

YORKTOWN TOWN COUNCIL

Monday, April 17, 2017 @ 5:30 P.M.

Present: Bryan Smith, Dan Flanagan, Lon Fox, Rick Glaub, Bob Ratchford, Rich Lee and Michael Burke

Claims, \$1,062,940.96: Lon Fox questioned the \$4,500 Park master plan and if it was the final billing for the project. Town Manager Olson stated, no. Mr. Olson recommended that only \$2,250 should be paid. Mr. Keiser then stood up and had a private conversation with Mr. Olson and then Mr. Olson stated that this was not the final billing. He then recommended that the \$4,500 presented for payment should be made. There were additional changes coming on the plan. Dan Flanagan made the motion to allow all claims and Lon Fox seconded. All council members voted in favor.

Meeting Minutes: March 20, 2017 minutes: Dan Flanagan made the motion to accept minutes and Michael Burke seconded. All council members voted in favor.

Grace Baptist Church Telephone Lines: Representative from B, F, & S, John Brand, stated that if there had been an easement recorded where the telephone lines had been ran there would be something that could be done about the issue of cut lines at the Grace Baptist Church. Since there was no occupancy recorded the town would not be responsible. There was much discussion about the process. If Grace Baptist Church can show that the easement was recorded and can show occupancy then it might be possible to get reimbursed from the INDOT trail funding. The GBC had dropped the amount of reimbursement to only include the amount after the line had been cut the second time. This is due to the marking of the lines once they had been cut the first time and thus were marked. Bob Ratchford made the motion to table, Dan Flanagan seconded and Lon Fox abstained. Rick Glaub voted no to table and all other members voted in favor to table. Vote 5-1 in favor of tabling. Motion carried.

Sale of 9800 W Smith and 9730 W Smith: Town Manager Olson stated that the town property had been advertised for sale in the Muncie Star Press. There was one bid that came from EK Properties for \$500,000. Appraisals had been done previously on these properties and were considerably lower in value. These appraisals cost \$4,000 (Nepote) & \$3,800 (American United). The advertisement was done on April 6, 2017 and cost \$22.10. Rick Glaub made the motion to allow the selling, noting the negotiations will take place on other issues concerning the sale. Dan Flanagan seconded with Michael Burke abstaining due to having done business with the prospective purchasers. EK Properties is operated by Tim Eakins and Bill Keller.

Remodel of Lions Club, Temporary home of Ykt Police Dept: Bids: Rynewood Builders: \$150,982 (includes all addendums); Attlin Construction: \$156,128; LTB: \$153,090. Lowest bid from Rynewood Builders was accepted as the winning bid. 92 calendar days to complete the remodel of Lions Club western half of the building to accommodate the police department. Dan Flanagan made the motion to accept the Rynewood bid and Michael Burke seconded. All council members voted in favor.

Siho Insurance Health Benefits: Mr. Olson stated that the current carrier HCC was getting out of the small market business. The town is considered a small market. The town will be represented by Summit Corp. There will be a 5.8% reduction in health coverage costs. Rick Glaub made the motion to allow and Dan Flanagan seconded. The council voted unanimously in favor.

Ord 749 Flood Hazard: FEMA has updated their flood plain standards. The town needs to adopt the minimum standards put forth by FEMA. Ordinance 749 covers those updates. This ordinance will replace the current flood plain standards ordinance. Dan Flanagan made the motion to introduce and Bob Ratchford seconded. All council members voted in favor to introduce the ordinance.

SCADA Equipment for the Ykt Water wells: Mr. Olson stated that there was money remaining in the SRF loan that could be utilized for updates to equipment at the water wells. John Brand, B, F, & S representative stated that this money could be used to update control panels.

Bids were taken by B, F, & S on behalf of the town. Peerless: \$66,235 and Ortman: \$72,996. The engineers estimated the project at \$70,000. Peerless was awarded the bid after Rick Glaub made the motion and Lon Fox seconded. All members voted in favor. (\$111,311 remaining in SRF)

WWTP Phosphorus compliance: B, F, & S: John Brand stated that the WWTP would have to be in compliance with the phosphorus regulations within the next 3 years. Additional information will come during the May council meeting.

Special Claim: \$544 Marriott-Indianapolis East: Clerk-Treasurer Neff stated that an officer went to training and needed a hotel stay. The credit card for the town had been used for other purchases and had reached its spending limit. The invoice to pay the credit card had been received that day. She stated that she needed outstanding invoices from other departments before this could be paid. She stated that she had a check ready for the officer to take to training to pay for the stay, along with a tax exempt certificate and a copy of the travel reimbursement ordinance for meals and/or travel expenses. She stated that even though the council had voted via e-mail that casting votes could only be done at a public meeting. She requested a vote on the special claim. Dan Flanagan made the motion and Michael Burke seconded. All members voted in favor.

Public Comments:

Vicki Craig thanked Tim Caldwell for moving her father to the right plot in the Yorktown Cemetery.

Many people were pleased with the Easter Egg hunt the Gant family and many Yorktown Alumni organized for the public.

Wayne Studebaker discussed the easement issues that could arise from the incorrect marking or the lack of knowledge where these lines are located. He discussed the vegetation being planted around water hydrants. The town has an ordinance that does not allow plantings near hydrants.

Bruce Woloski stated that the town should step up and pay for the repairs at the grace Baptist Church. He stated that the town wanted the trails and should be responsible.

Next regular scheduled Council Meeting May 22, 2017 at 5:30 PM, Town Council Meeting Room.

Adjournment 6:45 pm.