

OSSIAN REDEVELOPMENT COMMISSION – Regular Meeting

January 26, 2015 - 6:45 p.m.

Ossian Town Hall – 507 North Jefferson

Redevelopment Commission President, Josh Barkley called the meeting to order at 6:45 p.m. with commission members Bill Miller, Brad Pursley and Tom Neuenschwander present. Terri Hughes-Lazzell was absent.

Neuenschwander moved to re-elect President, Josh Barkley and Vice-President, Brad Pursley. Miller seconded. Passed 4-0

Miller moved to appoint Neuenschwander as secretary. Pursley seconded. Passed 4-0

Neuenschwander moved to adjourn at 6:55 p.m. Miller seconded. Passed 4-0

OSSIAN TOWN COUNCIL – Regular Meeting

January 12, 2015 - 7:00 p.m. Ossian Town Hall – 507 North Jefferson

Council Vice-President, Josh Barkley called the meeting to order at 7:00 p.m. with Council members Bill Miller and Tom Neuenschwander present. Terri Hughes-Lazzell and Brad Pursley were absent.

Neuenschwander moved to approve the December minutes as submitted. Miller seconded. Passed 3-0

Neuenschwander moved to re-elect President, Brad Pursley and Vice-President, Josh Barkley. Miller seconded. Passed 3-0

There were no comments from Ossian citizens.

Ossian Park Board January 5, 2015

Attendance: Bill Dowty, Jason Heckber, and Tim Rohr

I. Read and approved minutes from meeting on December 1, 2014

II. Tim motioned to have Bill as president, Jason as vice president and Tim as secretary.

Jason seconded and passed 3-0.

III. Meeting times to be first Monday of each month at 7pm.

IV. No new updated on disc golf course

V. Jason questioned replacing sound systems at minor league. Jason thinks that a whole new system needs obtained. The minor league intends to cover the cost depending on total amount. Jason to get quotes and then take quote to Town Council for approval.

VI. Discussed needed items at ball diamond complex. Dirt and bases are major concerns.

More discussions at next meeting concerning ideas and costs.

VII. Next meeting on February 2, 2015

VIII. Meeting adjourned at 7:58pm.

Barkley opened a Public Hearing to entertain questions regarding the annexation of land in the Archbold-Wilson Park at 7:03 p.m. A resident of 410 Oakdale Drive expressed concern about the annexation. He was of the understanding that the town would be annexing part of his property for the entrance and that it would create heavy traffic through his subdivision. Town Manager, Luann Martin assured him that the property being annexed did not include his property and that the proposed main entrance to the park would be at the end of LaFever Street by the ball diamonds and not on Oakdale. There being no other questions posed, Neuenschwander moved for the closing of the hearing and Miller seconded. Passed 3-0 and Barkley closed the hearing and 7:06 p.m.

Fire Chief, Ben Fenstermaker, reported that the number of runs was up in 2014 and that there had been ten (10) runs so far this year. Fenstermaker presented a request for payment to Wells County as the Ossian Fire Department's share of the Wells County Spillman upgrade of

\$700.99. At this time, Police Chief, Dave Rigney, joined Fenstermaker with a request for the same expenditure for the Ossian Police Department's share of the upgrade for \$2453.46. The total amount of the upgrade is \$31,194 with the cost being split between the six (6) Wells County agencies utilizing the software. Neuenschwander moved to approve both amounts. Miller seconded. Passed 3-0

Rigney continued with his monthly Mileage Report and Overtime Report. He stated that he would have a 2014 Summary Report at a later date.

OSSIAN STORMWATER BOARD
WEDNESDAY, DECEMBER 17, 2014 6:00 PM

The Ossian Stormwater Board meeting was called to order at 6:00 p.m. Stormwater Board members present included Tim Miller, President, Rose Barrick, V.P., and Dennis Ramey, Secretary. Also attending: Luann Martin, Town Manager, Glen Werling of The News-Banner, Tom Somers, resident, and Jim Breckler, P.E., of Engineering Resources.

Minutes Approval ----- Rose made a motion to approve the minutes for the Stormwater meeting held on November 26, 2014, Tim second, vote was 3-0 to approve.

