

OSSIAN TOWN COUNCIL – Regular Meeting
June 9, 2014 - 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 Josh Barkley, Bill Miller, Terri Hughes-Lazzell and Tom Neuenschwander present.

Neuenschwander moved to approve the minutes of the April meetings with corrections. Hughes-Lazzell seconded. Passed 5-0

There were no comments from citizens.

Fire Chief, Ben Fenstermaker reported that their thermal imager had been repaired. The cost was \$2700. He tried to get that cost down but the company offered two (2) free batteries instead. In other business he stated that Town Manager, Luann Martin had requested a public demonstration of the lifeline boxes. The Ossian Fire Dept. has a demo scheduled for June 21, 2014 at 11:00 a.m. They will demo the lifeline boxes, as well as, a water rescue. The demo is expected to last from one and half (1.5) to two (2) hours. The fire dept. invites the public to attend.

Park Board member, Bill Dowty, addressed the council asking for help in paying for the electrical work needed at the ball diamonds. He said there has been a problem for several years but they have been limping along because of the large cost. Tom Neuenschwander, the town council representative on the park board, said the park board is requesting half of the payment be paid by the Town of Ossian. Neuenschwander suggested the money could be taken from our capital funds. Neuenschwander moved to pay for the necessary repairs from capital funds. Barkley seconded. Passed 5-0

There were no reports from the Police Dept. or the Revitalization Board.

OSSIAN REVITALIZATION COMMITTEE Tuesday June 3, 2014

Members present: Jan Williams, Larry Heckber, Marlyn Koons, Jim Brewer, Luann Martin, Larry Smith, Cheryl Laley, Bruce Sonner, Kody Kumfer, Linda Hambrick, Bob Miller, Judy Harkless

Guests: Brad Pursley, Town Council, Bill Dowty and Max Lake, Park Board

Members not present: Tom Neuenschwander,

Guests: Ryan Chasey and assistant Heather Prsley-Cowen from H*P*G (High Performance Government) led a discussion on how to address the future progress for Ossian. Ossian Revitalization agreed to schedule another meeting with them and 2 Revitalization members to investigate further the cost of hiring H*P*G to help develop a plan for Future Community Development of Ossian. Minutes from the May 6, 2014 meeting were approved.

Hanging Baskets: Nicole Williamson will be the leader in charge of 5 parents with Cub (Wolves) Scouts to water the 10 hanging baskets for the months of June and July. To get started we will store the tank and wagon at NAPA and have access to it during their open hours of 8:00am to 5:00pm. A list of their names and phone numbers need to be on file at NAPA and with Luann at the Town Hall. Presbyterian Church Youth will water the first 2 weeks of August. More volunteers will be needed for the last 2 weeks of August and the month of September. Revitalization is willing to make donations to their organizations.

Freedom Fest, June 24, 2014 We will learn more from Stacy Little Wednesday at the Merchant Meeting as to what her needs are. The Don Ferrell Train and Antique Cars are scheduled for this event.

Garage Sales: Linda Hambrick gave us a list of where posters have been delivered and where ads have been submitted as well as Bluffton News Banner Community Calendar.

Wine Tasting Thank You's: All thank you cards have been personally delivered. A list of all those who received cards is available.

Other Business: Luann reported that the lights boarding the downtown buildings are 6 years old, worn out and need to be replaced. She will look up the number of feet needed to replace them and prices for commercial lighting to bring to the next meeting.

Important Dates:

Town of Ossian Garage Sale June 21, 2014

Town of Ossian Clean-up Day – June 28, 2014

Freedom Fest – June 24 6:00 to 10:00

Next Revitalization meeting: Tuesday, July 1, 2014 at 5:00 at the Town Hall.

