

**Albion Town Council
Tuesday, February 9, 2016, 6:00 pm
Albion Municipal Building
211 East Park Drive, Albion, IN, 46701**

CALL TO ORDER: Town council president John Morr called the meeting to order at 6:00 pm. The Pledge of Allegiance was recited.

ATTENDANCE: John Morr, President
Max Weber, Vice-President
Vicki Jellison, Member
Chris Magnuson, Member
Don Shultz, Member

OTHERS: Carol A. Selby, Clerk-Treasurer
Mike Yoder, Town Attorney
Matt Getts, KPC Media
Scott Cole, Police Dept
Casey Myers, Parks Dept
Steve Hook, S.T.A.R. Team
John McGill
Ron Leatherman
Sharon Leitch
Dean Rummel, Schrader Realty

APPROVAL OF MINUTES: Morr asked for approval of the minutes from the regular meeting on January 26, 2016 and executive session on February 4, 2016. Jellison motioned to approve the minutes, seconded by Shultz, carried 5 Ayes, 0 Nays.

ANNOUNCEMENTS:

1. **Amend Agenda** – Weber motioned to amend the agenda to include consideration of a Façade Grant and to conduct a Public Hearing on a petition to vacate a platted public way (Reference Ordinance No. 2016-02). Jellison seconded the motion, carried 5 Ayes, 0 Nays.

2. **Public announcement about Town Manager position** – Morr reported town council members interviewed several candidates for the town manager position. Weber motioned to hire Stefen Wynn, seconded by Jellison, carried 5 Ayes, 0 Nays.

3. **2016 Council President Appointments** – Morr reported Duane Simpson resigned from the Redevelopment Commission creating a vacancy. He said Simpson felt the time was right to have a younger person step up to serve on the commission. Morr appointed Zane Gray to fill the remainder of Terry Askren's term on the Albion Park Board. Morr also appointed Jared Owen to fill the remainder of Mitch Fiandt's term on the Plan Commission.

OPEN DISCUSSION:

IACT Roster – Council members indicated their preferences regarding how they would like to receive communication from IACT. Selby will relay the information to IACT.

PUBLIC HEARING:

Reference Ordinance No. 2016-02 – Vacating a Platted Public Way – North Ridge Village – Morr opened the public hearing at 6:08 pm and called for public comment.

Town attorney Mike Yoder gave an overview of the petition filed by Monarch Development Inc, J&G Holding LLC, and North Ridge Village Owners Association to vacate a 75' wide platted drainage and utility easement in North Ridge Village. He explained the intent of petitioners is to relocate an easement at a width of 50' running north of North Ridge Road and adding a new easement 20' in width running east/west from North Ridge Road and terminating at State Rd 9 to allow for the construction of a large manufacturing facility. Yoder said he had been contacted by an individual concerned that the vacation included a public street. After, explaining the vacation pertained to a drainage and utility easement, and not a street, the person was okay with

the petition. There being no further comment, Morr closed the public hearing at 6:09 pm.

OLD BUSINESS:

1. Noble County All-In Block Party – Steve Hook, Albion S.T.A.R Team

Follow up on request to leave stage that is used during the Chain O' Lakes Festival up until June 25, 2016. Hook reported he was able to contact 6 of 8 downtown business owners and only one had concerns about parking. After discussion, council voted to approve the request to leave the stage up from June 11-25th for this year's events, provided Hook receives the proper approval from INDOT. Motion made by Weber, seconded by Jellison, carried 5 Ayes, 0 Nays.

2. Update on Pill Box Pharmacy

Morr reported he plans to attend a State Pharmacy Board meeting in support of Gregg Winn's request to operate a telepharm in the State of Indiana. A telepharm uses computer technology that allows an off-site pharmacist to oversee the dispensing of medication by onsite pharmacy technicians. Although, there are telepharms located in other states, this concept is new to Indiana. Should Gregg Winn, Pill Box Pharmacy receive approval to operate such a facility, he would like to open a store in the town-owned building at 110 S Orange Street. Magnuson motioned to approve Morr's request to be reimbursed for lodging, mileage, and meals for attending the meeting in Indianapolis on March 14, 2016. Shultz seconded the motion, carried 5 Ayes, 0 Nays.

NEW BUSINESS:

1. Consideration of Ordinance No. 2016-02 – 1st & 2nd Readings - Vacating a Platted Public Way – North Ridge Village

- Reference petition filed by Monarch Development Inc, J&G Holding LLC, and North Ridge Village Owners Association to vacate a 75' wide platted drainage and utility easement in North Ridge Village. Intent of petitioners is to relocate an easement at a width of 50' running north of North Ridge Road and adding a new easement 20' in width running east/west from North Ridge Road and terminating at State Rd 9. Council members voted to approve a recommendation by the Albion Plan Commission to approve the petitioners request as follows.

First Reading – Weber caused Ordinance No. 2016-02, An Ordinance Vacating a Portion of a Public Way, Specifically Easements Located in the Town of Albion, Indiana to be read for the first time by title only. Weber motioned for approval of the ordinance, seconded by Jellison, carried 5 Ayes, 0 Nays.

Second Reading – Weber motioned to suspend the rules to allow for the reading of the ordinance for a second time by title only, seconded by Jellison, carried 5 Ayes, 0 Nays. Weber caused the ordinance to be read and motioned to approve the adoption of the ordinance, seconded by Shultz, carried 5 Ayes, 0 Nays.