Old Business

- **Smith Drain – Industrial Park** ----- Luann reported that Jarrod Hahn, Co. Surveyor has answered in writing the question about who will be responsible for the seeding, and any future repair of the drain area related to this project. Wells County will be responsible and Luann is forwarding a written document to Town Council describing the agreement for signature. This should prevent any future misunderstandings years down the road if questions come up.
- **Roe St. project** ----- Jim Breckler of Engineering Resources, Inc., reported there are no additional points to present. He did reiterate that he would like to have the bids back by the end of February in order to have time to review before awarding. Jim pointed out that the requests for bids need to be out to contractors for 3 weeks. After further discussion, it was agreed that authorization to put the project out for bid should happen at the January 28, 2015 Stormwater meeting, and the bids going out in the next day or two.

Key points discussed at the November meeting includes the following:

- 1. The job will be posted for bid later this winter with a proposed start time of next spring. This should assist in getting the lowest bid prices due to less construction activity going on during the winter.
- 2. Jim informed the group that NIPSCO has agreed to lower two main gas lines at their expense. Luann is working with Erik Schlemmer from I&M to relocate an electric pole at the corner of Roe & Homestead Sts.
- 3. Joel Hoehn from Stody and Associates, Bluffton, prepared easements (1 permanent and 6 temporary) for the required properties and they have been delivered to Luann. Luann and Rose plan to contact the property owners for signatures prior to the project being posted for bid in late January, 2015. Jim suggested that when contacting the property owners to inform them of their responsibility of replanting any plants and accessories moved due to the project.
- 4. As it stands now, this project should get underway next spring. This decision was arrived at earlier this year at the July meeting. Providing there are no major emergency repair issues, the Stormwater account should have the funds to pay for this project when it is completed next summer/fall.
- 5. Some points from earlier planning include: adding a manhole that Ogden Apts. area could be tied into in the future, and upsizing the manhole adjacent to the Duncan residence to accommodate the new section of 30" pipe. Jim said the estimated price including these additions would be around \$ 155K, which puts it over the \$ 150K "no bid required status". He also recommended that the job be let for bids in late January, 2015 to secure the best prices due to winter slowdown in projects. The plan is to open bids at the second monthly Town Council meeting in February.

Vactor Truck----- Arrival still expected in April, 2015. The down payment amount of approx. \$ 14K will be split between Water, Wastewater, and Stormwater Depts.

(A review of the financing for the new Vactor Truck is as follows:

1. The original price of \$ 349K minus trade-in of the old equipment resulted in price of \$ 314K. The Town will pay \$ 100K from the Cumulative Capital Improvement Fund bringing the balance down to \$ 214K.
 2. The Town plans to finance \$ 200K with the Ossian State Bank at a fixed rate of approx. 2.89%. The remaining amount of \$ 14K will be paid from cash from the budgets of Stormwater, Wastewater, and Water Depts. equally. The monthly payments for the \$200K will also be divided 3 ways between the 3 Departments.)
- **600 block between Shady Lane and Bittersweet and adjacent area** ----- Luann received the Shady easements in the mail and forwarded them to Town Attorney Andrew

Carnall for review. This will confirm that excavating and brush removal is allowed in the ditch area.

Jim reported that he has been in communication with Jim Stricker of AEP/I&M concerning an estimate for relocating underground services and primary cables if it becomes necessary due to excavating the drainage ditch. The estimates should be coming sometime after the holidays. In the meantime, the Town will attempt to locate and pothole the existing cables to see what the actual depth of the cables are at present.

Siebold and LaFever Sts.----- The recently installed field tile by the farm ground owner continues to apparently resolve the previous issue.

Storm Water Budget ----- The balance is incomplete due to the meeting being held on the 17th of the month.

Tom Somers----- discussed some issues he felt needed to be looked at. Luann will take the list and review for needed action if any.

901 Park St.----- It was brought up at a Council meeting that the catch basin at this location is running very slow. Luann will have the basin checked out and cleaned as soon as possible.

New Business

Update from Town Manager on Projects

With no further business to discuss, the meeting was adjourned.