Minutes prepared by Jan Williams

Rose Barrick and Dennis Ramey reported for the Storm Water Board. Barrick reported on the Bittersweet/Shady Lane Project saying that it has been a problem for years. She said they will be talking to neighbors asking them to not put grass clippings etc. there. The board wants to clean it out and pour

concrete for proper drainage. Barrick requested \$2400 for engineering the Bittersweet/Shady Lane Project. Hughes-Lazzell moved to make this expenditure. Barkley seconded. Passed 5-0

Barrick moved on to the Roe Street Project stating that the estimate was \$104,000 for this project. She thinks money can be saved by using the maps of easements etc. that Martin had found previously instead of paying for the research to be done again. She requested \$7000 be approved to start the project. Barkley moved to approve the project. Hughes-Lazzell seconded. Passed 5-0

Barrick and Ramey then discussed the possibilities for replacing or repairing the vactor truck. It was stated that about \$70,000 in repairs needed to be made to the existing truck in order for the town to use it as it has in the past. The alternative would be to replace the truck. Martin and Barrick presented information on leasing, however, if a new truck were leased or purchased it would not be available until October or November. Barrick stated that the cost of the original truck had been split between the storm and sewer departments but Martin said the water department was using it as much as the storm and sewer departments. This would split the cost between three (3) departments instead of two (2). Barkley suggested they buy a new truck instead of leasing and borrow the money from a local bank. He asked if we could get bids by the next meeting. Martin said she didn't think so because of the time required for advertising. It was suggested that we get specs for a truck and advertise for bids. Then schedule a special meeting if needed. Neuenschwander moved to make the necessary repairs to the vactor truck to get us through the summer not to exceed \$10,000. Miller seconded. Passed 5-0

OSSIAN STORMWATER BOARD
WEDNESDAY, MAY 28, 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 was Luann Martin, Town Manager, Bill Miller, Town Council member, Jim Breckler, P.E., and Derek Fredrickson of Engineering Resources, Inc., and Glen Werling, The News Banner.

Minutes Approval ----- Tim made a motion to approve the minutes for the Stormwater meeting held on April 23, 2014, Rose second, vote was 3-0 to approve.

Old Business

Roe St. project ----- Jim Breckler and Derek Fredrickson of Engineering Resources, Inc. reviewed information for estimating the cost to install a new section of pipe to join the other two recent projects on this section of SW pipe. The preliminary figure is estimated at \$ 104K plus \$20.1K for engineering the project. Two updated aerial view maps were presented showing various construction notes and suggested requirements for the project. It was also suggested that a Town Crew could possibly obtain additional info about existing connections in this area using the video camera where possible. Additional items discussed:

1. There are 2 sewer lines down Roe St. Could be gas on both sides of street. Bill Miller recalled that there should be video stored in the back showing some of the repair and junctions installed in this area over the past years. Ogden to Highland on Roe Sts. is an area of Town that most likely has the most unanswered questions about Stormwater and Wastewater connections and locations.
2. There are two approaches to move forward with a plan to do the project. First choice would be to spend more on engineering planning, documentation, and detailed survey to avoid contingencies when the job is in progress, or Second choice would be to spend less on engineering and documentation and allow for a larger contingency and deal with unknowns when they occur during construction.

After additional discussion, it was decided to go ahead with some of the preliminary work including surveying, and Luann will provide any camera videos we may have on file to assist in documentation along with any existing platt information. Tim made a motion to recommend that Town Council approve an amount not to exceed 7K to pay for these services. Rose second, vote was 3-0 in favor of the motion to recommend to Town Council. This project is considered a top priority on the "to do" list and plans are to move ahead as soon as possible. The approx. time frame at present is to have the engineering complete and request Town Council approval for the project to go ahead at the last Council meeting in August. The estimated time to complete the work is eight weeks.

Siebold and LaFever Sts.--- update--- As discussion on this item began, Bill Miller had some very good news to report to the group. After the April Stormwater meeting, Bill was planning to contact the farmground owner, Mr.Ted Martz to inquire if a few acres of the ground could be purchased to install a retention pond if the Town decided to pursue this option. It was then discovered the the farmground had recently been completely tiled including several fingers around the step ponds area. Ironically, a couple of weeks later, we had a heavy rainfall and there appeared to be little or no Stormwater run-off through the swale area leading down to Siebold-LaFever Sts. area. When talking with John Peck after the rain, both Mr.Peck and Bill were amazed at the change in the waterflow change. It was also recommended that we attempt to find out which direction the new field-tile is connected to carry the water away for future info if needed for any reason. Three options for improving the previous flooding situation prepared by Jim and Derek will be tabled for future reference if needed. Time will tell if the new field-tile will solve the condition long term. The general consensus of those present was that it will.

