

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 public hearing at the Hope Town Hall in said town at 5:30 p.m. on September 17, 2019.

The prayer was given by Jerry Bragg.

The meeting opened with the Pledge of Allegiance led by Ohmer Miller.

#### **2020 BUDGET PUBLIC HEARING**

Diane Burton stated this is our 2020 Budget public hearing. The fund budget amounts are as follows: Rainy Day \$112,000, General \$566,657 the maximum estimated funds to be raised is \$321,949, Local Roads and Streets \$40,000, Motor Vehicle Highway 116,634, Cumulative Capital Improvements \$25,000, Cumulative Capital Development \$120,000 the maximum estimated funds to be raised is \$19,349, Economic Development Income Tax \$295,760, Riverboat \$35,000, LIT Public Safety \$14,500. The total is \$1,325,551. Diane stated at the last meeting Ed asked about including the street sweeper in the budget. My recommendation on that equipment is to wait and see if we get awarded these projects with the Community Crossing Matching Grant. If we do get approved for those, I feel like we should wait until the following year. I know it's a priority and something we need to do. Hopefully it is something we can get a grant for. The funds that would be used for that is MVH and Local Roads and Streets. If we only get approved for one project, we can set those funds aside for the street sweeper. Mark Weber asked how these figures compare to last years. Diane answered it is about a 4% increase in the General Fund. We are requesting maximum levy. Diane stated our budget adoption will be at the next council meeting on October 15 at 5:30.

Meeting adjourned at 5:36.

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

#### **APPROVAL OF THE MINUTES**

**Minutes 7/16/19 & 7/25/19**

Ed made a motion for the approval of the minutes. Nellie seconded. Motion carries 4/0.

#### **APPROVAL OF THE CLAIMS**

Clyde made a motion for the approval of the claims. Ed seconded. Motion carries 4/0.

#### **OLD BUSINESS:**

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## PROJECT UPDATES

### Main Street Downtown Revitalization project

Trena Carter stated I have had my PEEPS training. I expect the grant agreements to come out this week. We will receive a grant award letter and the grant agreement. We have already published the finding of no significant impact. I believe we will be able to receive approval of the environmental conditions on September 26. Trena requested approval of the resolution allowing Ohmer to sign contracts. Scott confirmed review of the resolution. **Ed made a motion to approve the resolution and allow Ohmer to sign the contract. Clyde seconded. Motion carries 4/0.** Trena stated I'm looking to have a kick off meeting the week of October 1<sup>st</sup>. Trena suggested Ohmer, Main Street representatives, David, Diane and the engineer be in attendance. Trena stated the bidding deadline is March 2, 2020. The release of funds and permits all have to be in place by April 29<sup>th</sup> 2020. All construction has to be complete by February 28, 2021. Susan and I have been corresponding with Ryan of the Heritage Fund of Bartholomew County. They will turn in their funds at the first of the year. This will help cover any incidental costs until funding is received.

### Owner Occupied Housing Rehab

Trena stated the Owner Occupied Housing Rehab Program is close to being complete. There is one that is out for bid. This is the one that we were able to add at the very end. That brings us up to a total of seven homes. We have until the end of the year to complete that home. Ohmer asked what the criteria is for the contractors when the project is bid out. Trena answered it goes, as legally required, to the lowest responsible, responsive bid. Trena explained the process. Ohmer asked if a certificate of insurance is required. Trena confirmed. Trena stated they provide a bid bond. Once the contract is awarded they must provide a certificate of insurance as well as performance and payment bonds.

### WASHINGTON STREET STORM UTILITY PROJECT

Steve Robertson requested payment for pay application #3 in the amount of \$9,500. Steve explained this is the last original pay item which is for the concrete work. We are still withholding retainage at this time. **Clyde made a motion to approve pay application #3. Nellie seconded. Motion carries 4/0.** Steve requested approval of change order #1 in the amount of \$25,018. Steve explained there are a couple of deducts in there for items that we swapped out. David has been involved with the quantities and the work like we agreed to a couple of meetings ago. That will change the total contract amount to \$197,184.50. The only thing left is to do some paving by Norman Funeral Home. That is why we are holding the retainage. **Ed made a motion to approve change order #1. Clyde seconded. Motion carries 4/0.** Steve requested approval of pay application #4 in the amount of \$23,767.10. Steve explained this is for the items in the change order. We are still withholding the retainage. The retainage will not be released until they request substantial completion, the paving is finished and the as built drawings are reviewed. **Clyde made a motion to approve pay application #4. Ed seconded. Motion carries 4/0.**

### 2018 COMMUNITY CROSSING MATCHING GRANT PROJECT

Steve Robertson stated they are scheduled to come October 7 to do milling and paving. All the concrete work is done. The project has to be wrapped up by December 31<sup>st</sup>.



