

City of Greencastle

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Teresa P. Glenn
Clerk Treasurer

Greencastle Common Council Minutes Regular Session

August 8, 2006

7:00 P.M.

Greencastle City Hall

- I. Call to Order; Roll Call
 - A. Mayor Nancy Michael called the meeting to order at 7:00 PM; Present: Bob Sedlack, Tom Roach, Mark Hammer, Russ Evans, and John Lanie.

- II. Public Hearing –
 - A. Public Hearing open at 7:01 PM
 1. Resolution 2006-17 – A Resolution Authorizing Additional Appropriations to the Annual Budget
 - B. Closed at 7:03 PM with no comments

- III. Special Requests
 - A. Noise Ordinance Waiver - Marshall Jones representing Campus Life
 1. Campus Life Drive-In Movie – East College Lawn
 - a. August 24, 2006 – 8:00PM – Midnight
 - i. Motion by Bob Sedlack, second by John Lanie to approve this request, unanimous approval.

- IV. Public Petitions and Comments
 - A. None

- V. Approval of Minutes
 - A. Regular Meeting – July 11, 2006
 - B. Special Session – July 31, 2007
 1. Motion by Bob Sedlack to approve both minutes as presented with a request to note on department reports if a department supervisor is not present, second by Russ Evans, unanimous approval. Note; Tom Roach abstained from voting on Special Session due to absence from that meeting.

- VI. Approval of City Claims
 - A. Motion by Mark Hammer to approve claims as presented, second by Russ Evans, unanimous approval.

- VII. Old Business
 - A. **Ordinance 2006-3** – An Ordinance Amending the Greencastle Planning and Zoning Ordinance by Amending the Zoning Map (Tennessee Street), Second Reading

1. Motion by Mark Hammer to approve, Russ Evans second, unanimous approval.
- B. **Ordinance 2006-4** – An Ordinance Amending Section 8-22 Of The Greencastle City Code Schedule of No Parking Zones, Second Reading
 1. Motion by Russ Evans to approve, second by Bob Sedlack, unanimous approval.

VIII. New Business

- A. **Resolution 2006 -17** – A Resolution Authorizing Additional Appropriations to the Annual Budget
 1. Chief Tom Sutherlin representing this request. Approximately \$16,000 will be used to purchase handheld device for parking violation officer. Balance will be added to Police Equipment line item. Mark Hammer asked what remainder of funds will be used for. Chief Sutherlin stated probably will be used for Bullet Proof Vest.
 2. Motion by Russ Evans, second by John Lanie to approve this request as presented, unanimous approval. (7:19 PM)
- B. **Ordinance 2006 - 5** An Ordinance Amending Section 8-26 of the Greencastle City Code Regarding Schedule of Limited Parking Zones, **First Reading**
 1. Motion by Bob Sedlack, second by Mark Hammer to approve on first reading, unanimous approval.
- C. **Ordinance 2006 – 6** An Ordinance Amending Section 8-30 of the Greencastle City Code Regarding Schedule of On-Street Reserved Handicap Parking Spaces, **First Reading**
 1. Motion by Mark Hammer for adoption on first reading, second by Russ Evans, unanimous approval.
- D. **Ordinance 2006 – 7** An Ordinance Amending the Greencastle Planning and Zoning Ordinance by Amending the Zoning Map (Corner Properties), **First Reading**
 1. Shannon Norman addressed this request. Mark Hammer stated this was scheduled with previous zoning map change due to owner at that time request to leave as Light Industrial.
 2. Motion by Mark Hammer to adopt on first reading, second by Bob Sedlack, unanimous approval.
- E. **Ordinance 2006 – 8** An Ordinance Amending Section 9-255 of the Greencastle City Code Approving Sewer Service Rates and Charges, **First Reading**
 1. Mayor Michael began by stating that this Ordinance as well as Ordinance 2006-9 will be discussed together. Mayor Michael then read Ordinance 2006-8 in its entirety highlighting the differences between Ordinance 2006-8 and 2006-9. Public Hearing will be held at the second reading on September 12, 2006. Mayor Michael introduced John Skomp from Crow Chizek for the rate report presented on July 19, 2006. Mayor Michael continued by reviewing the Rate Report. Mayor Michael reminded Council the last rate increase was in 2001 for Sewage and Water was 1998. Tom Roach asked about Bond Reserve monies originally being discussed for the J-Mar Toddson Extension project. Tom Roach asked Michael Neese, WWTP Superintendent how many homes

within the City Limits are currently not connected to sanitary sewer, approximately 35 to 40.