The next regular scheduled meeting for the Stormwater Board will be on Wednesday, January 28, 2015 at 6:00 PM, Town Hall.

Respectfully Submitted, Dennis Ramey, Secretary

Rose Barrick reported for the Storm Water Board saying that their 2014 priority is to connect the two Roe Street projects so that will be put to rest. She stated that she and Martin would obtain the necessary easements and hope to be ready for bidding by January 29, 2015. Barrick pointed out that by that time the board should have the funds necessary to complete the project. She further stated that the board is trying to pay as you go on projects instead of borrowing the money.

Barkley presented the first reading of Ordinance #15-1-1 – AN ORDINANCE ANNEXING REAL ESTATE LOCATED IN SECTION 15, TOWNSHIP 28 NORTH, RANGE 12 EAST, WELLS COUNTY, INDIANA TO THE TOWN OF OSSIAN, INDIANA

Martin announced that the second reading of this ordinance will be February 23, 2015 at the regular council meeting.

Martin presented a request to hire Herbert Bergman as a town general maintenance employee at a beginning rate of fourteen dollars (\$14.00) per hour. Neuenschwander moved to approve the request. Miller seconded. Passed 3-0 Martin reported that Bergman will give a two (2) week notice to his present employer tomorrow and then start work for the town.

Martin presented a request to promote town employee, Scott Kling to the position of Certified Water Operator. She stated that he has obtained the necessary licenses and is performing the job satisfactorily. Neuenschwander moved to approve this appointment. Miller seconded, Passed 3-0

Neuenschwander moved to appoint Engineering Resources, Inc. the official town engineering firm for 2015. Miller seconded. Passed 3-0

Neuenschwander moved to designate Delaney, Hartburg, Roth & Garrott as the official town legal firm for 2015. Miller seconded. Passed 3-0 Martin stated that Carnall would still be handling the TIF project.

The appointment of the official newspaper was table until next meeting pending further information.

Council made the following appointments to represent council on other boards:

Park & Recreation – Tom Neuenschwander

Storm Water – Bill Miller

Chamber of Commerce – Luann Martin

Ossian Development Corp. – Tom Neuenschwander

Wells County Economic Development Council – Josh Barkley

Area Plan Commission – Dan Baumgartner

Solid Waste District – Tom Neuenschwander
Police Commission – Tom Neuenschwander
Board of Zoning Appeals – Rose Barrick
Fire Department – Tom Neuenschwander

Neuenschwander moved to appoint Tim Rohr and Bill Dowty to the Park Board for a three (3) term expiring 12-31-2017. Miller seconded. Passed 3-0 These were the only candidates for the two openings on the board.

Neuenschwander moved to appoint Tim Miller to the Storm Water Board to a three (3) year term expiring 12-31-2017. Miller seconded. Passed 3-0. Miller was the only applicant for the current opening on the board.

Neuenschwander moved to appoint Ron Werling to a three (3) year term as Police Commissioner expiring 12-31-2017. Miller seconded. Motion passed 2-1 with Barkley abstaining. Mike Lampton and Steve Bracke had also applied for the position. In response to this vote, Bracke, the only candidate present at the meeting, asked why he was being replaced. Neuenschwander said a new appointment might help change the direction of the Police Department. Bracke said that he had not heard the department needed changed and suggested that maybe better communication in the future would be in order.

Neuenschwander moved to approve year-end intra-fund transfer as presented by Clerk-Treasurer, Jeannette Dickey in Resolution #15-1-2 Miller seconded. Passed 3-0

Martin presented quotes on trucks to replace the F700 truck currently owned by the town. There was some discussion as to what the new truck would be used for as opposed to what the current truck is being used for. No action was taken at this time.

Neuenschwander presented a Conflict of Interest for 2015 and recused himself from the discussion and vote. Miller moved to accept this and Barkley seconded. The motion passed 2-0.

