

**Trafalgar Town Council  
Meeting Minutes  
September 21, 2017**

Jason opened the meeting at 7:03 p.m.

Roll was taken. Jason Ramey - President, Jeff Eisenmenger – Vice President, Steve Scott, Betty Davis, Donna Moore – Clerk Treasurer, Town Attorney Bill Barrett. David Moore, absent.

Betty Davis led the Pledge of Allegiance.

Wastewater Credits/Utility Office – Resident Bobby Duffer requesting a wastewater credit was absent, this will be tabled until the October 19<sup>th</sup> meeting.

**New Business:**

Review and approve the **minutes** from Town Council Meeting Minutes for August 17, 2017. Jeff made a motion to accept and approve the Trafalgar Town Council Minutes from August 17, 2017, Steve 2<sup>nd</sup>. All in favor. Motion passed 4-0.

**Perry Richardson – Response to notice on violation** – The Council agreed that with the residents letter there was progress and this would be tabled until the October 17<sup>th</sup> meeting.

**Jennifer Johnson & Charles Rairdon – Indian Meadows – Street Lights** – Charles Rairdon, President Indian Creek Lake Lot Association, and Jennifer Johnson is Vice-President. Several people in the sub-division want to find out about street lights. We do not have a Homeowners Association only a Lake Lot Association. We would like to find out if we can be grandfathered in since we do not have a Homeowners Association and work with the Town to try and get lighting in the sub-division. We are looking for something very basic; we are looking at roughly about 8 poles. I was not able to get cost at this time and could provide that at a later date. Jason stated in the Spring Lake sub-division the Homeowners Association worked with REMC to get the lighting installed, the Homeowners Association and the Town split the cost. Jason suggested contacting REMC. Steve asks how the neighborhood would feel about putting together a Homeowners Association. Mr. Rairdon stated that they can barely get people to show up for the Lake Lot Association, some neighbors have said that was one of the things they like about the sub-division was not having a Homeowners Association. Mr. Rairdon asks if there were certain requirements the Town would have regarding lighting. Jason stated a standard street light would be the only requirement. Jason stated that question could be referred to Lee Rogers.



**Mike Wood – Touch Me Not Carwash** – Mr. Wood stated he has been before the Council several times over the last 4 years about honoring a verbal agreement that was made for a reduction in meter size from 2 inch to 1 inch on the carwash. That agreement was when we were putting in the reclaim unit in the building. Jeff stated that the Council did have an answer a few months ago and we were looking forward to speaking with you but you did not show up at several meetings you had been ask to be on the agenda for. Bill stated that Mr. Wood's has been on the agenda multiple times in the last 12 months and this is the first time you have appeared. The Council had a discussion about it on one of those occasions. Mr. Wood's stated that they had a catastrophic failure at the carwash and the automatic carwash has been down since. In order for me to maintain and continue on it would be a \$220,000.00 investment to put a new automatic carwash in. Without something from the Town to help me along and to be fair since we are not using the amount of water we started out using several years ago when the meter was installed since we put in the reclaim system, and we are also not using the sewer system like we were several years ago. Bill stated he would be happy to review with the Council what was discussed in the past with the reasons that the finance is problematic. Bill stated that the financial evaluation that was done a year ago showed that the finances are tight that if the Council were to allow the meter size reduction that would be approximately a \$14,000.00 drop in revenue every year. The problem is that the sewer bonds that the Town is obligated to pay on were issued in reliance on a certain stream of income, right now the utility can't fund an extension or replacement budget because it's so tight, so that's what make your request hard for the Council. The light at the end of the tunnel is those bonds will be paid off in 2019 and at that time the Council may well be willing to talk about a meter adjustment. Jeff stated that the Town has taken 2 decreases and they are doing everything possible not to raise rates. With the new development coming and with also paying off the bond our financial study has shown we could possibly do a rate decrease in 2019.

**White Oak Construction – Final Plat Approval** - Dave Wilson, representing White Oak Construction, 10967 E US236, Indianapolis, IN. Last meeting we came for final plat approval and the Attorney wanted to look over the plat. Bill stated that there were 3 issues that needed to be addressed before the Town should fully accept the final plat. 1). offsite drainage easement, which still needs to be resolved. 2). we have to have recorded the revised declaration. 3). on the actual face of the plat, there were some changes that needed to be made on that. Mr. Wilson has those changes. Bill suggested that the Town conditional approve the plat subject to getting the drainage easement, subject to the face of the plat and getting the declaration recorded. Jason made a motion that we approve the final plat for White Oak Construction as presented contingent upon the 3 items that were referred to by Mr. Barrett. Steve 2<sup>nd</sup>. All in favor. Motion passed 4-0. Bill stated that Mr. Wilson's office had turned in the sub-division improvement agreement and we think that is ok for the Council to approve as well



by separate vote. Jason made a motion that we approve the sub-division improvement agreement submitted by White Oak Construction, Jeff 2<sup>nd</sup>. All in favor. Motion passed 4-0.

**Public Hearing for Water/Wastewater – Kristy Jerrell – minutes will be in a separate document from Kristy Jerrell.**

Jeff made a motion to approve Resolution No. 2017-007 Water Wastewater Planning Study, Steve 2<sup>nd</sup>. All in favor. Motion passed 4-0.

