

Town of Roachdale
Town Hall Meeting Room; 205 N Indiana Street, Roachdale, IN 46172
August 9, 2016 Town Council
Regular Meeting Minutes

The Roachdale Town Council held their regularly scheduled monthly meeting on Tuesday, August 9, 2016, 7:00 P.M. at the Roachdale Town Hall Meeting Room, 205 N Indiana Street, Roachdale, Indiana.

President Zach Bowers called the meeting to order after recognizing that the agenda was posted pursuant to the Indiana Open Door Law and that a quorum was present.

Council Members Present: Zach Bowers, Holly Cook, Kevin Cook

Council Members Absent: None

Town Attorney, Clerk-Treasurer, Town Marshal, Town Employee

Guests per sign-in sheet

- I. Approval of Minutes – July 12, 2016 Regular Board Meeting – Motion by Holly Cook, second by Kevin Cook, vote unanimous, to approve July 12, 2016 Regular Board Meeting Minutes as presented. President Zach Bowers presented Memorandum of Executive Session for the Executive Session held on July 12, 2016, 2016. Motion by Kevin Cook, second by Holly Cook, vote unanimous, to approve the Memorandum of Executive Session for the Executive Session held on July 12, 2016 as presented. President Zach Bowers presented the July 18, 2016 Special Meeting Minutes. Motion by Kevin Cook, second by Holly Cook, vote unanimous, to approve the July 18, 2016 Special Meeting Minutes as presented.
- II. Approval of Claims 7/13/2016 – 8/09/2016. Motion by Holly Cook, second by Kevin Cook, vote unanimous, to approve Claims 7/13/2016 – 8/09/2016 as presented. Approval of Payroll 7/13/2016 – 8/09/2016. Motion by Kevin Cook, second by Holly Cook, vote unanimous, to approve Payroll 7/13/2016 – 8/09/2016 as presented.
- III. Public Comment
Josh Higgins- Josh Higgins wanted to know what the status was on the house at 405 E Washington and President Zach Bowers stated that it was an agenda item and would be discussed during the meeting. Josh Higgins asked that the council reconsider him taking over the alley by his house and stated that he now owned the property west of the alley as well. He wants to grass the alley and has no intention to build. Holly Cook questioned the rules for vacating an alley and Attorney Pebbles stated that the town does not want to vacate the alley if the gas line is located in the alley and expressed concern with the utility trucks having access. Josh Higgins stated that he would cover the expenses for vacating the alley and he does not know what utilities are located in the alley. He further stated that there is a tree on the property that is losing limbs, if the town vacates the alley, he will cover the expense of having the tree removed, if not, he wanted to know if the town would cover the expense of the tree removal. Holly Cook stated that the issue will have to be researched and placed on the September agenda. Kevin Cook stated that his biggest concern would be utilities and

access. President Zach Bowers stated that there would be a lot to consider. Josh Higgins requested that the town employees look at the tree.

Roberta Albright requested that cross walks be installed in front of the school by Westview and South Indiana Street since there were no sidewalks. President Zach Bowers stated that there is a sidewalk in front of the school. Roberta Albright stated that it is an unsafe area for kids with speeding. Marshal Mahoy suggested purchasing a Kids Playing/School Crossing sign for the area and he does not feel that a crosswalk would slow cars down or solve the situation. Marshal Mahoy suggested purchasing two signs in different colors to make them stand out. Holly Cook said that she thought signs would be noticed more than a crosswalk. Marshal Mahoy will order the signs.

Robin Dawson addressed the council in regards to the quality of her water. She reported that she has brown water and that she feels that she is paying too much for the services she is being provided. She was also concerned about how the rate increases were introduced to her bill. Zach Bowers stated that the previous council had to raise the water rates to avoid losing money and that the rates were introduced over a four month period in 2015 to help soften the blow with the raise. Zach Bowers also stated that it had been 8 years since there were any increases in the water rates. Holly Cook mentioned that the council understands her concerns and the Town just completed an upgrade of several water lines throughout the town. Kevin Cook noted that the town is continually trying to improve the water quality. Mike Mahoy stated that they would change out her water meter and see if that helps improve the quality of water to her residence as she may have an older meter and replacing them often helps improve the quality. Troy Elless stated that the Town has been flushing hydrants and will continue to do so on a regular basis and that should help improve the water quality. Robin also asked if the water was safe to drink. Troy Elless noted that the water is safe to consume and that a water quality report was recently completed and mailed to all customers as required by law and they could contact him with any questions. It was noted by all members of the board and town employees that this is not an easy fix and they are continually working on improving and maintaining quality water for the Town of Roachdale.

Vicky Thornburg echoed Robin Dawson's comments and stated that the town's water and sewer rates are higher than large cities. Holly Cook stated that they have a much larger customer base and thus can spread the cost of doing business out over a larger number of customers. Mike Mahoy mentioned that there are a lot of rules and regulations that the town must follow in order to maintain the water system and they cost money. Mike Mahoy and Troy Elless also discussed concerns from customers in regards to the strong smell of chlorine in the water a few days prior. It was noted that there was a valve that stuck open and the problem has since been corrected. Troy Elless stressed to the public that if they have concerns about their water, or any utility, they need to contact the Town Office immediately so that the problem can be investigated and corrected sooner rather than later.

