

North Liberty Town Council Minutes – May 7, 2014

The regularly scheduled meeting of the North Liberty Town Council was held at the North Liberty Community Building. Gerry Brown called the meeting to order at 7:04 P.M. He led the Pledge of Allegiance. Richard Warner gave the Invocation.

Will Groves, Jr., and Brett Voreis Council Members, Town Marshal Michael Sawdon, Utilities Manager Skip Davidson, Attorney John Peddycord, and Vicki Kitchen Clerk-Treasurer were in attendance. Also in attendance Ricky Curtis from Umbaugh, Kent and Donna Anderson from Kenna Consulting, Laura Wagley Executive Director of Housing Assistance Office, Mark Nye from DLZ and two citizens were present. There was no representation from the press.

Will Groves, Jr. made a motion to approve the consent agenda including April 16, 2014 Minutes, April 7, 2014 Park Board Minutes, and vouchers. Richard Warner seconded the motion. All voted to approve.

Two citizens in attendance spoke of the O'Connor Delivery and Barb Lauderback operating businesses in the residential neighborhood. O'Connor Deliver began with a couple cargo vans now there are several large box trucks and the employees parking in the residential neighborhood. Town Marshal Michael Sawdon will photograph the two properties. The photos will be provided to the Town Council and Attorney Peddycord. Will Groves, Jr. told the residents to give the Town Council thirty days to begin to resolve the zoning issue.

Laura Wagley reported that four units will be ready by June 1, 2014. The project needs to be completed by June 30, 2014 or the contractor will be required to begin paying penalties according to the contract. The units were toured prior to this meeting by Laura Wagley, two Town Council Members and the Clerk-Treasurer. Several sidewalk areas are cracked. Discussion followed. The Town Council concurred to have the sidewalks replaced and bill the contractor. The rental units are managed by Justus in Walkerton. Vicki Kitchen will coordinate with Justus Management the advertising for the available units.

The town utility bills were discussed. Currently the management companies pay the utility bills for entire complexes of other government subsidized housing. Laura Wagley said the occupants should be paying the town utility bill.

Laura Wagley also stated that after this project is completed Laura Wagley wants to work on some first time home buyers units in North Liberty.

Marty Gillean sent in a request to raise a garden in one of the unoccupied town owned lots. Discussion followed. The matter was tabled.

The public hearing for the OCRA Wastewater Grant was opened. Donna Anderson explained that the Town was submitting a grant application for \$500,000.00 in conjunction with

a \$2,307,800.00 State Revolving Fund loan that has been approved. The OCRA Grant award is August 15, 2014. The Tamarack Knolls Lift Station and wastewater plant improvements are the purpose of these two funding sources. The wastewater plant has become very labor intensive by manually operating some pieces of equipment. The Town is taking a proactive approach; the wastewater plant is one or two pieces of equipment away from failure. The elimination of the liquid chemicals will be a safety improvement. The new HVAC, windows and doors will reduce utility costs.

Mark Nye gave an explanation of the 8 plant improvements, the Tamarack Knolls Lift Station, and storage unit for 28 pieces of equipment. The town council, town attorney, utilities manager, and clerk-treasurer made comments on the need of these improvements.

Ricky Curtis made a commitment regarding the wastewater rate study based on the OCRA Grant and State Revolving Fund and the wastewater improvements.

Richard Warner made a motion to approve Resolution #2014-08 for grant match. Will Groves, Jr. seconded the motion. All voted to approve.

Gerry Brown executed other grant application documents.

The public hearing was closed.

Town Marshal Sawdon had previously submitted the March 2014 Police Report. A copy is filed with the minutes. Town Marshal Sawdon reported he was having problems finding information on getting a landline for the police station. Vicki Kitchen reported she requested information from the Town of Walkerton on their new phone system. The canine agreement was discussed. Will Groves, Jr. made a motion to accept the revised canine agreement. Matthew Peterson seconded the motion. All voted to approve.

Town Marshal Sawdon reported the first aid kits and trauma kits will be \$1304.86. Town Marshal Sawdon said Reserve Officer Kline will be teaching a first aid class to the Town employees. Richard Warner made a motion to purchase the first aid kits and trauma kits not to exceed \$1,500.00. Brett Voreis seconded the motion. All voted to approve. Other safety items were discussed exit signs and fire extinguishers at the utility plants. Also Gator tires were discussed since the summer employees will be utilizing the Gators. Town Marshal Sawdon and Skip Davidson are to obtain prices the June meeting.

The slaughter house property was discussed. Two of three parties involved are discussing donating us the triangle for the wastewater treatment plant. A survey will be required and a new legal description.

Mark Water's Treatment sidewalk was discussed as part of the INDOT T/E Grant. The town council concurred the sidewalk should be 6 inches.

Comprehensive Plan surveys will be mailed to the Town residents. They will be available for the community via e-mail or steering committee member.

The tree ordinance was tabled.

There has been no work on the building at 108 W. Harrison St.

There has not been a response from Jayl regarding the letter sent by Attorney Peddycord on the fence encroachment on the Town property.

The WPA Park Restoration Project contract is signed and the restoration should begin shortly.

Vicki Kitchen requested approval to obtain two appraisals for the property located at 305 S. Main Street. Will Groves, Jr. made the motion to approve the clerk-treasurer to get two appraisals for 305 S. Main Street. Brett Voreis seconded the motion. All in favor none opposed.

Dan Chamberlin has requested the North Liberty Town Council to execute a waiver of non-compliance for the Subway. A form was not submitted in time for his tax abatement to take effect. Will Groves, Jr. made a motion to authorize the approval of the waiver of non-compliance document prepared by Attorney Peddycord. Brett Voreis seconded the motion. All in favor none opposed.

The upcoming hearing, if required, for the condemned garage at 203 N. Lafayette will be June 4, 2014. The Town will need to hire a presiding officer for the hearing. Attorney Peddycord recommended hiring Attorney Ann Carol Nash. A court recording clerk should also be hired for the hearing.

The Town of North Liberty has received the official DNR Notice of the North Liberty Commercial Historic District. The downtown business district is now entered into the National Historic Registry.

With no further business before the North Liberty Town Council, Will Groves, Jr. made a motion to adjourn at 8:45. Brett Voreis seconded the motion. The vote was unanimous.

Vicki L. Kitchen, Clerk-Treasurer