## **2019 COMMUNITY CROSSING MATCHING GRANT PROJECT**

Steve Robertson stated the grant award date has changed. Now they are saying it will not be announced until end of September first of October.

## **2020 COMMUNITY CROSSING MATCHING GRANT PROJECT**

Steve Robertson stated you asked me to get some dates. According to the website and Kayti Adams, the call will go out the first of January. They do two calls a year. They will do another call in July. We are working on the Asset Management Plan which should be done in October. It is due December 1<sup>st</sup>. Steve voiced concern with cash flow in going in for another grant. Diane confirmed MVH and LRS are monthly distributions. Steve also voiced concern in the fact that asphalt cost are going up.

## **MAIN STREET UPDATES**

### **Cruise-in To Hope**

Susan Thayer Fye stated our final Cruise-in of the season is on Friday, October 4<sup>th</sup> from 5:00 p.m. to 8:00 p.m. We do have a band scheduled. Our special event is a coloring contest that is being coordinated through the school system. Our last cruise-in was combined with Students Fund of Hope which packed the square. I thought it went extremely well. There was certainly a lot of people there.

### **Sweet Chiropractic Open House**

Susan stated there is going to be an open house for the new doctor who is taking over for Doctor Sweet. The open house is this coming Saturday from 10:30 a.m. to 2:00 p.m. at Doctor Sweet's office. They will be grilling out hotdogs and hamburger and will have drinks and cupcakes. Doctor Pacilio will be a permanent replacement. Different hours are being considered. Susan gave an update in the amount of memorials received which is \$1,180. The family is trying to think through what they want to do with the memorial funds.

### **Clean-up Day**

Susan stated Edit approved \$850 for dumpsters back in the spring of 2019 when I made that request. The low bid that came in from the three bids was actually \$80 higher for a total of \$930 through Rumpke. I paid the extra \$80 with a personal check. I would like to get reimbursed this year. I'm not sure if there is going to be dump fees. Rumpke could not donate the third dumpster this year as they have done in the past. We did get two forty cubic yard dumpsters this year. Edit had also approved \$200 for tire recycling. It was determined later that we would not accept tires so that money is not going to be used. We ended up with a total of eight trucks/trailers picking up brush, bushes, limbs and trash. With the extra volunteers that came from United Way, we ended up doing a sweep of all streets and alleys throughout the entire town for brush, limbs and bushes which went to the burn pile. There was an incident with the recycling trailer. One of our residents got eye-rate that the recycling trailer would not take paint cans or used motor oil. Unused paint cans is an issue. Susan complimented the United Way volunteers. Susan stated several volunteers who were here commented on how clean our town looked.

### **Hope Heritage Days**

Susan stated Main Street will have a booth in the shelter house at Hope Heritage days. Information will be available on the Downtown Revitalization Project. We are combining with the museum. We're selling old fashioned rock candy. We will be in costume.



### **Exhibit Columbus**

Susan stated Exhibit Columbus is offering plants that are around the Bartholomew County Library. A group of kids ended up with 3,000 plants. When the exhibits come down, they have to find a place for them. They are offering for Hope to use the plants on the square. She is willing to work with the Hauser students. Nellie voiced concern that they will have to initially be inside. Susan stated they may be able to be kept in the Hauser greenhouse during the winter. This might be considered a partnership which is what grant funders look for. The Council decided against it due to maintenance.

### **NORMAN PARK**

Clyde Compton stated the Council had a special meeting at Norman Park. We looked the park over partially due to insurance purposes. While we were out there, we all agreed that it really is a diamond in the rough. It is a beautiful area. We have discussed numerous improvements to the park. We are in the process of getting cost figures. The Council agreed to put a metal roof on the shelter house there which has been completed. The Hope First Wesleyan Church, Pastor John Marcus, has volunteered to paint the shelter house for us. All we have to do is provide the materials. **Ed made a motion to allow the church to paint the shelter house and to provide the supplies needed. Nellie seconded.** Clyde added the supplies will be purchased locally from Majors. Stephanie Long suggested accepting the plants from Exhibit Columbus and placing them at Norman Park. Stephanie stated I can get volunteers to help plant them. The Council agreed for Stephanie to work with Susan and David to place them in Norman Park. **Motion carries 5/0.**

