

New Carlisle Town Council
124 E. Michigan Street, New Carlisle, Indiana
General Meeting, June 23, 2009

President Higgins called the meeting to order with Vice President Groves, Council Member Mell, Council Member Colpitts, Council Member Gelow and Clerk-Treasurer Sue Moffitt present. Also in attendance were Roger Nawrot, Bill Herrbach, Pat Cummings, Mark Adnson, Deb Adnson, Mary Ann Swope, Bob Middlebrook, Jim Ford, Candie Drake, Tom Baker, Ken Davis, Bill Gumm and Doug Glon.

Minutes

Vice President Groves moved to accept the minutes of the June 9, 2009 General Meeting as written. Motion seconded by Council Member Mell and passed unanimously.

Employee Reports

Bill Herrbach:

- Setting up a meeting next week with John Lloyd to discuss the written commitments on the proposed Marvel Lane zoning change. Vice President Groves and Council Member Mell will serve on the committee to review the written commitments.
- Has researched a county ordinance that allows the county commissioners to take title to a property. They then have the option to sell to adjoining landowners for the appraised price or deed it to another government agency. He will pursue this for the Zigler Street property with the St. Joseph County Commissioners.
- Is concerned about the description of “decorative fence”. He prefers “ornamental” to “decorative” and would like to include materials and design specs as well.

Roger Nawrot:

- He, President Higgins and Pat Cummings met with John Byorni, Area Plan Director, and John McNamara in reference to the Forest at New Carlisle. They see no problem with us requiring a street be built to a certain distance to allow some type of continuity. We are also requesting a non-access agreement along Wintergreen Road. The proposed sanitary sewer going across the lots will be allowed as long as the line is taken to the western most property line.

Roger asked Bill Herrbach if we can require installation of the street prior to plat approval. Bill will research this.

A 30' drainage easement will also be required.

Pat Cummings:

- Area Plan and Baker & Daniels have put together a model zoning and subdivision ordinance for adaptation and use by towns and cities in St. Joseph

County. Pat would like to put together a small committee to review and adapt this ordinance for the Town. John Byorni is willing to assist in this process.

Pat said that he would like to have Vice President Groves and possibly Jim Moffitt serve on the committee as both were on the Master Plan Steering Committee and Jim has experience with zoning as well. Council Member Colpitts stated that he would like to serve on this committee because he was on the original codification committee. Pat explained that the zoning ordinance and codification are two different things as we are just waiting for the new zoning ordinance before completion of the codification. The codification will continue with the committee originally established.

- Spoke with a representative of the company that purchased Lake's Farm Service. They plan to build a couple of 2-3 million dollar buildings and would like to be annexed into the Town. TIF monies will be used to run water and sewer.

Bill Gumm:

- Will have the annual pump and ladder testing coming up in August.
- Reports changes to the procedure for issuance of a burn permit. Permits may be obtained from the Fire Department but must now be filed with the St. Joseph County Health Department for approval/recommendation. When approval is received from the health department, a permit will then be issued by Bill.

New Business

- Russell Prichard has requested an adjustment to the sewer bill at his home on Compton Street.

Sue explained that this house is currently vacant yet they had an extremely high usage of water. Augie was sent to meet the homeowner to determine if there was a leak in the residence. Augie discovered that the former renters had left a garden hose turned on and running at the back of the property.

Because it was verified that the water did not run into the sewer the homeowner has asked for an adjustment to the sewer charge. An average of the prior 12 months would be used as the sewer charge for the adjustment.

Council Member Mell moved to allow the adjustment of the sewer billing for Russell Prichard to an average of the previous twelve months usage. Motion seconded by Vice President Groves and unanimously passed.

Ordinances and Resolutions

- Ordinance #1212 – Tabled
- Ordinance #1215 – An Ordinance Amending Ambulance Rates and Charges.

President Higgins read Ordinance #1215 by caption only for the third and final reading.

Council Member Gelow moved to adopt Ordinance #1215. Motion seconded by Council Member Mell and passed unanimously.

Council Reports

President Higgins:

- Commended Augie on an \$85,000 savings by having new boxes put on the dump trucks instead of purchasing a new truck.

Clerk-Treasurer Report

- Asked to set up a budget workshop in preparation of the 2010 budget.

Budget Workshop was scheduled for Tuesday, June 30th at 4PM.

Public Comments

Bob Middlebrook:

- Inquired about the status of the landlord registration ordinance.

Bill prepared a draft for Council review. The Council asked that this be put in ordinance form for the July 14th meeting. Bill will send the final draft to Sue.

The Town noise ordinance was discussed. Bill reports that this can be taken to court as a public nuisance. Tom Baker reports that he sent an email to all officers requiring that they make contact with the address when a complaint is received.

Bills to be Paid

Council Member Colpitts moved to pay all bills as presented. Seconded by Council Member Mell and passed unanimously.

Adjournment

Council Member Gelow moved to adjourn the meeting. Motion seconded by Council Member Mell and the meeting was adjourned at 8:08 PM.

Carolyn Higgins, Council President

Attest:

Susan I. Moffitt, Clerk-Treasurer

