

New Carlisle Town Council
124 E. Michigan Street, New Carlisle, Indiana
General Meeting, December 29, 2014, 8:00 AM

The meeting was opened with the Pledge of Allegiance

President Colpitts called the meeting to order with Vice President Higgins, Council Member Gelow, Council Member Vojtko, Council Member Carter and Clerk-Treasurer Sue Moffitt present. Also in attendance were Andrea Halpin, Nadine Kaminski, Oleta Kaminski, Todd Kaminski, Mike Shilts, Aaron Rypma, Kevin Macias, Jack Powell, Kim Huston, Jill Doll, John Mrozinski, Robby James, Jim Niedbalski, Joe Laureys, Gary Lawson, Jason Quirk, Ron Gillean, Andy Spite and Bob Middlebrook.

Minutes

Council Member Vojtko moved to approve the minutes of the December 9, 2014 Public Hearing and General Meeting as written. The motion was seconded by Council Member Carter and passed unanimously.

Public Comment

Oleta Kaminski,

Expressed concern that as Ordinance 1305 passes and utilities go into property owners names , renters will no longer have access to Real Services and the Olive Township Trustee.

President Colpitts explained the reasons for the ordinance which include high utility rates in town being a major concern and that 82% of write-offs come from tenants of rental properties. This ordinance is not to penalize anyone but will make the utilities more efficient.

Ron Gillean

Mr. Gillean stated that he has several rental homes and feels that the utility company should be responsible to "identify the deadbeats" and that the town is trying to make landlords run the town's utility business.

President Colpitts replied that the town is running a utility business and as such, it is in the best interest of that business to do this as it will minimize losses. The landlords are running businesses and utilities are part of the cost of doing business. He stated that he feels that the landlords have the ability to screen those that they choose to allow to rent their homes. The Town does not have that option and must give utilities to anyone that makes a deposit.

Joe Laureys

Mr. Laureys asked for an extension to the effective date of the ordinance to allow his attorney time to review and advise him. He stated that he feels the town has the tools to collect bills that he does not have.

Todd Kaminski

Mr. Kaminski seconded Joe Laureys' request to give some time to allow them to deal with this.

Andy Spite

Mr. Spite questioned section 52.12.1 referenced in Section 2. This was a typographical error that will be corrected on the final draft.

Kim Huston

Mrs. Huston suggested using other tools such as collections and liens for helping with this issue.

Sue explained that in 2008 the Town began collecting additional information from all utility customers as they apply for service and began using a collection agency for collection of delinquent accounts that same year. We have also increased the amount of utility deposits for rental units and continue to lien property for outstanding sewer bills as allowed under Indiana law.

There being no further comments, President Colpitts thanked everyone for their input.

Employee Reports

Town Crew Leader John Mrozinski

John introduced new town employee, Robby James.

Attorney Andrea Halpin

Andrea reports that they have reviewed several public records requests and assisted with several employee issues.

New Business

Outstanding Checks

The Clerk-Treasurer presented a list of Outstanding Checks pursuant to IC 5-11-10.5. which states that all checks outstanding and unpaid for a period of two years as of December 31 of each year are void.

Council Member Vojtko moved to accept the list of outstanding checks as presented. The motion was seconded by Council Member Gelow and passed unanimously.

The checks will be voided and receipted back into the proper funds.

Ordinances and Resolutions

- Ordinance #1302 – An Ordinance Amending the Capitalization Policy

President Colpitts read Ordinance #1302 by caption only for the third reading

Council Member Vojtko moved to adopt Ordinance #1302 as written. Seconded by Vice President Higgins and passed unanimously.

- Ordinance #1304 – A Salary Ordinance for employees of the Town of New Carlisle

Council Member Vojtko moved to waive the rules to allow for the adoption of Ordinance #1304 on the day of introduction. The motion was seconded by Vice President Higgins and passed unanimously.

President Colpitts read Ordinance #1304 by caption only for the first reading

President Colpitts read Ordinance #1304 in entirety for the second reading.

President Colpitts read Ordinance #1304 by caption only for the third and final reading.

Council Member Gelow moved to adopt Ordinance #1304 as written. The motion was seconded by Council Member Carter and passed unanimously.

- Ordinance #1305 – An Ordinance Adopting Certain Policies for Town Utilities Including Delinquent Account Procedures and Rental Property Policies

President Colpitts read Ordinance #1305 in entirety for the second reading.

- Resolution #14-12-29-01 – A Resolution to Transfer Appropriations

President Colpitts read Resolution #14-12-29-01 in entirety.

Council Member Vojtko moved to adopt Resolution #14-12-29-01 as written. The motion was seconded by Council Member Gelow and passed unanimously.

Council Reports

Council Member Vojtko

Reports that he attended the Area Plan meeting with nothing from New Carlisle to report.

Vice President Higgins

Vice President Higgins stated that the town and parks look wonderful and thanked the employees who have done a great job.

President Colpitts

President Colpitts stated that his goal when being elected to the Town Council was to leave the town a better place. He feels that this has been achieved through more accountability with tax payer dollars, an ADA compliant sidewalk program and downtown beautification.

President Colpitts expressed that he feels that he has done the right thing and it has been an honor to serve on the Town Council. He wished the incoming council well and reminded new members that they must always continue to educate themselves on legislative changes and new things through the resources available.

- **Humane Society Contract**

A motion to accept the 2015 Humane Society contract was made by Council Member Carter and seconded by Vice President Higgins. The motion passed unanimously.

- **Encumbrance of Funds**

The Park Board has requested to encumber funds from their 2014 budget for tennis court resurfacing to be completed in 2015.

Purchase Order #8930
To: Arnt Asphalt Sealing, Inc.
Amount: \$4,650.00
For: Filling cracks, patching and restriping of the Bourissa Hills tennis courts

A motion to approve the requested encumbrance in the amount of \$4,650.00 was made by Vice President Higgins and seconded by Council Member Vojtko. The motion passed unanimously.

Clerk-Treasurer Report

Sue reports that she received a copy of the Last Will and Testament of Mrs. Helen Rice Dale. Mrs. Dale recently passed away and she has bequeathed \$10,000 to the New Carlisle Cemetery.

Bales Mechanical has been contacted regarding the on-going issue with the sewer gas smell in the lower level of the building and we hope to have the issue resolved soon.

Bills to be Paid

Council Member Gelow moved to pay all bills as presented. The motion was seconded by Council Member Carter and passed unanimously.

Adjournment

Upon a motion by Council Member Carter and second by Council Member Gelow, the meeting was adjourned at 9:12 AM

Council President

Attest:

Susan I. Moffitt, Clerk-Treasurer