Neuenschwander moved to not renew a contract with attorney, Charles Braun of Indianapolis upon the advice of 2014 town attorney, Andrew Carnall. Braun had been retained in the past as legal counsel to the police commissioners. Miller seconded. Passed 3-0

Miller moved to approve the December time cards. Neuenschwander seconded. Passed 3-0

Neuenschwander moved to approve claims of \$78,043.35 as presented. Miller seconded. Passed 3-0

Miller moved to adjourn. Neuenschwander seconded. The meeting was adjourned at 7:30 p.m.

OSSIAN TOWN COUNCIL – Regular Meeting
January 26, 2015 - 7:00 p.m. Ossian Town Hall – 507 North Jefferson

Council President, Brad Pursley called the meeting to order at 7:00 p.m. with Council members Bill Miller, Josh Barkley and Tom Neuenschwander present. Terri Hughes-Lazzell was absent.

There were no comments from Ossian citizens.

Sally Perkins, of JRP Machine Products, LLP, presented a CF-1 for approval. After a brief discussion Neuenschwander moved for approval. Barkley seconded. Passed 4-0

Police Chief, Dave Rigney introduced Kent Koteskey as the new Police Chaplain. Neuenschwander moved to make the appointment and Miller seconded. Passed 4-0

Pursley welcomed Police Commissioner, Andrew Wanner home after a lengthy deployment overseas and thanked him for his service to his country.

Neuenschwander read a statement from Town Attorney, Mike Hartburg stating that even though an abstention on the part of a board member is usually construed as an affirmative vote, he recommended that council vote again on the appointment of a Police Commissioner. At the previous meeting a vote had been taken with Miller and Neuenschwander voting in the affirmative and Barkley abstaining. This did not constitute a majority so, Neuenschwander moved to appoint Ron Werling to a three (3) year term beginning January 1, 2015. Miller seconded. Passed 3-1 with Barkley abstaining.

Barkley moved to designate The Ossian Journal as the official town newspaper for 2015. Neuenschwander seconded. Passed 4-0

Jan Williams of the Ossian Revitalization Committee announced that as of January 1, 2015 the Ossian Revitalization would be part of the Wells County Revitalization. She presented a request for \$500 in seed money to open a new checking account at the Ossian State Bank for the new committee. Barkley moved to approve the request. Neuenschwander seconded. Passed 4-0. Williams announced the date of the 2015 Wine and Microbrew Tasting event as April 25, 2015. More information will follow at a later date.

Town Manager, Luann Martin requested that the purchase a truck to replace the F700 currently being used by the town, be postponed because there had been only one (1) bid received. The bid received will not be revealed until all bids are read.

Martin proposed repairs to West Mill Street, East Mill Street and East Roe Street for 2015. The cost estimate of the proposed repairs is \$118,229.66 as presented by Engineering Resources, Inc. Martin proposed to include sidewalk work in these projects. She further stated that a "weeping" problem on Depot Street would also be addressed. Barkley moved to accept the Engineering Resources contract. Miller seconded. Passed 4-0

Martin presented a proposal from Ortman Drilling & Water Services for 2015 inspection services and replacement of a motor for Well #4 on West LaFever Street. Martin pointed out that Ortman had told us two (2) years ago, when they did an inspection, that the motor at well #4 would need to be replaced. The estimated cost will be \$5865 including the motor replacement. Neuenschwander moved to accept this bid. Barkley seconded. Passed 4-0

Martin reported that IDEM had been at the sewer plant this past week for an inspection. We were informed that we need to address the blowers. There will be emails coming with more information.

Barkley moved to accept a Uniform Conflict of Interest Statement from Tom Neuenschwander for 2015. Miller seconded. Passed 3-0 with Neuenschwander abstaining.

Pursley inquired as to the progress of the DARE Van. Rigney said that they were waiting for a break in the weather to finish the project.

Neuenschwander moved to approve claims of \$46,735.11 as presented. Barkley seconded. Passed 4-0

Bill Dowty asked the council about Terri's absence. No one had any information about her status other than she had taken a job in Michigan. Dowty mentioned that he had noticed she had been absent from recent meetings. Barkley stated that they would need to contact her regarding her resignation.

Neuenschwander moved to adjourn. Miller seconded. The meeting was adjourned at 7:20 p.m.