

**New Carlisle Town Council**  
**124 E. Michigan Street, New Carlisle, Indiana**  
**General Meeting, May 21, 2024, 6:50PM**

President Kauffman called the meeting to order with Vice-President Doll, Council Member Colanese, Council Member Abbott, Marshal Croymans, Public Works Director John Mrozinski, Special Projects Assistant Susan Moffitt, Town Attorney Andrea Halpin, Town Engineer Jared Huss, Deputy Clerk Yvonne Hoffmaster, and Clerk-Treasurer Julie Brown present.

Also in attendance: JJ LaBounty (LFA), Bob Middlebrook, Carol Middlebrook, Dan Caruso, Gabe Hartzler (Baker Tilly), Tyler Coffel (Baker Tilly), Keith Wolak, Jenilee Brooks, Mary Countryman, and Steve Vojtko.

Absent : Council Member Short

**Approval of Minutes**

Approval of minutes from May 7<sup>th</sup>, General Meeting, and May 15<sup>th</sup> RSVP Meeting was made by Council Member Colanese and seconded by Council Member Abbott. Motion was approved 4-0. (Vice President Doll abstained from minutes for May 15<sup>th</sup>.)

**Visitor Comments**

-Dan Caruso; Spoke about IEC concerns especially with the Amazon facility that they are planning (in case of a power outage) on running/storing diesel fuel on the premise in the amount of over 1 million gallons in over 57 tanks, which will be setting on top of our aquifer. They also will be putting off emissions and to get around the reporting requirements they will be calling themselves minor PSD construction. This will create over 250 tons of pollutants in a year, and he feels they should be accountable for all of this. He had also spoken to Jared in regard to the belly tanks and if they are allowable or not. A representative from landowners of St. Joseph County stated that they are not allowable where there is an active well head. Jared spoke on IDEM source codes and containment rules. He will send the IDEM and the EPA rules to Dan to explain what is and what is not allowable. Andrea suggested that Dan holds back opinions until Jared sends him the information that was requested.

-Keith Wolak, Chief Operating Officer for an equity group that manages Prairie Ridge Apts. He had heard about the last meeting that was held regarding the new rental ordinance (RSVP). Andrea explained that there are exemptions that will be implemented in the ordinance for properties that are managed professionally. Keith mentioned concerns about fees and inspections that may or may not be done. Andrea also explained that there will be no fees for the inspections unless/until there are violations that have not been corrected/addressed. She also stated that this ordinance is not currently in effect, there will be another meeting once all issues that were brought up are discussed.

-Mary Countryman; Expressed concerns with the huge containment tanks of Amazon and wants to know what happens when a possible tornado comes through and sends one flying, etc. She asked if there are concrete wells around them. Jared said he is waiting for design layouts that show exactly what is being constructed and will make sure they are presented to the public once they are available. She doesn't feel that it is a good fit for us since they sit over the aquifer and everyone, regardless if they live in town or not, gets their water from the same source. She expressed her disappointment that the town's previous agreement to not remonstrate against anything in the core area, it was a huge deal and believes it was a bad decision and hopes it will not happen again in the future due to its impact on everyone. She feels they should be speaking up against this. She also is not satisfied that IDEM will be in charge of any EAP regulations because they are not fully trustworthy. She gave an example of issues in St. Joseph County and IDEM changing the rules to fit the needs of different companies/projects.

### Employee Reports

- Marshal Brent Croymans  
-None
- Bob Middlebrook  
-None
- Town Attorney, Andrea Halpin  
-Stated she worked on contracts and attended many meetings.
- Jared Huss, Town Engineer  
-2024 CCMG project, has a cover sheet for the Council and Clerk-Treasurer to sign, and will be advertised on May 30<sup>th</sup> and June 6<sup>th</sup>. Bid opening will be June 18<sup>th</sup>. Project will cover Ada and Ben with overlays, new sidewalks, curbs, and gutters. Also, North Bray Street will be reconstructed.  
-Working on agreements and watching over construction.  
-Also working on the Metering station alternative, which may be a cost savings for the Town on a long-term basis. The alternative may also give us an opportunity to use SLFRF funds for additional sanitary/sewer work which may help lower the constraint.
- John Mrozinski, Public Works Director  
-7 employees will be going to Akron on Thursday, May 23, for a Water Expo. for Operator CEU's.  
-Met with Mike Balanow and believes they have come to an agreement on the concerns that he brought to the Council at the May 7<sup>th</sup> meeting.  
-Cemetery boring will be done on Thursday, May 23, weather permitting for new wires and light poles that need repair.

## Old Business

None

## New Business

- 321 E Michigan St., Wastewater Bldg. Roof Repairs
  - John sent out bid requests to several companies and he presented copies to the Council of the one quote that came in, to repair buildings at the Wastewater facility that total \$28,000 from J&B West. One building will be a shingle repair and one will be metal.
  - Motion was made by Council Member Colanese to accept the bid from J&B West not to exceed \$28,000, it was seconded by Vice President Doll. Motion carried 4-0.
- MOU for real estate purchase option
  - Marcy had discussed with all the Council members regarding the Memorandum of Understanding of the Borkowski property.
  - Motion was made to accept the MOU by Council Member Abbott and seconded by Vice President Doll. Motion carried 4-0.

## Ordinances & Resolutions

- Ordinance #1466; Appropriations for Demolition of 119 W Front St. – 3<sup>rd</sup> (Final) Reading by Caption Only by President Kaufmann. Motion to accept Ordinance #1466 was made by Vice President Doll and seconded by Council Member Abbott. Motion carried 4-0.
- Ordinance #1467; Amending Sewage Rates – 3<sup>rd</sup> (Final) Reading by Caption only by President Kauffman. Motion to accept Ordinance #1467 was made by Council Member Abbott and seconded by Council Member Colanese. Motion carried 4-0.
- Ordinance #1468; Additional Appropriations (PS Lit) to Fund Police Dept. personnel and equipment. 1<sup>st</sup> Reading by Caption Only.

## Council Reports

- Vice President Doll
  - Cemetery had a meeting earlier in the day and concluded that approximately 39 gravestones will need repaired for under the \$10,000 allotment.
- Council Member Colanese
  - He stated that he appreciates that we have people watching out for the IEC stuff going on and also that it is brought to the Council in a manner where there isn't any yelling or screaming. He thanked everyone in the room.
- Council Member Abbott
  - Next Park Board meeting will be held on May 28<sup>th</sup> from 6-7pm.

**Clerk-Treasurer Report**

-Online payments are going well. Dan Caruso asked if there were fees involved. Explained the fees that are involved but also let everyone know that residents can still sign up online to get their bills since we have had complaints that they are not getting their bills from the Post Office. It is not a necessity to pay online, they can still pay by check or cash and drop in the drop box or mail it, but the online payment is another option.

**Bills to be Paid**

Vice President Doll motioned for all bills to be paid that are on the docket and Council Member Colanese seconded the motion. All approved 4-0.

**Adjournment**

Upon a motion by Council Member Abbott and seconded by Vice President Doll, the meeting adjourned at 7:21PM.

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Marcy Kauffman, Council President

Attest:

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Julie Brown, Clerk-Treasurer