

Minutes and proceedings of the meeting of the Town Council of the Town of Hope, Indiana.

Be it remembered that the Town Council of the Town of Hope, Indiana held a called meeting at the Hope Town Hall in said town at 5:30 p.m. on December 19, 2017.

A quorum was declared present based on the presence of the following council members: Clyde Compton (President), Ed Johnson (Vice-President), Jerry Bragg, Ohmer Miller and Nellie Meek. Clerk Treasurer, Diane Burton was also present.

The prayer was given by Jerry Bragg.

The meeting opened with the Pledge of Allegiance led by Clyde Compton.

APPROVAL OF THE MINUTES

Minutes 10/17/17

Ohmer made a motion for the approval of the minutes. Ed seconded. Motion carries 5/0.

APPROVAL OF THE CLAIMS

Ohmer made a motion for the approval of the claims. Jerry seconded. Motion carries 5/0.

Diane stated we have two claims that will need to be paid from SRF funds. They are both for the water storage tank rehab. The first one is for Strand Associates for October service in the amount of \$6,016.04. The other one is for ARA for general administration technical assistance and advisory services in the amount of \$5,000. **Nellie made a motion for the approval of the SRF claims. Jerry seconded. Motion carries 5/0.**

OLD BUSINESS:

COUNTY ROAD 775 EAST ANNEXATION UPDATES

Cindy Boll stated she will have an update in January.

PROJECT UPDATES

WATER TOWER PROJECT

Trena Carter stated Sara Steinrock submitted final labor form to SRF and therefore our claim will need to be submitted to SRF which you have approved.

NEW TOWN HALL PROJECT

Trena Carter stated the Building Committee met on November 28th. We looked at a course of action for a two to three year plan to save funds to determine if the town can afford the debt.

DOWNTOWN REVITALIZATION PLANNING GRANT

Trena stated the close-out documents for the Downtown Revitalization Planning Grant have been submitted and approved. The next step is the State Board of Accounts audit. On January 18th Andrea Deutsch, Susan Thayer Fye and I will meet with Eric Ogle, CDBG Director, to discuss a potential 2018 project. The proposal is due May 25th. The full application will be due July 13th. We are going to discuss the utilization of Public Facilities Program funding which has a ten percent required match. We are going

to review some of the project scope and how we can best work with the town square and potentially do some improvements.

HOPE VOLUNTEER FIRE DEPARTMENT

Trena stated we just received notification from FEMA that their notice of funding of availability is out now. They will begin accepting applications on the 26th of December. The application period will last until February 2nd at 5:00 p.m.

USDA POLICE VEHICLE

Trena stated we are still working with Marshal Tallent and Clerk Treasurer Burton to put together that application. It is on a rolling basis. It is not usually funded until the next fiscal year.

OWNER OCCUPIED HOUSING REHAB

Trena stated yesterday we received notification that we can publish the notice of intent to request release of funds. That is a seven and fifteen day process. After the end of that period, I'm assuming they will be sending out grant documents. Then we will be able to begin moving forward with that. You will be able to enter into ARa's contract and we can begin the process with the homeowners. Ohmer asked how many homeowners did we have apply. Trena answered you had ten apply. They funded half of the funding, therefore, we will be able to assist five homeowners.

WATER TOWER UPDATE

Ryan Mackos, Strand Associates, stated Verizon finished moving their antennas back on the tower about a week and a half ago. We went out to the tower last Friday to try to climb it. Our guy got about half way up but the wind was about thirty plus miles per hour so he came back down. We are going to come back out this Friday depending on weather. Ryan has spoken to the contractor so the contractor is aware. They are going to send someone out there as well to look at it. Ryan stated the contractor has contacted me about the punch list. He wants to be sure everything is satisfactory when it is all said and done.

