

New Carlisle Town Council
124 E. Michigan Street, New Carlisle, Indiana
General Meeting, April 20, 2021, 6:30 PM

The meeting was opened with the Pledge of Allegiance

President Rush called the meeting to order with Vice President Kauffman, Council Member Doll, Council Member Colanese and the Clerk-Treasurer present. Council Member Budreau was absent.

Also in attendance: Andrea Halpin, Jared Huss, Tom Baker, Jason Quirk, Perry Hinton, Jill Doll, Bob Middlebrook, Carol Middlebrook, Brook Smous and Dan Caruso

Approval of Minutes

A motion to approve the minutes of the April 6, 2021 Special Meeting and General Meeting was made by Vice President Kauffman and seconded by Council Member Doll. Motion carried 4-0.

Visitor Comments

- Brook Smous

Brook informed the Council that she lives on Thunderbird Drive next to the house with all the trash in the yard. She said that she has called Mr. Middlebrook every month for the last two years and has printed off the town code with all of the violations and she presented pictures of the yard. She said that the sidewalk is also blocked by a truck frequently and then kids can't ride bikes or walk on the sidewalks. Bob informed the Council that it is a serious problem and he has dealt with the individual complaints and has taken the police with him at times. He reported that it has been a difficult situation and he has both warned and fined the resident and has asked for Andrea's help. Andrea will meet with Bob to discuss this issue further.

Employee Reports

- Attorney Andrea Halpin

Has not completed the ordinance to eliminate the charge for pet registration but will be working on that.

- Town Crew Supervisor Perry Hinton

Perry reported that he received information from INDOT regarding painting the viaduct wall and spoke with Marcy about it. This will take some coordination and so we need to figure out the dates for painting and then we can go from there.

The roads in the new cemetery property have been staked out and we can start getting bids for pavement and then move forward. Perry also obtained an address of 6742 N. 900 E for the property from LaPorte County.

- Electric Department Supervisor Jason Quirk

Jason commended Perry for all of his work on the new cemetery. He reported that after multiple reschedulings due to weather, we finally have roofs on the town hall, police garage and cemetery sexton shed. Jason said we will also have heat again in a week or so at the town hall. Federal reports are filed as of today.

- Engineer Jared Huss

Work on Ada Street for the CCMG project continues. Jared has been staying in contact with both the Council and Park Board to help provide process and direction. He has had further correspondence with Cooreman's group regarding the meeting last year with them and sent out an email containing clear direction on Wintergreen as there is not much to discuss. Anything related to Early Road will require additional conversation. He will be meeting with Perry and Jason to talk about capital projects, metering station, lines in town, water mains and services. Lastly, SB passed an ordinance relating to sanitary sewer and not allowing extensions to existing service. The town is not shown as a service area so there is additional investigation that needs to be done and he is curious of what the impact will be to the town as we get our sanitary sewer through them. Further discussion is needed on this.

Old Business

- Façade Grant

A motion to donate \$5,000 annually to the Discover New Carlisle Façade Grant Program as discussed previously was made by Council Member Doll and seconded by Council Member Colanese. Motion carried 3-0. Vice President Kauffman abstained.

New Business

- Rental Property Inspections

Bob Middlebrook informed the Council that he would like to revisit the idea of having rental property inspections. He said that this was discussed several times in the past and never went anywhere. He explained that we have many rental properties in town and most are cooperative. When this was discussed in the past there was concern about the work load but Bob would like to meet with Josh and Jason to come up with a plan. Bob said that Josh is very interested in having his guys do inspections and charging for them. Bob explained that the inspections would include all rentals except those that are HUD owned. In order to be a landlord, they would be required to pay \$70 per year and then a fee for each unit owned. An inspection prior to the property becoming a rental would be required and then inspections would be done annually. He recently learned that the landlord rented it again and it is still basically a room with only one egress and it is being rented for \$550 a month.

Andrea feels that this is an unsafe building issue and will research this as there are some definite rules about what can be done.