F. **Ordinance 2006 – 9** An Ordinance Amending Sections 9-11 through 9-14 of the Greencastle City Code Approving Water Rates and Charges, **First Reading**

1. Mayor Michael continued with discussion on the rate report pertaining to Water. Mayor Michael stated for the public and to clarify a comment in Banner Graphic, the increase in rates for water is in no way associated with the possible need to build a new water plant. These rates are for operating expenses only for the current water plant and a result of the loss of Reelsville Water as a wholesale customer. Mayor Michael reminded council that there will be a continued need to review these rates annually. Bob Sedlack asked if there was discussion by Board of Works to do a graduated increase. Mayor Michael stated BOW acknowledged that there will continue to be a need to review these rates annually and perhaps an annual rate increase would be a possibility in the future. John Skomp shared that some Utilities do build in a modest increase based on the CPI; however, Indiana does not allow this without a schedule of rates being addressed in a public meeting. Bob Sedlack asked for something in this ordinance allowing for review of the rates annually. Mark Hammer commented on this councils continued acknowledgement of need for water rate increase. Councilor Hammer continued with comments regarding costs of living increase does not meet this rate request. When businesses lose a major customer they do not raise their rates, they cut costs. Hammer continued by stating he can not support these rate increases as presented, would rather see something less than 30% for water and 10% for sewer. Discussion. Tom Roach asked what 1% rate increase means in real dollars. John Skomp responded. Skomp stated for water it represents approximately \$11,000 and \$30,000 for sewage. Discussion. Russ Evans asked how this will affect Fillmore. Mayor Michael stated that currently Fillmore is a wholesale customer and is being charged \$1.17 and if this increase becomes effective they will be charged \$1.72 per 100 cubic feet. John Skomp further stated that average user in Fillmore could expect .55 increase from Greencastle's increase. Mayor Michael continued with comment asking council to consider passing this as presented.
2. Bob Sedlack stated he is set to approve as presented with additional statement regarding review of rates; asked for comments from other council members. Comment by Tom Roach: "Do we want to continue to pay for review of these rates, hopeful that we could review the need for rates in house in the future". Also, Councilor Roach continued that he believes J-Mar Toddson Project should not be included in this rate increase. Discussion. Attorney Hardwick stated the issue is that J-Mar has been annexed and should have been provided sanitary sewer. State mandates this to be done within 3 years of annexation. Discussion regarding this subject. Mark Hammer again stated he would like to see something in the low 30%. Russ Evans stated he feels we must continue to move forward with projects and take the increase the best we can. Councilor Evans stated he supports the increase as presented and

would not support cutting any jobs. John Lanie stated that he does not totally agree with totals, however, does not see where cuts can be made in Water. Sewage rate could be reduced to 13% but does not see much more than that. Councilor Tom Roach asked Water Superintendent Terry Dale to explain why need for AMR meters which is 10% of the need. Dale stated AMR meters will make more efficient the reading of meters and questions about meters being read, estimated etc. Discussion on delaying AMR meters for another year and readdress next year with another rate increase. Councilor Hammer stated if we waited 3 years on J-Mar Toddson Project and AMRs rate increase would be more inline with what he could support.

3. Councilor Bob Sedlack stated his thought on passing this Ordinance on first reading and between now and the public hearing work out the details, with that he continued with a motion to amend Ordinances 2006-8 and 2006-9 to add language that mandates a review of rates by Board of Works reporting to council every two years beginning 2008, second by John Lanie, discussion, vote called; Mark Hammer, Bob Sedlack, Russ Evans, John Lanie all ayes, Tom Roach nay. Motion carried. Motion by Bob Sedlack to approve Ordinance 2006-8 and 2006-9 with amendment as approved, second by Russ Evans, John Lanie, Russ Evans, Bob Sedlack aye, Tom Roach, Mark Hammer nay. Motion carried.

IX. Department Reports

A. Cemetery – Ernie Phillips

1. Nothing additional.

B. City Engineer – Glen Morrow

1. Bob Sedlack stated Clearwater property article in Banner Graphic was not clear on potential for Grant dollars in regard to clean up for property. Completion date for Franklin Street projected for next week.

C. Fire Department – Bill Newgent

1. Not Present

D. Park and Recreation – Rod Weinschenk

1. Reported on good summer at Aquatics Center due to recent hot weather. Closed on Clearwater Property this week.

E. Planner – Shannon Norman

1. Nothing additional.

F. Police Department – Tom Sutherlin

1. Not present

G. Street Department – Paul Wilson

1. No changes to report.

H. Wastewater Department – Mike Neese

1. Nothing additional.

I. Water Works – Terry Dale

1. Nothing additional.

J. City Attorney - Laurie Robertson Hardwick

1. Many property projects going on currently.

X. Reports

- A. Mayor's Report
- B. Clerk-Treasurer's Report
- C. Council

XI. Adjournment

- A. Motion by Bob Sedlack, second by Russ Evans to adjourn at 10:03 PM.