2017 COMMUNITY CROSSING MATCHING GRANTS

JT Doane stated this is pertaining to the 2017 Community Crossing Matching Grants that were awarded for \$211,504.50. If you want a listing of the roads, let me know. JT reviewed the streets that will be paved. JT stated Strand prepared the publication that went out for bidding on the project. The closing time was 2:00 on this past Friday. We had five bids come in sealed. Strand opened those bids. The lowest bidder was O'Mara which was the paving company we used last year. My recommendation would be that we do proceed in awarding the contract to O'Mara. Ryan stated we opened five bids on Friday afternoon for the Community Crossings Grant Project. The five bidders were: Dave O'Mara, Robertson Paving, Globe Asphalt, Milestone and All Star. Dave O'Mara came in as the apparent low bidder at \$242,995.00. The next three were under our engineer's cost opinion and one above our cost opinion. Strand's cost opinion was \$282,000.00. Ohmer asked if that is public information. Ryan answered we will give them a range. Ryan explained the process. Ryan stated the cost opinion can give them an idea of the amount of bonding required for the project. You received the bid tabs. If quantities change a little bit, the cost of the project will change a little bit. They will get paid for exactly what they do. The next step is awarding the project. Notice to proceed will go out after all of the contract

documents are complete which will probably be February sometime. Actual construction will probably start in March. The date in the contract for completion I believe is June 15th. Ed asked if there was any infrastructure work that needs to be done prior to paving. David answered not that he's aware of. **Ohmer made a motion to award Dave O'Mara Contractor the contract. Ed seconded.** Clyde asked if the amount not used will have to go back to INDOT. Ryan confirmed. Ryan stated this is an estimated cost. Ohmer asked if this is the same contractor that made the error this year. Clyde confirmed. Ohmer stated if there is an error this time, it's on them. Ryan stated they are getting paid for whatever they end up putting in. If they make an error on the unit price, that is on them. **Motion carries 5/0.**

GOSHEN MEADOWS SANITARY PROJECT

JT Doane stated the flow meter test as I speak is currently in the process of determining some data that we can have to further evaluate and ideally hope that the project is not as extensive as we had predicted at the previous council meeting. David added the point we are measuring at is a downstream of 99 homes. Once we get some rain, we should get some good data on how much it increases with ground water. Ryan added it was installed two and a half weeks ago. We pulled data for the first time last Friday. We will continue to do that for a couple of months.

GARBAGE AND RUBBISH UPDATES

JT Doane stated we had the property that went to court and we had the favorable ruling from the judge on that. We did receive the check from that homeowner in the amount \$2,467.00 paid in full for that judgement that entered against them. That property was cleaned accordingly. We have another home that Town Attorney Boll has that will be reaching that stage as well. She has notified them by letter. No progress has been made so it will be the next one to go to court action. We have two others that have been issued tickets. One of which came by today and requested for some additional time. That was granted. He has been given a couple more weeks to rectify that. We have also ordered five hundred more red tags. Our Building and Zoning Administrator has ran out of red tags.

MAPLE STREET WELL HOUSE

JT Doane stated we are going to have a visual to come upon the screen of this property. This is a property that we had a well house on. The well house was capped. It is one that the council made a decision upon recommendation to proceed forward on selling that property. Town Attorney Boll took care of our publication of our notice of intent to sell the property. We followed that process accordingly. We received one bid on the property in the amount of \$2,000 from Russ and Diane Burton on that property. David Clouse stated the corner house, 542, is landlocked the sewer main and the alley. Depending on where they want to build on the property, it might need to be relocated. My estimate is about \$1,000 to move it. JT stated also in your packets is the two comparative analysis appraisals that were done on that particular lot. Clyde asked about the easement. David stated we will need an easement done for that sewer line. Cindy confirmed that the easement will need to be recorded. David stated it doesn't sound like a real money maker to sell this property. Clyde added plus closing costs. **Ed made a motion to table it until we get everything worked out and know where we are at on it. Ohmer seconded. Motion carries 5/0.** There was more discussion on the easement in relation to where the garage will be built. Russ Burton explained the plans on where the garage will be located. Russ stated it will probably need to be moved about 150 feet. Clyde stated the county stated the value of the property is zero.

