

March 10, 2025, 7:00 P.M.

Denny Richardson, Council President, opened the monthly Town Council meeting. Denny led in the Pledge of Allegiance to the Flag. An attendance sheet was made available for non-officers and citizens present. Present besides Denny were Jo Temple, Council Vice-President; David Miller, Council Member; Mary Richardson, Clerk-Treasurer; Paul Sembach, Utilities Supervisor-Operator; Brayton Buckley, Code Enforcement Officer; and Geoffrey Wesling, Town Attorney. Chris Reynolds, Marshal. Was absent. An attendance sheet was made available for non-officers and citizens.

A motion was made by David Miller and seconded by Jo Temple to approve the February 10, 2025 council meeting minutes. Approval was unanimous.

A motion was made by David Miller and seconded by Jo Temple to approve the Allowance of Payroll Accounts Payable Voucher and the Register of Accounts Payable Vouchers. Approval was unanimous.

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| General Fund | \$3,240.20 | Sewage Utility Operating Fund | \$3,665.27 |
| Park Fund | \$165.51 | Payroll Fund | \$4,444.64 |
| Water Utility Operating Fund | \$7,831.89 | Total | \$19,347.51 |

Unfinished Business

Thomas Barclay, Commonwealth Engineers, explained that Jefferson Shreve, Congressman, will request to Congress funding for specific local projects. Thomas has filed an application for Glenwood's proposed water project. Thomas reported that he had met with Shawn Kleinpeter, Financial Advisor, to discuss the funding prospective with the State Revolving Loan Fund (SRF) and the US Department of Agriculture (USDA).

Mary noted that she has requested a letter of support of the water project from Senator Leising. She has also discussed a letter of support with the Eastern Indiana Regional Planning Commission's Executive Director.

Thomas also provided a letter from Commonwealth Engineers recommending that the Town of Glenwood not sell Well #2 for three reasons. 1) IDEM requires the Town to own a backup well as a redundancy measure in the event the main well fails. 2) The raw water capacity of Well #3 is insufficient. 3) The Town has a long history of looking for additional wells to increase source-water capacity and improve water quality, but after several attempts this has proven unsuccessful.

Nick Thomas, Falmouth Farm Supply, followed up with his request to purchase Well #2 for \$100,000. He also encouraged the Council to obtain a TIF to obtain all the property tax revenue from his Rush County property within Glenwood. He stated a percentage of the current tax received by Glenwood that Mary Richardson disputed. He also stated that the Town would receive a very high amount after his improvements that could provide the town with a million dollars revenue over ten years. There are questions regarding the actual amount. Geoff Wesling stated the legal cost for applying for a TIF and determining the tax amount would be approximately \$20,000. Nick stated that Rush County Commissioners and Economic Development are willing to help the town obtain a TIF.

Jo Temple provided information from two separate engineers recommending that the Town not sell Well #2 unless there is a sufficient working well as a substitute. Nick said he had a quote from Bastin-Logan for \$100,000 to drill a well. Jo said she has estimates from \$250,00 to over \$300,000. The estimates do not include the purchase, piping, and testing. David stated he believes there is water available. Jo, Denny, and Mary stated that none has been found. Nick agreed to obtain three quotes for drilling a well and to look for a well.

Geoff suggested the Council discuss the matter with John McCain to get a good understanding regarding the TIF. The Council tabled the matter.

Mary presented the Council with a draft of Ordinance 2025-1 revising the water rates. The rate increase is to bring the rates in line with the 2020 Asset Management Plan completed by Baker Tilly, US, LLP which included Projected Cash Flows for calendar years 2020 – 2039. The projection assumes rate increases to maintain minimum 125% bond coverage on all outstanding and proposed debt and provide cash flow for the requirements throughout the planning period. The Town has not raised the rates by 5% to 7% annually as projected for the years 2022- 2025. To ensure the sufficient operation as projected, the proposed 18.20% increase is adjusting the water rates to the level projected for 2024. This percentage increase is less than what would have been increased if the annual projections would have been implemented. In 2022, rates were reduced to satisfy the State's repeal of the Utilities Receipt Tax. In 2023 and 2024 the Council has been working on the water project which will require a rate study. However, Mary provided the Council with documentation reflecting that the water operating fund has lost money since 2021. The Town's financial advisor recommended the increase. A motion was made by Jo Temple and seconded by Denny Richardson to post the proposed rate ordinance for a public hearing at the April 14, 2025 council meeting. Approval was unanimous.

Mary provided the Council with documentation covering the water leaks for the past three years. The total gallons lost were 330,483 with a cost of \$2,344.54. (\$1274.59, \$568.64, \$502.31). Mary questioned the logistics of implementing and encouraging a water guarantee fee like who will be responsible for selling the service to new residents and how will residents be aware that they are totally responsible for the water leak cost if they do not have this service? Mary confirmed that the \$1080 Keystone set up fee was one time with no additional annual maintenance cost. The Council decided not to take any action on water leaks and not change the current ordinance.

