

New Carlisle Town Council 124 E. Michigan Street, New Carlisle, Indiana General Meeting, August 20, 2024, 6:30PM

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

Also in attendance: Olivia Nix (MACOG), Carl Brown-Grimm (St. Joseph Co. Planner), Robert & Carol Middlebrook, Sara Huss (DLZ), Jason Wykoff, Todd Veldman and George Lepeniotis (Veld Koff), Jan Keen, and Michael McClaran.

Absent : Council President Kauffman

Approval of Minutes

Approval of minutes from August 6, 2024, General Meeting Minutes, and August 15, 2024, Executive Session Minutes. Motion was made to accept by Council Member Pemberton and seconded by Council Member Abbott. Motion was approved 4-0.

Visitor Comments

-None

Employee Reports

- **Brent Croymans, Town Marshal**
-None
- **Andrea Halpin, Town Attorney**
-Attended meeting
- **Robert Middlebrook, Code Enforcement**
-New owners of red building on Michigan St. will be opening a new taco restaurant and inquired if a food truck was possible until they open the restaurant. Town council recommended that they present their plans and health department approval, and they will consider.
- **Jared Huss, Town Engineer**
-Gave brief CCMG update about approx. 20 trees that will be taken out.
-WTP project is moving forward.
-Diligently working on the water supply agreements.

- **John Mrozinski, Public Works Director**
 - Notified council that there was a water main break behind the American Legion on August 15. Working on a permanent solution to rework water lines.
 - Beginning tree removal for the CCMG project.

Old Business

- None

New Business

- **Veld Koff Rezoning Commitment**
 - George Lepeniotis spoke for his clients Jason Wykoff and Todd Veldman in regard to the proposed ordinance of Veld Koff Enterprises for the parcels off of Marvel Ln. This will be a revision of a previous agreement from 2009. St. Joseph County Area Plan Commission has approved the rezoning of the property. There will be a publication and public hearing for the September 17th Council meeting.
- **DLZ – ADA Evaluation Agreement**
 - Sara Huss presented to the Council the agreement to hire DLZ to perform service in connection with Self-Evaluation and Transition Plan (SETP) to help the Town with ADA compliance laws. A motion was made by Council Member Abbott to accept the agreement with DLZ to not exceed \$40,000.00 and was seconded by Council Member Short. Motion carried 4-0.
- **MACOG – UDO RFP**
 - Olivia Nix presented the Request for Proposals (RFP) for the Unified Development Ordinance (UDO). The Town will be seeking qualified consultants to develop a UDO that will replace the existing Zoning Ordinance and Subdivision Control Ordinance to be implemented with the goals and strategies outlined in the 2040 Comprehensive Plan. Advertising will run on August 22, 2024.
- **Generators maintenance agreement**
 - Tabled until the September 3rd meeting.
- **S&S Update Fire Alarm and Replace Duct Detectors**
 - Julie Brown explained that the Alarm system is outdated and needs to be replaced. Also, while working on the current system, S&S found that the Duct detectors are faulty and need to be replaced. A motion was made by Council Member Short to accept the proposals and seconded by Council Member Pemberton. Motion carried 4-0.
- **Readi 2.0 Grant**
 - Andrea Halpin spoke for Council President Kauffmann in regard to the Grant. It is a grant to help fund town beautification projects. It is an 80/20 matching grant. The grant application is due by August 29th. A motion was made to allow President Kauffman to

submit the grant application, which may require an offer to purchase real estate, by Council Member Abbott and seconded by Council Member Short. Motion carried 4-0.

Ordinances & Resolutions

- **Ordinance #1473; Appropriate Professional Services**
-Additional appropriations in the budget of the town of the General Fund to fund additional professional services in the budget of the Town Council. Council Member Colanese opened the Public Hearing for the 2nd reading in full. Council Member Colanese asked for any questions. No questions were asked. Council Member Colanese closed the Public Hearing. Council Member Colanese proceeded to do the final read by title only. A motion was made by Council Member Short to accept the Ordinance and seconded by Council Member Abbott. Motion carried 4-0.
- **Resolution 24-08-20-01; Decommission FD tanker #91**
-Council Member Colanese read the resolution in full. A motion was made by Council Member Short and seconded by Council Member Pemberton. Motion carried 4-0.
- **Resolution 24-08-20-02; Adopting an Investment Policy (Includes Exhibit A)** -Council Member Colanese read the resolution in full. A motion was made by Council Member Abbott and seconded by Council Member Short. Motion carried 4-0.

Council Reports

- **Council Member Pemberton**
-Met with Cemetery Board. They have a sign that they would like to install at a cost of approximately \$34,000.00 for the new cemetery.
-Also discussed the alleyway (town property) off of 20, they potentially have a buyer for the parcel.
- **Council Member Short**
-None
- **Council Member Colanese**
-None
- **Council Member Abbott**
-None

Clerk-Treasurer Report

- Updated the council on the Splash Pad usage for the month of July.
- Let the council know the Town Hall will be closed on August 26th and August 27th due to training.

Bills to be Paid

Council Member Short motioned for all bills to be paid that are on the docket and Council Member Abbott seconded the motion. All approved 4-0.

Adjournment

Upon a motion by Council Member Short and seconded by Council Member Abbott, the meeting adjourned at 7:34 PM.



Marcy Kauffman, Council President

Attest:



Julie Brown, Clerk-Treasurer