

New Carlisle Town Council Work Session Memorandum, July 12, 2016

The work session was held in the Council Chambers at 5:50 P.M.

Present were Council President Carter, Council Vice President Vojtko, Council Member Vermillion, Council Member Budreau and Clerk Treasurer Sue Moffitt. Council Member Rypma was absent.

Also in attendance were Jared Huss, Andrea Halpin, Bob & Carol Middlebrook, Marcy Kauffman, Josh Schweizer, John Gelow, Mary Ann Swope, Jason Quirk, Tonya McKee, Jill Doll & Jeff Roseboom.

The work session was held for discussion on Town Center Zoning Regulations and also discussion on water and wastewater utilities.

Town Center Zoning Discussion

- Code Enforcement Officer Bob Middlebrook reported his concerns on enforcing the zoning ordinances for the Town Center due to the way that issues had been handled in the spring. He feels that at this time several businesses are now not following the zoning guidelines and he is not sure how this should be handled.
- Sue Moffitt left the meeting at this point.
- After much discussion it was Chief Roseboom's suggestion that a letter be sent to all Town Center Businesses to request their attendance, at a yet to be set meeting, to go over the guidelines for zoning in Town Center. This would be open discussion on issues and their input on these situations.
- Chief Roseboom & Bob Middlebrook will be setting the date for the meeting and sending out the letters.

Wastewater & Water Utility Discussion

- At this time Andrea Halpin, Bob & Carol Middlebrook, John Gelow, & Josh Schweizer left the meeting.

Water

- Discussion on the updating costs of the water treatment plant, possibly costing between \$5 ½ to \$6 million, and who should be bearing those costs. The St. Joseph County Council has concerns and would like the Town of New Carlisle to help with the needed upgrades.

7-12-16 Work Session Memoranda Page 2

- Jared suggested several items that could help from the Town's point
 - we could have a water rate study to assess how we can financially handle future needs of the water plant
 - Jared did point out that he had contacted Umbaugh with some questions about our water and they advised him that the Town of New Carlisle has the second lowest water rates in the State.
 - restructuring of the classes in the billing process
- After much discussion, the Council feels that a water rate study would help to answer several questions on planning for the future of our water plant.

Wastewater

- At this time Chief Roseboom & Tonya McKee left the meeting.
- After discussion, the County doing the wastewater study in the TIF district would be best for the area.

The work session adjourned at 7:09 P.M.

Ken Carter, Council President

Attest: Jill Doll, Deputy Clerk