600 block between Shady Lane and Bittersweet and adjacent area -----Derek Fredrickson of Engineering Resources presented the group with an aerial drawing and two detailed concrete equipment drawings to complete the first piece of resolving the issue in this area. The cost for this repair is estimated at \$ 9,500.00 which includes a \$ 2,000.00 contingency amount for miscellaneous landscape repair if needed. The work involved is in the area between 613 Bittersweet and 612 Shady would be to remove the rip-rap, re-grade the swale and pour a concrete trough approx.. 140' long, about the size of a sidewalk, 4" thick, with a 3" recess in the center to channel the Stormwater to a new replacement catch basin, 2' x 2'. This option should also reduce the potential problem of working around existing utilities which are believed to be buried shallow, cable in particular. If any residents in the general area are presently placing their grass clippings or leaf rakings in an area which would allow them to be washed into the drainage area, it should be discontinued. Derek explained the engineering fees for designing this project which totals \$ 2,400.00. Rose made a motion to recommend to Council to approve payment to Engineering Resources, Inc. not to exceed \$ 2,400.00, Tim second, vote was 3-0 to approve recommendation to Council. This work will include a contractor drawing for the concrete sidewalk with elevations and someone to come out and inspect the forms before concrete is poured. A drawing to present to Midwest Tile and Concrete for the 2' x 2' square inlet basin will also be included in this price.

Vector Truck repair or replacement-----While discussing repair costs for the existing Vector truck at Town Hall on Wed. morning, the group was made aware of a leasing program with attractive rates due to low interest rates. Attending the meeting were most of the Town employees including Luann. Also present was Rose and Dennis from the Stormwater Board, Tom Neuenschwander from Town Council, Dave Bruder, Service Mgr. and Joe Williams, Sales Rep. from Brown Equipment Co., Inc. The reps from Brown Equipment passed out data sheets with estimated repair costs and options concerning our existing Vector Truck. The discussion on Wed evening at Stormwater Mtg. included much debate on the advantages and disadvantages of leasing versus repairing the existing truck. A few of the key financial points are as follows:

- Cost to hire outside contractor to come in and do Vector work, approx. \$ 3,000.00 per day.
- Cost to repair the existing Vector to make it operational is approx. \$10,000.00. This is needed asap or we could be in a position of hiring an outside contractor.
- Cost to repair the existing Vector to try and get 5 more years of service is approx. \$ 75,000.00. No guarantee on how much additional repair could be required.
- The general consensus of the group is that we have been fortunate to not have more invested in repairs since the truck is now approx. 16 years old. Town Council may want to consider keeping used Vector Truck at Wastewater Plant for work required there rather than trading it in.

With discussion reaching conclusion, Dennis made a motion to recommend to Council, the Town enter into a lease agreement with Brown Equipment and Republic First National for a new demo Vector Truck with the following terms:

- 7 year lease at \$ 54,620.86 per year
(split between 3 Depts. = \$ 18,206.95 per year)
- APR = 3.05%
- First payment due upon documentation
- Delivery date --- to be determined
- Second payment due May, 2015

Rose second, vote was 3-0 in favor of motion to recommend. Speaking in favor of the Water and Wastewater Depts., Luann agreed with motion. Additional documents are available with Luann.

Maplewood Drive – info from property owners to be posted on aerial map-----Nothing new to report

Storm Water Budget ----- The May balance in Stormwater Fund is \$ 52,466.97 in checking and \$ 12,000.00 in emergency/equipment savings.

New Business

Update from Town Manager on new Projects

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

The next regular scheduled meeting for the Stormwater Board will be on Wednesday, June 25, 2014 at 6:00 PM, Town Hall.

Respectfully Submitted, Dennis Ramey, Secretary

John Nussbaum requested tax abatements for Berne Apparel and H & N Properties. CF-1 Forms were discussed. Neuenschwander moved for approval. Pursley seconded. Passed 5-0

A Salary Ordinance for 2014 was presented by Town Manager, Luann Martin raising the hourly rate for seasonal workers from \$8.00 to \$8.50. Barkley moved to approve. Miller seconded. Passed 5-0

Engineering Resources presented information on the street project for Maxine Drive, Morton Lane, Dehner Drive, Bittersweet and Mill Street. After some discussion Hughes-Lazzell moved to approve Wayne Asphalt's base bid of \$149,940 with an alternate bid to be changed later. Miller seconded. Passed 5-0 Then Hughes-Lazzell moved to authorize Martin to negotiate with Wayne Asphalt on the final bid. Miller seconded. Passed 5-0

Barkley moved to spend \$1000 of CEDIT funds to pay for the annexation of the balance of the land for Archbold-Wilson Park. Hughes-Lazzell seconded. Passed 5-0

Barkley reported that the house next to ball diamond is in foreclosure. He suggested we try to purchase this property since we already own a portion of it and its location is adjacent to the ball diamond. He said it is being sold by Johnson Realty of Huntington and suggested that Luann contact town attorney, Andy Carnall to find out how to proceed.

