

## Yorktown Town Council Regular Meeting Tuesday, February 20, 2019 @ 5:30 PM

### Roll Call

<b>Rick Glaub</b>	<b>Lon Fox</b>	<b>Daniel Flanagan</b>	<b>Rich Lee</b>	<b>Robert Ratchford</b>	<b>Michael Burke</b>	<b>Bryan Smith</b>
Present	Present	Present	Absent	Present	Present	Present

**Approval of Claims:** The total of \$1,045,479.4 in claims was presented to the council including the corrected Omni-Site invoice. The motion to approve the claims was made by Lon Fox. Robert Ratchford seconded. The motion carried unanimously.

**Approval of January Minutes:** Rick Glaub made the motion to approve the January minutes. Michael Burke seconded. The vote to approve was unanimous.

**Old Business:** There was not any old business.

### New Business--

**Public Hearing for Resolution 2019-4 Additional Appropriations:** Because no tax rate was established for the Fire Department in 2016, funds would be moved into the rainy day fund with fund numbers being established for Fire Department expenditures. The regular council meeting was suspended by President Flanagan and the public hearing was opened and closed with no comments being made. Lon Fox motioned to approve Resolution 2019-4 with the second motion being made by Robert Ratchford. The resolution was approved unanimously.

**Demolition of Various Structures:** The resolution was made to approve the demolition quote provided by Carver Construction for the amount of \$25,675. During discussion, Michael Burke asked if asbestos removal would be necessary as mentioned on one of the quotes. Mr. Olson replied that this would not be necessary during the demolition and was not included in the quote. Lon Fox asked about the significant differences in the quotes and what level of confidence there was in working with this company. Pete Olson answered that the company had completed work for the town before. Rick Glaub noted that other companies would utilize Carver Construction. The motion to approve was made by Lon Fox, seconded by Bryan Smith and was passed unanimously.

**Property Purchase:** The Redevelopment Commission signed purchase agreements with property owners Shelly Maxwell at 2100 S Market Street and Roger Gragg at 9413 W Canal Street. The resolution was proposed to allow the Clerk Treasurer to work on the closings for the property. Rick Glaub asked if there was any hostility about the purchase of the property at 9413 W Canal. The Town Manager explained that Mr. Gragg approached the Commission desiring improvements in the neighborhood. Two appraisals were performed and the agreements were signed after ensuring that Mr. Gragg could utilize the property until his daughter completed the current school year before moving. Consequently, Michael Burke clarified that the closing was moved and it was noted that the closing would take place in July. Rick Glaub suggested that the offer seemed excessive. Mr. Olson stated that the offer was 150% of the appraised value, the same as previously made offers. Rick Glaub made the motion to approve and Michael Burke seconded. The motion passed unanimously.

**Collections Agreement:** Because the previous collection council no longer works in this capacity with the Town, the Town Manager, the Senior Utility Accounting Clerk, and Al Holdren of Atlas Collections have meet to work on an agreement. Full disclosures were mentioned on behalf of Steve Murphy as part owner and that Atlas is also a client of Defur Voran. One question asked of Mr. Holdren was the priority of Yorktown claims in regards to other business entities. Mr. Holdren stated the policy was that the first claims in would be paid first. Another question was asked regarding when utilities would be restored with partially made payments. Advantages to the Atlas Collections Agreement were that an agreement with a local office would expedite restoring service when payments are made at the agency and that the company worked closely with the Keystone Software Company. Further or alternative arrangements would be clarified at a later time. It was noted that the agreement was created by the Defur Voran law firm.

Lon Fox asked if this was the first contract of this type. Mr. Olson stated this was the first and the agreement came about because the previous attempt at collecting unpaid bills concluded with writing off an amount of about \$30,000 covering a twelve-year time period. Rick Glaub verified that collection attempts were made within the utility office before accounts were turned over. According to the Town Manager, accounts would be turned off first, liens could still be placed on sewer collections and the agency would also be involved with collecting on municipal violations. Rick Glaub made the motion to approve the agreement with the local agency. The motion was seconded by Robert Ratchford and Bryan Smith. Michael Burke asked how quickly accounts would be turned over. Mr. Olson stated the policy would still be decided. He explained that currently residents had ninety days to make payments on accounts before services were turned off. Also, water payments were made in arrears covering two months prior. Mr. Holdren added that there is no cost to the Town because the cost is borne by the debtor based on Indiana Code. Robert Ratchford clarified that when a tenant vacates a property and leaves an unpaid bill it would revert back to the property owner. Pete replied that town policy required a signed document to put utilities under a tenant's name. The motion carried unanimously.

### **Water/Waste Water/Storm Water**

**Mini Excavator Contingent Purchase:** At the end of a project on Well 4, there were additional State Revolving Loan Funds that were approved to be spent on maintenance. It was determined that a mini excavator would be an appropriate use of the money. Robert Ratchford asked if there was a trailer for the equipment and if MacAllister had been consulted. Mr. Olson replied affirmatively that there was a trailer and after receiving the quotes that Bobcat had the lowest quote. Robert Ratchford made the motion to approve the purchase. Bryan Smith seconded. The motion passed unanimously.

**Comments from the Floor:** The Yorktown Police Department was thanked for being responsive to addressing security concerns at a local business.

**Comments from Town Council Members:** Council members Rick Glaub and Michael Burke encouraged discussion with the construction company working on Town Hall to make sure residents could access driveways.

**Meeting adjourned at 6:04 pm.** The next regular scheduled Council Meeting March 18, 2019 at 5:30 PM, Field Operations Building.

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**President-Daniel Flanagan**

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**Clerk Treasurer-Lance Turner**