DOWNTOWN ENHANCEMENT GRANT

Susan Thayer Fye stated unfortunately the Downtown Enhancement Grant did not get funded. The \$1,000 that the town committed is in limbo right now. Some other communities have used Edit funds or some other private funds to do their own outside of OCRA. I have not notified the five business owners because I'm not a quitter. Main Street is not meeting in December but if we come up with something in January, I would like to present it to you so we can maybe go ahead with this program but in another form. OCRA only awarded three enhancement grants in the entire state. Thank you Trena for helping. Ohmer asked what cities received the grant and if they were similar in size to our community. Susan answered two were larger. The amount that they requested was more than we requested. The next grant we are looking at, also through OCRA, is a Public Facilities Grant Program for some items on the square that had to do with ADA accessibility, lighting, roof replacement and possibly public restrooms. Our initial response from OCRA is that they didn't think that it was going to fit that description. Thank you, Trena. We kind of appealed that initial guidance and we are meeting with an OCRA representative in January to give them a tour of the square and to discuss the scope. The meeting is on the 18th of January at 2:30. There are some other projects that came up on a project list which either don't require any funding or other types of funding that don't fit into OCRA. We are probably going to be pursuing some of those next year. We will keep you updated. Matt added the cities that received the enhancement grants are the City of Attica, Town of Churubusco and Town of Greentown. Susan stated I do want to thank the five businesses. Ed asked when this grant will be available again. Trena stated the notification that was given was very short. We're not even sure if they will have that program next year. Ohmer asked if she can share the five businesses that applied for the grant. Susan answered no. Ohmer stated I appreciate your hard work and I know you go above and beyond. Susan stated if the private businesses who were included want to disclose that to you, they are more than welcome to. It's not publically funded.

NEW BUSINESS:

JACKSON STREET PROPERTY UTILITIES POTENTIAL

Tim Thayer stated I live on the last piece of property on the north side of Jackson Street going east. There are two six acre tracks north of me that border Haw Creek. The property directly behind me had grown up so bad that I contacted the owner and asked if I could go on his property and clear it behind me. I don't like clearing anything twice. This property has not been mowed up until a month ago for approximately three years. I have mowed behind my house at my costs but I don't want to continue doing that. Tim request the property needs to be tagged. Tim stated I heard several months ago that there was potentially a misappropriation of funds by one of the town employees. What really participated me to bring this up is the fire department issue. I think there needs to be some action. There was some discussion on the Jackson Street property. This property is now for sale. Ohmer stated I would like to hear more about the misappropriation. Clyde stated we don't need to hear rumors. If you have facts, we can hear facts. Tim stated I think there are people in this room that has facts. Jake Miller stated I will give you facts. Clyde stated we are not going into that. Cindy Boll stated any discussion on the status of employees is subject for an executive session. JoEllen Sieright stated then I think it needs to be done. Jake stated I don't know why you don't want the information I want to give you. Clyde stated this is not a town issue. Cindy again stated this is a discussion for an executive session.

WRITE-OFFS

Diane Burton stated these are our end of the year write offs for the Utility Department. The total for water is \$700.35. The total for sewer is \$5.87 for a grand total of \$706.22. Clyde asked how it is possible to have a zero balance on sewer when you pay your water bill first. David answered their deposit is applied. Diane added typically the water portion is more. **Ed made a motion to write off the utility bills for a total of \$706.22. Ohmer seconded. Motion carries 5/0.**

TRANSFER OF FUNDS (RESOLUTION 2017-07)

Diane Burton stated this is Resolution 2017-07 Transfer of Funds. Diane read the resolution which states the following:

Be it ordained by the Council of the Town of Hope that the following transfer of funds be made:

From: 101011122 General Fund – Health Insurance \$20,000

From: 101002221 General Fund – Gasoline Police \$10,000

To: 436001301 Rainy Day Fund – Projects \$30,000

Diane stated this is just to give us more of a cushion in the Rainy Day Fund. You can transfer ten percent of your revenue from General to Rainy Day. Fortunately this year we will be able to do the ten percent. The Rainy Day Fund can be used for any lawful purpose. The next one is to put some aside for a police vehicle.

From: 101002444 General Fund – Vehicle Purchase Police \$10,000

To: 436002401 Rainy Day Fund – Police Vehicle \$10,000

Diane stated the next one is Motor Vehicle Highways to cover some engineering cost incurred this year for next years' paving project.