Barkley also reported that the Redevelopment Commission is moving along.

Neuenschwander moved to approve the time cards as presented. Miller seconded. Passed 5-0

Hughes-Lazzell moved to approve claims of \$82,553.66. Miller seconded. Passed 5-0

Barkley suggested that we look into establishing a replacement fund for our town vehicles using the late fees from the utility dept. He stated that the late fees currently average about \$2500 a month. Pursley pointed out that the utility bills are due on or before the 20th of each month. This means that if the 20th is on a week-end or a holiday the bill is due before the 20th. He would like to see that change to having the bills due the business day following the 20th. No action was taken at this time.

Neuenschwander moved to adjourn. Miller Seconded. Meeting was adjourned at 8:05 p.m.

OSSIAN TOWN COUNCIL – Regular Meeting
June 24, 2014 - 5:00 p.m. Ossian Town Hall – 507 North Jefferson

Council President, Brad Pursley called the meeting to order at 5:00 p.m. with council members Bill Miller, Josh Barkley and Tom Neuenschwander present. Terri Hughes-Lazzell was absent.

Pursley called for comments or questions from the public. There were none.

John Julien of Umbaugh and Associates was scheduled to speak at the last meeting in June but due to the date and time change was unable to attend. Barkley stated that he was looking into some other options to refinancing our bonds that would not require a sewer rate increase.

Neuenschwander moved to approve the Notice of Award for the Wayne Asphalt Street Project bid. Barkley seconded. Passed 4-0

Barkley moved to approve the Notice to Proceed for the street project. Neuenschwander seconded. Passed 4-0 Work will start June 21st.

Miller asked about the height difference in the pavement at the Mill Street Bridge. Darrell Reynolds said he had seen county people looking at it. Since the bridge is a county bridge it was decided to check into the situation.

Neuenschwander moved to reject all bids for the vector truck and form a committee of the following: Luann Martin, Tom Neuenschwander, Bill Miller, Darrell Reynolds, Trent Fiedler, Mike Plasterer and Rose Barrick to consider specs for a new truck. Miller seconded. Passed 4-0 Joe Williams of Brown Equipment was present and requested that his bid be returned unopened. This request was granted and neither of the two (2) bids was opened. There was some discussion of building a truck to

our specific needs since we are making a significant investment. A meeting of the committee was scheduled for July 2nd at 4:00 p.m. at the town hall.

Martin reported that Town Attorney, Andy Carnall had read the contract for Onlyinternet and saw no problem with it. Barkley moved to approve and Neuenschwander seconded. Passed 4-0

Martin presented a bid for new flooring in the town hall from Kemper Flooring of Ossian for \$4481.25 and a bid for painting the interior of the town hall from Baker Painting of Decatur for \$2285. After some discussion Barkley moved to approve both bids and Neuenschwander seconded. Passed 4-0

Martin presented a request for a utility adjustment complete with pictures of a plumbing setup allowing the homeowner to switch the sump pump water destination. After some discussion Neuenschwander moved to approve the adjustment pending the removal of the plumbing previously mentioned. Miller seconded. Passed 4-0

Martin asked about the purchase of the house by the ball diamonds. Neuenschwander said he thought it would be prudent to buy it for access to the ball diamond and park. It was pointed out that the town already owns the part of the property where the carport is located. Barkley stated that Johnson Realty had listed the parcel for about \$25,000 and now has put it on auction.com. Martin said we could legally bid up to \$25,000 per Charlie Pride of the State Board of Accounts. Barkley's opinion was that it was not worth over \$15,000. Discussion ensued as to the price to be paid ending with Barkley moving to authorize Martin to bid on the property up to \$15,000. Neuenschwander seconded. Passed 4-0

Neuenschwander moved to approve claims of \$55,748.26. Barkley seconded. Passed 4-0.

Neuenschwander moved to adjourn. Miller seconded. Meeting was adjourned at 5:45 p.m.