Phil and Janice Fenton were present to discuss their concerns with the Town's ordinance in regards to pool adjustments. He does not believe that only one pool adjustment per calendar year is fair. Mr. Fenton stated that there are dehydration and algae issues with his pool and that he has to add water to his pool on a regular basis. He noted that past practice had allowed for up to three pool adjustments per summer. Janice Fenton mentioned that they have water pressure issues and that they have to put up to four inches of water in their pool when they clean it. Janice Fenton was concerned that the town is trying to make it where people would not want to own pools because it is not affordable. Zach Bowers noted that this new ordinance was passed in April of 2016 and information was placed on the billing cards and town website. Zach Bowers also noted that there is a cost for maintaining pools and that

should be considered before purchasing a pool. Zach Bowers asked them if they feel that they use more than two hundred percent of their normal usage, which is what the adjustment amount is, and they were unable to determine if they do. Janice Fenton was also concerned about the condition of the street in front of her house. She states that it is crumbling and falling apart. Zach Bowers noted that there is money in the 2017 budget for road improvements within the town.

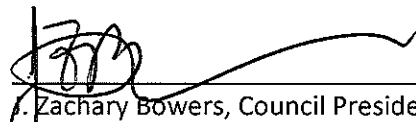
IV. Old Business

- A. Roachdale Wastewater System Rehab Project Update – Ken Smith, Municipal Civil Corporation, updated the Council on the project and stated that Graves Construction has received the prevailing wage rates and should begin work soon.
- B. Roachdale Storm Water Grant Update – Ken said he is currently waiting on the State to release the funds and then the project will be ready to bid.
- C. Property Clean Ups – Jack and Glenda Simpson, 110 E Railroad Street, were present to discuss the citation that Marshal Mahoy had delivered and said that they had not received the Notice of Violation and had started cleaning their property two weeks ago. Attorney Peebles stated that he had mailed the Notice of Violation to them, Jack Simpson again stated they had not received it. Jack Simpson said that he was told by the Indiana State Plan Commission several years ago that he would be left alone because his shop was already in existence and as a result his property was grandfathered. He stated that he has several antique cars on the property that he does not want to get rid of. Glenda Simpson questioned what needed to be cleaned and Marshal Mahoy stated that it is the junk on the property. Jack Simpson stated that they did not mind cleaning their property but they did not think they should be fined since they had not received notification. After discussion on what needed to be cleaned, requirements for abandoned vehicles, and a projected timeframe for the property to be cleaned. Motion by Holly Cook, second by Kevin Cook, vote unanimous, to suspend the fine and allow until the October 11, 2016 Council Meeting for the cleanup to be completed.
President Zach Bowers stated that he drove by the property at 405 E Washington Street prior to tonight's meeting and that there are still substantial holes in the foundation of the home facing the alley on the east side. Holly Cook questioned what the letter stated that had been sent to Steve Keck and Josh Higgins asked how long the Town Council would let it go on before something was done. Attorney Peebles went over the June 9, 2016 Notice of Violation and stated that Steve Keck did not come to the July 11, 2016 Town Council Meeting as requested. Holly Cook questioned what the next step would be and Marshal Mahoy responded that he felt the town should get quotes for demolition. Motion by President Zach Bowers, second by Holly Cook, vote unanimous, to receive quotes for the next meeting to raise the home and grade the lot at 405 E Washington Street. After discussion on the properties at 306 and 308 Central Avenue, President Zach Bowers read quotes from Busse's Excavating in the amount of \$7,060.00, Goode Excavating in the amount of \$11,000.00, Hopper Septic & Excavating in the amount of \$13,640.00 and County Line Shop in the amount of \$10,000.00 to tear down and remove the house and mobile home and grade the lots at 306 and 308 Central Avenue. Motion by Kevin Cook, second by Holly Cook, vote unanimous, to accept the low bid of Busse's Excavating in the amount of \$7,060.00. Attorney Peebles will prepare and send a contract to Busse's Excavating.

- V. New Business – None
- VI. Town Marshal Report – Marshal Mahoy reported on National Night Out and stated that his department passed out 700 sno cones and 250 gun locks during the event. Marshal Mahoy reported that he is taking the Tahoe out of service since the transmission is going out and he will now use the Explorer in place of the Tahoe. The Tahoe has 190,000 miles on it and has been used for three years. Holly Cook asked if the Tahoe could be sold as is and President Zach Bowers stated that he may know someone that would be interested in it. President Zach Bowers requested that a formal decision be made on the Tahoe at the September Council Meeting. Marshal Mahoy stated that Paid Deputy Levi McCloud will be at the Law Enforcement Academy beginning October 3. Marshal Mahoy will be on vacation for one week beginning August 28.
- VII. Town Employee Items - None
- VIII. Clerk – Treasurer Items
- IX. Items from Town Council Members
President Zach Bowers – no items
Holly Cook – no items
Kevin Cook – Question on the Planning Grant, Joe Buser has raised \$3,000.00 of the matching funds, what was the Town’s commitment? Holly Cook and President Zach Bowers stated that it was a letter supporting the project and no dollar commitment was made.

Motion by President Zach Bowers, second by Kevin Cook, vote unanimous, to adjourn the meeting at 8:11 p.m.

TOWN COUNCIL:



Zachary Bowers, Council President



Holly Cook, Council Member



Kevin Cook, Council Member

Attest



Debbie Sillery, Clerk Treasurer