Bob stated that he asked the landlord discussed earlier with the junk in the yard how he can live with himself knowing the renters allow the junk all over the property and the house to look as it does and the landlord responded he doesn't care because the guy pays rent. Andrea suggested that starting with existing ordinances and keeping really good records and continue with escalating fees for each violation and to always take a police officer with him. Bob stated that the resident does move the truck blocking the sidewalk when asked. A resident asked if this covers backyards, too because Brook's neighbors pile is continuing to grow and there are broken tractors, mopeds, ladders, etc. all over and their makeshift driveway is now falling onto Brook's property so she has to pay for a fence to protect her property and she feels it is so rude and infringes on everybody.

Council Member Doll said that South Bend has an ordinance fining the property owner and suggested that maybe we could look into that. Vice President Kauffman stated that a good place to start is fining and take it to the maximum because people don't like what affects their pocketbook. President Rush stated that the Council will look closely at both sides of this and work with Bob on rental inspections.

Ordinances and Resolutions

- Resolution #21-03-02-01 – A Resolution Approving Utility Payment Agreement for Past Due Utilities

Andrea expressed concern that as long as the government is still issuing stimulus checks there is still a need and brief discussion was held. Resolution #21-03-02-01 was tabled to allow for further information to be gathered.

- Ordinance #1410 – a salary ordinance for employees of the Town of New Carlisle

A motion to waive the rules to allow for the adoption of Ordinance #1410 on the day of introduction was made by Council Member Doll and seconded by Vice President Kauffman. Motion passed 4-0.

President Rush read Ordinance #1410 by caption only for the first reading.

President Rush read Ordinance #1410 in entirety for the second reading.

President Rush read Ordinance #1410 by caption only for the third and final reading.

Council Member Doll moved to adopt Ordinance #1410 as written. The motion was seconded by Vice President Kauffman and passed 4-0.

Council Reports

Vice President Kauffman

Vice President Kauffman would like the Town Council to consider sponsoring fireworks for Home Town Days this year. The Home Town Days Committee usually sponsors a fireworks display but it has been hard to raise funds this last year due to the pandemic and they won't be able to. She explained that the cost would be approximately \$4,500. Andrea stated that we shouldn't be a sponsor of the fireworks and should instead put on the fireworks. Sue explained that she and Vice President Kauffman had discussed it and the intention was for the town to purchase the fireworks. Using the Council's promotional fund was suggested because the fireworks bring so many people to town and in turn they visit our local businesses which is especially important this year because of the effects the pandemic has had on them. Council Member Doll said that the committee used to get donations but are not receiving those anymore. Vice President Kauffman moved to pay the cost for a fireworks display during Home Town Days for an amount not to exceed \$5,000. The motion was seconded by Council Member Doll and passed 4-0.

The original comprehensive plan group will be meeting tomorrow afternoon.

Vice President Kauffman asked to set a meeting to further discuss the spray pad while everyone is here. The meeting was set for Thursday, April 29 at 1 PM for discussion on the spray pad and town salaries.

Council Member Doll

The Cemetery Board met today and Council Member Doll asked that repair of tombstones be added to agenda for the next council meeting. Cemetery Board President Carolyn Higgins suggested developing a 10 year program using perpetual care funds to fix these. They are planning to meet at the cemetery and design a plan containing the tombstones that need to be done right away.

Council Member Colanese

Town is running smoothly and as far as the fire territory, renovation is scheduled to begin June 1 and is expected to be complete by the first week of September. He also reported that the fire chief is very interested in pushing forward with rental inspections.

President Rush

President Rush asked about setting a date to discuss Early Road. Jared responded that Early Road is within our one mile planning boundary and we have told them they have to follow our ordinances as they relate to water and stormwater. The Town would need to decide if we are interested in annexing the property and serving it with utilities to determine how to move forward.

Jason stated that he feels anything close to town should be planned for annexation and growth and that it is responsible to consider this.

The council set Monday, May 3rd at 2 PM for Early Road Development discussion. Meetings were also scheduled for Tuesday, April 27th for discussion on SB Sewer and Thursday 29th at 1 PM for spray pad and salary discussion

Bills to be Paid

Vice President Kauffman moved to pay all bills as presented on the Claims Docket. The motion was seconded by Council Member Doll and carried 4-0.

Adjournment

Upon a motion by Council Member Doll and second by Vice President Kauffman the meeting was adjourned at 7:18 PM.

Samantha Rush, Council President

Attest:

Susan I. Moffitt, Clerk-Treasurer