2. Approval of Resolution No. 2016-03 - Designation of TIF #3 Allocation Area

Council voted to approve a recommendation by the Albion Redevelopment Commission to approve Resolution No. 2016-03, *A Resolution of the Town Council of the Town of Albion, Indiana, Approving an Amendment to a Declaratory Resolution Approved and Adopted by the Town of Albion Redevelopment Commission*. Motion made by Magnuson, seconded by Weber, carried 5 Ayes, 0 Nays. The action abolishes a portion of TIF #2 and creates a new and separate TIF #3 in North Ridge Village Industrial Park. This will allow the town to capture increases in assessed value as the property develops so the town may reinvest funds to support infrastructure and economic growth. TIF #2 expires in 10 years. TIF #3 will expire in 25 years, allowing the RDC to gain an additional 15 years of revenue for those parcels. Town council member Don Shultz asked if there were any additional ground included in TIF #3 that was not included in TIF #2. Town attorney Mike Yoder said there was a small portion of property added in addition to the parcels carved out of TIF #2. Attorney Thomas Pitman, Barnes & Thornburg, LLP will be providing legal descriptions of specific parcels of property at a later date. It was noted properties within the TIF Districts are eligible for tax abatements.

3. Appoint interim Planning and Zoning Administrator – John Morr

Council members voted to appoint town council president/interim town manager John Morr as Planning and Zoning Administrator so he may address requests for rezoning

and building permits. Motion made by Shultz, seconded by Magnuson, carried 5 Ayes, 0 Nays.

4. Update on Map-21 West Main Street Project and ERC training

Morr reported he completed INDOT Employee in Responsible Charge (ERC) training as required for the Map-21 West Main Street Project. He submitted a report for the project as required so the town is compliant and on schedule. Engineering Resources, Inc (ERI) is working on the design phase of the project.

5. Promotion of Officer Trince Hursey from 2nd Class Deputy Marshal to 1st Class Deputy Marshal

– Chief deputy/investigator Scott Cole was present on behalf of town marshal Tom Lock to request promotion of officer Trince Hursey from 2nd Class Deputy Marshal to 1st Class Deputy Marshal. Lock was attending weather spotter training. Council voted to approve the request, effective February 8, 2016. Motion made by Weber, seconded by Magnuson, carried 5 Ayes, 0 Nays.

6. Consideration of Proposal for Albion Parks Department 5-Year Master Plan

Council voted to approve a recommendation by the Albion Parks Department and park superintendent Casey Myers to hire Region III-A to draft a 5-Year Master Plan for the Albion Parks Department for \$6,000. Motion made by Magnuson, seconded by Shultz, carried 5 Ayes, 0 Nays. Park Donations are slated to pay the \$3,000 down payment with the balance of \$3,000 to be paid from CCD, Park, and/or Park Donation funds.

DEPARTMENT HEADS:

Casey Myers, Parks Dept – Council acknowledged receipt of the department's monthly report and 2016 Goals. Myers said he is researching options for completing the sidewalk along Hidden Diamonds Drive. Ryan Weber of Lakewood Surveying has staked the area out for the proposed sidewalk. Sidewalk committee members are encouraged to visit the area while the stakes are still in place. Amy Gregg, Ball State University attended the February park board meeting to discuss proposed design ideas her students came up with for future development at Hidden Diamonds Park. Myers plans to set up a display in the Albion Municipal Building so members of the public can view the plans. Disc Golf baskets have been ordered. Myers is in the process of obtaining quotes for the Hoosier Basketball Project. Once the town receives an invoice from Matt Green, Camtor, a down payment for this year's Fireworks Display will be paid. Myers received approval from the park board to seek quotes for either replacing the Kubota tractor with a new tractor, or adding a cab to the existing Kubota tractor. Myers plans to use CREDIT money to fund the purchase.

FAÇADE GRANT REQUEST

Council voted to approve a request by Randolph A. & Debra A. Sexton, Sexton & Associates for \$1,676.50 for a 50/50 Façade Grant to replace an awning at 108 East Main Street. Motion made by Jellison, seconded by Weber, carried 5 Ayes, 0 Nays. The Redevelopment Commission approved the request at their February 3, 2016 meeting. It was noted three quotes were solicited, two were received. The town matches ½ the cost of the lowest quote. The Albion S.T.A.R. Team plans to assist with the cost.

Scott Cole, Police Dept

Cole reported a pre-basic training course will be starting for new police reserves. Instructors will include Albion officers and Noble County deputies. The Albion Police Reserve Unit has new command staff. A Board of Controls has been reenacted to assist the town marshal with hiring and discipline procedures.

John Morr, Interim Town Manager

Morr will check with the Noble County Drainage Board to see if any progress has been made in replacing the sidewalk of Albion residents Steve & Deb Caswell. The sidewalk located on West Hazel Street was removed during work performed to repair a Noble County drain. Morr asked that those with knowledge regarding town manager candidates keep the information confidential.

APPROVAL OF ACCOUNTS PAYABLE & PAYROLL VOUCHERS: After discussion, Magnuson motioned to approve Accounts Payable Vouchers as of February 9, 2016,

seconded by Weber, carried 5 Ayes, 0 Nays, submitted and reviewed, attested by Carol A. Selby.

ADJOURNMENT: There being no further business to be brought before the council in regular session, Morr asked for a motion to adjourn the meeting at 7:07 p.m., so moved by Weber, seconded by Shultz, carried 5 Ayes, 0 Nays. The next regularly scheduled meeting is to be held on February 23, 2016 at the Albion Municipal Building, 211 East Park Drive, Albion, IN.

JOHN D. MORR, PRESIDENT

MAX C. WEBER, VICE-PRESIDENT

VICKIE. JELLISON, MEMBER

CHRISTINA K. MAGNUSON, MEMBER

DONALD J. SHULTZ, MEMBER

ATTEST:

CAROL A. SELBY, CLERK-TREASURER