From: 202001231 MVH – Repairs and Maintenance \$3,000

To: 202001315 MVH – Professional Services \$3,000

Diane stated the next one is Edit to move some money into health insurance due to the change with the HSA that we were not aware of when that budget was set for 2017.

From: 437001001 Edit Fund – Projects \$1,000

To: 437001122 Edit Fund – Health Insurance \$1,000

Diane stated the last one is from our Sewer Fund. It is for some repairs required by IDEM. Mainly for a scale and indicator. David explained what the funds are needed for. David stated we didn't anticipate any of that when we did the budget. It was our first budget process.

From: 606001431 Sewer Fund – Main Replacement \$3,000

To: 606001397 Sewer Fund – Equipment Repairs \$3,000

Ed Johnson asked why we are moving \$20,000 from Health Insurance and then put \$1,000 back in. Diane explained that the first one is for the General Fund and the second one is for the Edit Fund which is the fund that pays our Town Manager. Ohmer asked if there is a fund already established for a police vehicle. Is this actually purchasing a vehicle? Diane answered we hope to in 2018. We are applying for a grant for that which, as Trena stated, will be toward the end of the year. This is just moving it from the General Fund this year to get it in position for next year to be sitting in the Rainy Day Fund to be used. Ohmer asked if we will be replacing a vehicle. Matt confirmed. Matt stated we will be replacing one of the 2010 Crown Victory. **Ohmer made a motion to approve Resolution 2017-07. Jerry seconded.**

Motion carries 5/0.

TOWN ATTORNEY

Clyde Compton stated I received a call a few days ago with some sad news. Sad for me and a lot of people but will probably make someone real happy. Our Town Attorney is retiring the last day in March. We will need to pursue a new town attorney. Nellie stated congratulations on your retirement. Cindy stated if I can just say very briefly. It has been such a privilege and an honor to work with the Town of Hope all these years. I can continue working for you through the end of March if you want. I will be happy to help if you want some suggestions or meet at some point to talk to help with that process. I have been practicing for 37 years. Ed asked if she can provide the council with some referrals. Cindy confirmed.

2018 TOWN COUNCIL REORGANIZATION DATE

Clyde Compton stated according to town ordinance and state code, any elected positions are up at 12:00 noon on January 1st. Nellie asked isn't it normally done at the first meeting in January. Diane answered it is typically done the first of January at a working session. **Nellie stated I would like to make a motion to nominate Ed Johnson to be the President of the Hope Town Council next year. Ohmer seconded.** Nellie stated I just think he is a good man. You have done a fine job. I just think it has been two years and it is time for a change. Clyde stated this is nothing personal. I don't think Ed has the experience to do it. All of this year, a lot of the council would come down once a month, get their packet and come to a council meeting. Nellie said several of us have asked for executive sessions, we have asked for other things and you wouldn't do it. That wasn't our fault. **Motion carries 3/2. Ohmer made a motion to nominate Jerry Bragg as the Vice-President. Ed seconded.** Nellie asked if Jerry will have time to come to the events and things like that. Jerry answered I always do. My employer knows I have taken this position. I can take phone calls. They have no problem with that. I have had those phone calls before. **Motion carries 5/0.**

METERS

JT Doane stated we have currently to date replaced about forty percent of the meters. We have some formalities to go through with SRF. I would like to make a recommendation to purchase some additional meters. David requested a quote on getting an additional skid of meters. The quote was \$22,950 for meters. Currently left after the water tower is paid, Strand has estimated that SRF will have \$10,822 available that can be the water portion that goes toward the meters. I checked with Clerk Treasurer Burton to make sure that additional \$12,128 can come out of sewer. She confirmed. If we wait until December 31st, the price will be going up to \$510 per skid at the first of the year. It is my recommendation that we go ahead and utilize this \$10,822 left from SRF funds and go ahead and get a skid ordered. David added we started back in 2014. The program was that we will buy a skid each year and it would take eight years to get them all changed out. The ones we are replacing right now are eighteen years old. Meters cannot speed up. They slow down. Billing accuracy suffers. These are digital. Information can be proved when questioned by residents. We purchased them in 2014, 2015. We had to skip 2016 due to the water project. I was hoping we could do two this year and get back on track. If we order two skids now, they won't be paid for until next year. It will save \$1020.00. There was discussion on the use of the old meters for parts. Diane stated we did budget for a skid in 2017. We will just be adding an additional half for sewer. Diane confirmed that sewer can afford the two purchases. JT stated that will then put us back on track essentially. David stated these meters have a twenty year warranty.