### **Old Business:**

**Park Project – Lee Rogers-** Recreation Unlimited, Inc. sent the final invoice on the playground equipment with a balance due of \$46,223.50; because the swing sets have not been installed there is a separate invoice for \$1,805.00 that will be paid after the swing sets are installed. We are still waiting on the property line dispute before swing set will be installed. The motion for approval for the playground equipment was made at the March 18, 2017 Town Council Meeting not to exceed \$97,000.00. Jason made a motion to make payment to Recreation Unlimited, Inc. in the amount of \$46,223.50, Jeff 2<sup>nd</sup>. All in favor. Motion passed 4-0. Lee stated the invoice to K&M Fence Company is for everything that has currently been completed. The invoice to K&M Fence Company on the completed work is \$15,000.00. Donna asks that the Additional Provisions Addendum with K&M Fence Company be signed before payment is made. The Council would also like to have all materials on site before payment is made. Lee is going to schedule to meet with Duke Energy to possibly have a light installed at the park.

**Planning Commission & BZA-** Planning Commission will meet next on October 9, 2017 @6P. Donna wanted to find out from Bill when the BZA has meetings and they approve various things it is actually in their minutes, those minutes are not approved until their next meeting so the Town doesn't have any type of documentation before those minutes are approved. Bill stated there are 2 ways; stagger the meetings so those minutes are done before the Town Council Meeting or the BZA can adopt a Resolution and it can be forwarded the Council. Bill will discuss this with John Young.

**Water/Wastewater Treatment Plant and Street Commission –** Lancaster Gateway Homeowners Association is getting started and they would like to know if they can use the Town Hall for their first meeting, Wendy will be on site to allow them access. We are currently taking the radio read portion of our water meters that currently under the meter lid, so all the meters have to be drilled. It takes a special bit due to the iron lid, we are looking at approximately \$500.00 per bit and 2 would be needed and also a drill press with a total cost of



approximately \$800.00. We would prefer to spend a little more and get a plasma cutter and could continue using in the future. The plasma cutter would cost approximately \$1500.00. The Council agreed to allow Lee to purchase the plasma cutter. Princes Lakes is requesting that we test or buy a new water meter for the master meter coming into the water tower. The original meter was installed in 1997. It would cost around \$300.00 - \$400.00 and would also require maintenance. I would like to purchase a new meter which is approximately \$1500.00. The Council agreed to purchase the new meter. Two additional items regarding the crosswalk at SR135/SR252 and Crest Ridge, I have met with 2 contractors today. On the Crest Ridge crosswalk it will be approximately \$4000.00-\$5000.00 which is a ramp on the School's side which would connect to their trail and a ramp on the Crest Ridge side and about 110 ft. of sidewalk. The approximate amount on the SR135/SR252 crosswalk will be \$10,000.00-\$15,000.00. Jason stated the School System is willing to share some of the cost and he will be in contact with Dr. Edsell Superintendent with Indian Creek School. Lee stated we have completed as far as clean up from the flood and we are waiting on Insurance payment and then we can go forward with re-construction. Lee stated he has no information back from Brown County Utilities on rates.

**Board of Metropolitan Police Commissioners** – Next meeting is scheduled October 4, 2017 @ 7P. They will also have an Executive Meeting on October 4, 2017@6:30P which is closed to the public.

**Police-** Charles stated there was a paid part-time officer that had worked for the Trafalgar Police; he was not able to work for a year. I am going to ask the Police Merit Board to allow me to hire him back. Jason will sign the Indemnification Agreement for the Officer. We would like to purchase traffic cones for our EVOC training, 50 cones at the cost of \$680.00. For the reserve vehicle I would like to purchase new rims or have the rims powder coated, the cost of the rims would be \$680.00; I do not have the quote back for the cost for the powder coating, so the cost would not exceed the \$680.00. I would like to ask that my purchase amount be raised from \$500.00 to \$1,000.00 without asking approval from the Council to purchase items. Jason stated he would not have an issue with raising the limit but the Council would still like to receive an email notification when the cost exceeded \$500.00. Bill will research which Town policy governs this so it can be changed. The last item I would like to ask for two 25 mph signs for the north and south sides of the road on 300 W, currently there is only one.

**Community Crossing Grant** - Bill has opened the hearing at 8:09P for the Community Crossing Grant Additional Appropriation Resolution No. 2017-006. Donna stated it would be necessary to establish an additional appropriation for the money that was appropriated for the Community Crossing Grant from the 2017 Rainy Day Fund. Jeff made a motion to accept the



Resolution No. 2017-006 Additional Appropriation Resolution, Steve 2<sup>nd</sup>. All in favor. Motion passed 4-0.

**Clerk Treasurer** –The Town Council will need to review and accept the September 21, 2017 Fund Report in the amount of \$358,229.08. Jason made a motion to approve as presented the September 21, 2017 Fund Report. Jeff 2<sup>nd</sup>. All in favor. Motion passed 4-0.