### **NEW BUSINESS:**

#### **TAX ABATEMENT – LONG FAMILY PROPERTIES**

Stephanie Long stated you should have received in your packets a letter explaining what I have prepared to present to you guys which includes a resolution authorizing the clerk treasurer to execute statement of benefit forms. I would first like to share with you a little bit about our business. Nathan and I started a company a couple of years ago called Indiana Custom Fabrication. Indiana Custom Fabrication does any kind of metal fabrication you can imagine. Our primary business right now is manufacturing racks for the automotive industry. Right now we are renting space from McKinley Enterprises. Business has grown tremendously which is very good for the Town and very good for us personally. We are really excited about where things are going for our business. Stephanie shared the progression of the company from 2017 to present. Stephanie stated this year, in 2019, our top of the line sales number we are looking at is \$750,000 right now. It has grown tremendously and with that we need more space. Stephanie expanded on their current situation as far as employees and space. Stephanie stated we decided to look for other property to build another facility on. They purchased a piece of property on Raymond Street. They formed another company, Long Family Properties. Stephanie stated our goal is to build a second manufacturing facility on that property. The building will be close to \$10,000 feet. Our hope is that once we get this building constructed, we will begin to staff up in that location. Stephanie explained that they have purchased a piece of machinery that is on its way to them right now. They will also be asking for a tax abatement on this machine. It is a laser cutting machine. Stephanie explained what the machine can do. Stephanie stated we have quoted over half a million dollars in business that this laser can do. We are pretty confident as soon as we get the building constructed and this laser installed that we are going to be able to move forward in growing this business which will bring a lot of jobs to this community. The



whole process is very expensive. We are coming before the Council to ask that in turn for the jobs we are going to be creating and the value that we are going to be adding to the community that we be granted a tax abatement on that property for ten years. Ohmer asked how many employees they have. Stephanie answered we will maintain the fifteen that we have. Our hope is to be able to add two more shifts. It will take at least four people to run the laser. In addition we are putting in other equipment and we will need people to run those as well. The first year I think we will be hiring between six to ten people for that location. That is all contingent upon when we can get the building up and running. Projected wages were shared. Stephanie shared that a lot of their employees don't live in Hope so it has brought them to Hope. Several relocated to Hope. Bryan McKinney shared information about their market and the size of quotes they are currently giving. He shared the need of the product they are producing. He also shared the setup of the two buildings. Stephanie expanded on some of their customer base and stability of work for their company. Stephanie stated we are looking at next year potentially \$500,000 a month in revenue. Those employment numbers could be very conservative if things continue to grow like we are anticipating. Ed asked if there will be room on the property to expand. Stephanie confirmed. Stephanie stated we'll have another whole acre and half that we are not going to develop right now. Clyde asked who wrote the resolution that was presented. Stephanie answered I wrote it. Scott Andrews just received the resolution so has not had time to review it. Scott stated I don't believe the Town has an ordinance setting out the schedule for the abatement. The Council will want to look at how abatements were treated in the past. Ohmer stated we need to take this under advisement. Bryan McKinney stated we would like to get an approval of this so we can get started and get the building under roof. Every day that goes by is lost opportunity. Stephanie added I will want approval from the Council before we break ground. Scott stated that is required by law. Ohmer stated we understand and appreciate your desire. It is in our best interest that we review everything and do this correctly. If you give us a little bit of time to look at this then we will react accordingly. Stephanie asked when the Council will be able to meet again to discuss the abatement. Clyde answered about two weeks. The Council is willing to call a special meeting to consider the abatement. John Clark asked what the total investment will be. Stephanie answered the total investment right now in the building is close to half a million dollars and in equipment rough budget figures is around \$200,000.

#### **FIRE DEPARTMENT – QUARTERLY UPDATE**

Chad Emmitt stated the fire department has made 297 runs this year. The department is registered for a KnoxBox. We did receive our first order from United Methodist Church. If anyone else is interested, it is just basically an online form you complete, it generates an email, I approve it and then the box is shipped to you. Chad explained what the KnoxBox is and the process. It allows the fire department to enter a home or business if there is an emergency.

Chad stated we have not received an award or denial letter yet on the AFT grant.

Chad stated generally we have done the pancake breakfast for the Hope Ride at the school. This year we are going to be assisting the police department with parking cars. The Hope Ride is now doing a brunch instead.

Ohmer asked what their average response time is. Chad answered time to get to the station five to seven minutes. We get our gear on, truck out the door in a couple of minutes. Within ten to twelve we are normally on the scene. It also depends on the time of day. It varies.

#### **2020 SALARY ORDINANCE (Ordinance 2019-01)**

Diane Burton stated you would have received copies in your packet and actually by email as well the salary ordinance with adjustments of a 2% increase and a 3% increase for all the ranges and all the pay rates. Tonight this can be just to get this in your hands if you want, it can be to discuss or it can be a first reading. The need is for it to be passed by the end of the year. The rate for the WorldatWork Survey is 2.2%. The merit increase budgets for governmental entities is a 2.9, with some providing a 3% increase. This information came from New Focus HR. Clyde stated I have done some research too. Social Security cost of living increases, which is what everything is based off of, last year was 2.8% and this year they are saying will only be 1.6%. It will not be posted until October. There are a lot of factors that go into that. The other thing we need to keep in mind is once we raise these rates, they cannot be decreased. You don't want to get to the point that we can't give raises. Ohmer stated he feels 2% will be a fair raise. The Council decided to review the information and discuss it in October.