Mary stated that she is still working on the revision of the animal ordinance and a new noise ordinance. However, she has obtained the Fayette County's Animal Shelter's process. Mary provided the processes that David Miller obtained from the Rushville Animal Shelter and what she received from Fayette County.

- For issues with roaming dogs and cats. In Rush County, contact the Rushville Animal Shelter. The dog must be trapped or held in a yard or building. They will not chase a dog. They do have traps they will let someone use. There are established hours. For an emergency situation, contact the Rush County Sheriff's office. In Fayette County, contact the Fayette County Animal Shelter. They will attempt to capture the dog or cat and will leave a trap if necessary. They will attempt to assist after hours with emergency situations only.

Jack Rummel reported that St. John's Exterior is providing an estimate to repair the Community Center soffit.

Mary said she received the Code of Ordinances called the Indiana Basic Code (IBC). The IBC is based primarily on the Indiana state statutes and covers many topics of interest to small Indiana towns. We can then insert our specific ordinances in the appropriate sections. At the end of the project, they will provide the Council with an adopting ordinance that officially adopts the entire code for Glenwood.

Mary asked Brayton Buckley if he wanted to review the basic ordinances. Brayton agreed to review them and let Mary know of anything that he is aware might conflict with a town ordinance or if there is a penalty mentioned.

A motion was made by David Miller and seconded by Jo Temple to authorize Denny Richardson to sign the agreement with American Legal Publishing. Approval was unanimous.

Mary noted that if grants are filed in the spring for Marshal and Reserve Officer equipment, it will be summer before any purchases can be made from the grants. She also provided the Council with confirmation for the insurance agent that the town will be covered for firearms whether registered to the Town or to an individual.

A motion was made by Jo Temple and seconded by David Miller to pay Christopher Reynolds, Marshal, and Brayton Buckley, Reserve Officer, each \$500 to purchase a weapon registered in their respective

names. The motion also included authorizing Denny Richardson and Mary Richardson to purchase necessary quoted equipment before the April meeting. Approval was unanimous.

The Council discussed the upcoming live streaming required by July 1, 2025. Mary will obtain information from Web Design.

New Business

Mary provided the Council with the key and combination list that has not been updated since 2015. Many backup keys were removed from envelopes. Mary suggested getting a key box for all backup keys that are secure with a log for entry. She showed the Council one on sale for \$54.24. The Council agreed to table the matter and allow Denny to work with Paul to update the list of all the keys required.

Paul reported that stone is needed for the lagoon.

Paul presented a quote from a company owned by Sheri Winters, former Indiana Rural Alliance representative, to update the Wellhead Protection Plan for \$1000 with the cost negotiable. The Council all agreed to help Paul complete the plan. A special meeting will be held.

David Burkhart, Glenwood Volunteer Fire Department, requested the firehouse door be repaired. He had a quote from St. John's Exterior for \$200. A motion was made by David Miller and seconded by Jo Temple to contract with St. John's Exterior to repair the door. Approval was unanimous.

It was discussed that stone is needed at the firehouse and town hall.

There was discussion regarding a hole on private property that should be addressed. Mary agreed to send the property owner a letter to the address on the tax record and another address that Jo will provide.

Mary reported that Denny and Jo have acknowledged reviewing the 2024 annual report. David said he would email an acknowledgement.

The Council discussed the potholes. A motion was made by Jo Temple and seconded by David Miller to authorize Denny Richardson to contract for pothole repair up to \$3000. Approval was unanimous.

Mary provided the Council with an agreement from Rumpke, the new dumpster provider. A motion was made by and seconded by to authorize Denny Richardson to sign the agreement. Approval was unanimous. Mary commented that since we have a new dumpster provider, they might want to work on quotes for the clean-up day. A motion was made by David Miller and seconded by Jo Temple to tentatively have the clean-up day on June 7, 2025. Approval was unanimous.

Reports

Mary reported that at the April Rush County Plan Commission (APC) meeting, the Board approved rezoning several residential properties in and around Glenwood from commercial to residential zones. This is part of a effort being made to look at the zoning in both incorporated and unincorporated towns in Rush County.

Mary reported that she filed a video franchise fee report with the Indiana Utility Regulatory Commission. Even though Glenwood is not a member and does not collect the franchise fees, this report is required.

Mary encouraged the Council to attend the AIM roundtable at Hagerstown on Wednesday, April 23 at 5:30 pm. These are always a good opportunity to talk with other towns. The cost is \$35. Mary will submit their reservations if they want to attend.

Mary suggested if the Council wanted to compare other fire contracts, now would be the time to do so. The current contract expires in Apr but in 2022 the Council waived payment until August.

Paul Sembach provided his written and oral report.

Other Business

A motion was made by David Miller and seconded by Jo Temple to adjourn the meeting. Approval was unanimous.

Mary M. Richardson, Clerk-Treasurer