim Kelty said that when the project has a mistake like this. The town would have paid that lost if it would have been expected. BF&S is absorbing ½ of the cost. It is very upstanding of them. The amount is not to exceed \$22,000. A final change order needs to be made up not to exceed \$22,000 with BF&S sharing half that cost. Mike Beeman made a motion to accept. Bob Flanagan seconded the order. All councilmen voted in favor.

Consideration of establishment of Promotional Business Account in water and sewer for economic development purposes. Steve Lowry said he was talking to Mayor Dan Canan and economic developers. He said that they are getting inquiries on land and buildings. He also stated that he had spoke with Beth Neff about what needs to be done. Steve Lowry would like to establish a water and sewer promotion of business. Beth explained that she did not think you can do it out of water or sewer because of it not being taxed base and there isn't a budget made for the utilities. Steve Lowry said he would like to table it but wants Beth Neff and Tim Kelty to get together to find out what can be done. Steve Lowry questioned how we can invest to recoup our money. Beth Neff said that the residence on CR600 have not yet been informed that they need to hook up.

Authorization to hire employee in wastewater treatment plant to replace resigned employee. Tim Kelty explained that we have an employee (Grant Butler) who resigned this week. He gave the Town his notice until the January 1st. We accepted his resignation, but told him that there will be no need for him to stay an employee until the end of the year and his resignation is effective immediately. Tim Kelty wanted to allow Alan to advertise and review the candidates for the position. He also wanted to allow Alan to make the decision on who he wants to hire. Mike Beeman made a motion to allow Alan to take care of this position.

Departmental Reports:
Field Operations Manager
Water, Sewer, Street Park

Pete Olson explained last Saturday during the ice storm Roger Britton was driving the old dump truck and the hinges broke off the bed. This means the bed can not move any longer. We can still use the truck for plow but the bed is not raising. The problem is that it is the oldest truck. We have been getting the vehicles sandblasted, painted, and

undercoated to protect them. Pete Olson explained that in the plans for the new operation building there is a washing area. Pete Olson explained that he will be out of the office from Friday and will be back late next week. Steve Lowry asked if Pete had spoken with Muncie and the County about coordinating a snow removal plan. Pete stated that he had not.

Town Manager

Tim Kelty explained that a reserve officer had gone through the grass median on 332 and damaged an older vehicle.

Website update will be at the meeting on January 4th. Steve Lowry said let us know when it's going live. Get letters out to 500 and 600 to hook up. Mike Beeman said he would personally like to thank Karen Pilkington and being a big help to him.

Rick Glaub had nothing to report.

Bob Flanagan wanted to thank Pete and the guys for taking care of the snow covered streets.

Karen Pilkington that this was her last meeting and she enjoyed being on the council.

There is an organizational meeting with public hearing on 3rd.

Steve Lowry said to make sure the senior citizens agenda next meeting.

Mike Beeman motion to adjourn.

Council President

Clerk-Treasurer