The next item would be approval of the invoice from Williams Barrett & Wilkowski in the amount of \$7,430.17. Jeff made a motion to approve the invoice for Williams Barrett & Wilkowski in the amount of \$7,430.17. Steve 2<sup>nd</sup>. All in favor. Motion passed 4-0.

The next item would be approval of the invoice from Wright Choice Construction Services in the amount of \$36,411.84 for the flood damage; they did turn this into the Insurance Company. Bill stated our contract was with them not the Insurance Company. Jason made a motion to approve the invoice for Wright Choice Construction Services in the amount of \$36,411.84, contingent to the reimbursement of the Insurance Company in clarification of the payment details of that project. Jeff 2<sup>nd</sup>. All in favor. Motion passed 4-0.

The next item would be approval of the invoice from Curry & Associates in the amount of \$45,000.00. Jeff made a motion to approve the invoice for Curry & Associates in the amount of \$45,000.00. Steve 2<sup>nd</sup>. All in favor. Motion passed 4-0. Donna will wait until the OCRA grant is received before making payment.

Donna presented the Council with the 2018 Budget. Copies of the 2018 form 4, 4a & 4b were present to the Council. The 2018 Budget Adoption Meeting is scheduled for October 19, 2017 @6:30.

**Attorney** – Bill stated that regarding the Ward St. violation notice the Council agreed to have Chief Roberts and Dave Parsley take a look at the property again and the Council will review again next month.

For the Pleasant St. Dedication that we have discussed in the past, we are waiting on a signed deed from the property owner, when that comes in we will record that.

Bill stated that Lee and Councilman Moore will open the street paving bids next week.

Regarding the Sub-Division Control Ordinance will have a meeting scheduled October 2<sup>nd</sup>, with Lee, Planning Commission representative and John Young and Steve, we will have a report to you in October.

For the Sub-Division Control Ordinance we have prepared a working draft and sent it to the Committee which is Steve Scott, John Young, Lee Rogers, Stephen Watson and Bill Barrett, we are still waiting to hear back from some of the members on dates to go over it.

We are still working on the golf cart Ordinance and I will report back to you on this in October.

Bill would like to introduce Resolution No. 2017-008 A Resolution Creating The Sewer Plant Driveway Maintenance Fund. This is the \$15,000.00 to create the Fund, to maintain the access. Jason made a motion to adopt Resolution No. 2017-008 Creating The Sewer Plant Driveway Maintenance Fund. Jeff 2<sup>nd</sup>. All in favor. Motion passed 4-0.


The last item would be the Resolution's allowing the Fire station assistance from funds from the TIF district. We have had this on the agenda but the requesting parties were not here. Jason asks if the Fire Station had a better idea of what projects they may need funds for. The Hensley District Fire Station President Mike Hodge stated they have not come back due to the some of the projects; one of the projects would be the lift station and we may not need money for the lift station now. The main issue would be the REMC easement. Bill stated that the Trafalgar Municipal Building Corporation has a meeting on October 4, 2017 @6P and that is on their agenda. Mike Hodge stated there still maybe cost they incur that they do not foresee. Bill stated that adopting the Resolution tonight is not the final step of the process, it would still have to go back through the RDC and then the money would have to be granted, approving the Resolution tonight would not bind the Town through any of its entities or given course of action. Jason made a motion to approve Resolution No. 2017-004 Approving the Fire Station Amendment Area #1, Betty 2<sup>nd</sup>. All in favor. Motion passed 4-0. Jason made a motion to approve Resolution No. 2017-005 Approving the Fire Station Amendment Area #2, Betty 2<sup>nd</sup>. All in favor. Motion passed 4-0.

Donna stated everyone received the list of mowing/violation letters sent out. Mr. Parsley gave his findings on the property at 202 S Illinois. Bill will take the next step on the violations at the property at 202 S Illinois and send a letter out. If any of the other properties have not met some progress Bill will move forward on those. Steve stated that the Burger King Property has been turned into a used car lot; Lee stated he would contact the new owner and make him aware.

## **Adjourn**

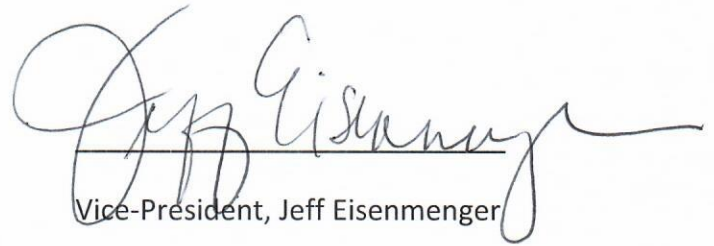
Jason made a motion to adjourn the Trafalgar Town Council Meeting at 8:34 pm, Jeff 2<sup>nd</sup>. All in favor. Motion passed 4-0.





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President, Jason Ramey




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Vice-President, Jeff Eisenmenger



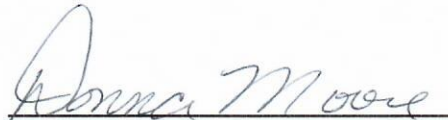
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Member, Betty Davis



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Member, Steve Scott



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Clerk Treasurer, Donna Moore