It's a ten year complete and then prorated for the second part of the ten years. **Ohmer made a motion to purchase two skids of meters. Nellie seconded. Motion carries 5/0.**

STATE OF THE TOWN ADDRESS

Kyle Brooks stated I'm a former resident of Hope and a graduate of Hauser High School. I just wanted to address the council this evening after speaking with Mr. Doane after his State of the Town Address. Being a former resident of Hope, growing up here, I look back on Hope with those fond memories of what the town was like. Recently after spending years in the Marine Core and traveling the world, living up in Indianapolis and living in city for many years, I got married and discovered my wife is like a fifth generation of a Hoper. She was very convincing we should raise our three sons here in the town of Hope. I was excited about the opportunity to get back to Hope. A year and a half ago when all this conversation was going on, I came to Hope and drove through the town slowly visiting my old neighborhood street. I saw a lot of things after being gone for a couple of decades, it just didn't look like it used to look. At that time I was disappointed. The Red tag issues is obviously changing a lot of that. I am really encouraged about coming back to Hope and seeing all the improvements and progress that has taken place just in a very short amount of time. I live near the water tower. I saw roads being paved, the water tower being painted. I am very encouraged to be back here and seeing all the progress that you are accomplishing. State of Town Address was really awesome, that was really well put together and all of the high points that is taking place here. It is just really encouraging and I'm spreading the word about that by the way. I just wanted to say thank you for all that you are doing and accomplishing. I'm really happy to be back here raising our children. Applause.

JT shared the video that was played at the State of the Town Address. JT stated I had some seniors from Hauser, Sydney Schoen and Megan Swinford volunteered to help and did an excellent job. I appreciate their efforts. I appreciate Mrs. Chapman, the Music Teacher at the school, for her involvement. She sang the National Anthem. I delivered about a 35 to 40 minute speech. I was pleased to hear from residents following and Mr. Brooks who came by Town Hall and shared his story tonight and his excitement of things going on and things that are being done. The theme was invest in our future while honoring our past. It is not just about us in this room. It's about the children and the grandchildren and the great grandchildren. I appreciate the Hope Legion. JT played the video that ended the State of the Town Address which was children from music class singing God Bless the USA. Applause.

Ed stated I want to comment on you getting the student enrichment group involved. I think that is great that we are getting students involved. JT stated also what is wonderful is the speech that Sidney Schoen wrote was all her. I told her I want you to speak from your heart on where you see Hope and how you feel about your hometown. It is an honor to hear that from them.

TOWN REPORT

JT Doane

- Hope Wellness Pharmacy: Mr. Burris stated since April 2017, 735 prescriptions transferred to date; have several elderly that they do home deliveries; stated also of **recent receiving** clients from

Hartsville and Flat Rock; Mr. Burris stated that business has been stronger and quicker in comparison to the Bloomington location;

- INDOT Community Crossing Matching Grant (CCMG): 2017 CCMG Grants submitted; priority 1 and priority 2 designation; total cost of projects: \$211,504.50; both grants awarded!!!!!!!!!!!!!!!!!!!!!! Publication Notice prepared by Strand and submitted for bidding; bids to be received on 12/15/2017 by 200 pm; Strand will be opening bids; information to be shared at December Town Council Meeting for Town Council decision on awarding contract;

RACE	MILL	LOCUST
SEMINARY	WALNUT	ELM
SEMINARY	ELM	SCOTT
MARKET	JACKSON	SOUTH
SCOTT	JACKSON	SOUTH
RAYMOND	JACKSON	SOUTH
BROAD	SEMINARY	SOUTH
MIDWAY CT.	NORTH END	SOUTH END
HAUSER CT.	NORTH END	SOUTH END
NEAL	LIBERTY WAY	MANOR DRIVE
JULIA	JULIA LANE	LIBERTY WAY
MANOR	NEAL DRIVE	JULIA LANE
LIBERTY	SCHAEFER DRIVE	JULIA LANE