#### **RADAR FLOWMETER QUOTE**

David Clouse requested approval to purchase an influent flowmeter. David explained the influent flowmeter measures the gallons per minute and totals the gallons per day. What we have now is ultrasonic. This is radar. The one we have now has been running 24/7 for twenty-seven years. It's paid for itself. It is weather sensitive. It has to be calibrated annually. David feels it is time to purchase a new one. David reviewed the quote. The cost installed is \$3,709.55. That amount does not include shipping. **Ed made a motion to approve the purchase of the Influent Flowmeter. Jerry seconded. Diane confirmed funds are available. Motion carries 5/0.**

#### **EDIT REQUEST**

Clyde Compton presented the Edit request. David Webster requested funds for the Well House Dinner Theatre. The request is for twenty-five books for veterans in the amount of \$250. The committee approved thirty books in the amount of \$300. This is the amount that was approved last year and all thirty books were given out. Clyde explained that the profit will be split up by the Well House Dinner Theatre and given to the Hope American Legion and Bob Miller Missing in Action. Every book given out will be presented as being from the Town of Hope. The Edit Committee approved the request 4/0. **Motion carries 5/0.**

#### **ELECTRONIC SMOKING DEVICES**

Matt Tallent voiced concern with electronic smoking devices at Hope Heritage Days. Matt stated with Heritage Days approaching, I expect a lot of people to be out with electronic smoking devices. We need to amend our smoking ordinance to allow us to enforce this. Ohmer asked if this is enforced in the streets. Matt answered no, not once they are eight feet from the square. Scott Andrews will draft the ordinance. Matt stated State law prohibits you smoking within eight feet of a business. Council agreed to keep the same fines that they currently have.



## QUESTIONS/COMMENTS ABOUT SUBMITTED REPORTS

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

## BUILDING & ZONING

Matt Galbraith gave an update. Matt stated things are going well. Matt has met with Scott Andrews. Scott stated a letter has already went out to the property requested.

## CHRISTMAS OF YESTERYEAR

Barb Johnson, Yellow Trail Museum, requested use of the park for Christmas of Yesteryear on November 22<sup>nd</sup> from 5:00 p.m. to 9:00 p.m. Barb requested that they be allowed to have a live nativity. The wagon and carriage rides will be back at Norman's cabin. Barb requested having a new group do the Christmas decorating for the square. **Clyde made a motion to approve the park request. Jerry seconded. Motion carries 4/0. 1 abstain.**

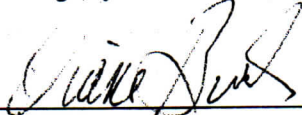
Clyde Compton asked David if the shelter house can be power washed. David answered we did that last year. Power washing is a pretty miserable job.

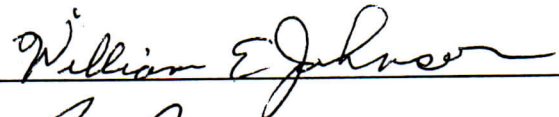
Clyde Compton stated I got word that John Clark has had a rough time. I heard he got into a fist fight with a bat. The bat won the battle. John has been going through a series of painful, medical situations. I saw something that might take his mind off of it for a little bit and make him feel better. Clyde gave John a Batman backpack. John shared the bat story.


Ed Johnson shared that Jon Dillman has had to be off of work for several weeks due to some medical issues. Matt shared the situation. Jon had to have an emergency surgery. Matt hopes to have Jon back before Hope Heritage Days.


Ohmer stated I am excited to always see a group of people come together for our meetings. I wish more people would come. I appreciate everyone's input and their commitment to the Town of Hope.

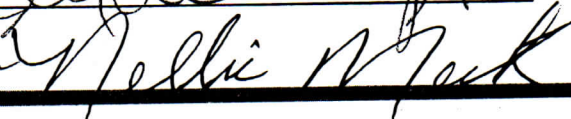
Meeting adjourned at 7:11 p.m.

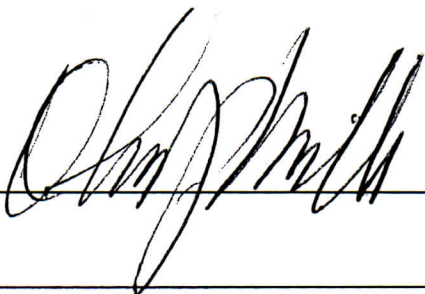
  
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