- Garbage and Junk Ordinance: to date approximately 60 homes; received check and payment in full on Hitchcock property (\$2,467); additional homes will receive tickets; Town Marshal Tallent confirmed on 12/15 tickets prepared and will be served; will be provided to town attorney boll for further correspondence and preparation (Mr. Watson on Market and Mr. Baxter on Washington); also have noted Mr. Stamer in Goshen Meadows for further action; Town Attorney Boll got a letter to the Meadow place address; next step will be court action;
- Vegetation Letters: to date this year: 50 residences notified and lawns maintained; noted in statistical review for preparation of state of the town address; the amount of letter sent this year tripled that over the last three year period!!!!!!
- Emergency Response Commission next meeting set for January 8, 2018 Hope Town Hall; notice already sent via email; will sent follow up email and Happy Holidays on Friday, December 22nd;
- Plan and Analysis for Goshen Meadow sanitary project; flow meter test currently installed for purposes of determining further data analysis; updates to be provided at December Town Council Meeting;
- Attended Christmas of Yesteryear Program;

- Received statistical data from Karen Niverson regarding hope visitor center numbers; to date has had 1,041 visitors; easily surpassed totals from previous location of visitor center at hope wellness pharmacy; not consistent reports from previous location but appears to be around 3 times or greater the number of visitors; Ms. Niverson indicated "pleased" with results and also acknowledged her sentiment that she "loves the momentum I have built in hope"
- Delivered 2017 State of the Town Address: Investing In Our Future While Honoring Our Past; extremely well attended and been told by many excellent program; available for viewing on dvd; also Town Marshal Tallent posted; the Night Owls sang the original song written about the Town of Hope; Hope Legion presented flags; Megan Swinford lead pledge of allegiance and Sydney Schoen delivered speech about her time in hope and the progress she is seeing; Mrs. Chapman sang national anthem; Town Manager Doane delivered speech: Investing In Our Future While Honoring Our Past: investing in our future, while honoring our past; 3th and 4th grade students from Hope Elementary sang God Bless The USA; Hope Legion retired the flags;
- Town Hall Holiday Party set for Thursday, December 21st 600 pm;

QUESTIONS/COMMENTS ABOUT SUBMITTED REPORTS

*A Police, Animal Control, Utilities and Town Manager's report has been given to the council prior to the meeting to review and kept on file at the Clerk Treasurer's Office.

Nellie complimented David on passing the IDEM inspection.

PUBLIC COMMENT

JoEllen Seiright questioned whether they are going to set up an executive session. Clyde responded I will let the new Council President handle that.

Ohmer stated residents need to be sure they cancel their current trash service since that service is now being provided by the town. If you know people that are unaware of this, they need to cancel that service.

Nellie stated congratulations to Chad Emmett.

Randy Wood stated I've been on the Fire Department for 37 years. As Ed Johnson and Ed Stone will tell you, there comes a time where you have to take a break. This year at the elections I stated I'm not taking any positions. I'm glad to tell you that Chad took over as chief. He has been on the Fire Department for ten years. He has been an Assistant Chief most of that time. It has been a pleasure working with you. I know we have had our ups and downs over the last two years. I just want to say thank you. Nellie stated thank you, Randy, for all of the time that you gave. Applause. Randy stated all of the officers have changed. Adam Mathis is the First Assistant Chief. Chris Allen is the Second Assistant Chief. Christopher Wood will be Captain. Jason Mack will be Lieutenant. I think you will have a good bunch of people to work with. Nellie stated you are getting several new, younger people. Randy answered that is part of the reason. I think it is time for the younger generation to step up. I told Chad and the others I will be here to help them with advice.

Meeting adjourned at 7:14 p.m.

Jane B...

Attest

William Johnson

Jerry Bragg

Debra Campbell

Nellie Meek

Clay Smith