

New Carlisle Town Council
124 E. Michigan Street, New Carlisle, Indiana
Special Meeting, November 6, 2017 5:00 PM

The meeting was opened with the Pledge of Allegiance.

President Carter called the general meeting to order with Vice President Vojtko, Council Member Rypma, Council Member Vermillion, Council Member Budreau and Clerk-Treasurer Susan Moffitt present.

Also in attendance were Andrea Halpin, Chuck Leone, Jared Huss, Jim Trotter, Pat Cummings, John Mrozinski, Jill Doll, Jeff Roseboom, Nancy Taplin, Marcy Kauffman and John Gelow.

- Lehman and Lehman Master Plan Proposal Phase 1

The professional fee for Phase I is \$50,000. President Carter asked for an approximate cost of Phase II and Jared reports that the county may subsidize some of the cost of the second phase.

Council Member Vermillion reports speaking with a couple of people regarding master plan costs and found this proposal to be quite reasonable.

Council Member Rypma expressed concern about the master plan not being budgeted and wanted to be certain that we will not have to take money from another budget or cut programs to pay for it. Sue explained that because it was not budgeted, an additional appropriation will be required. An additional appropriation would use money we have in reserve, reducing our reserves, but will not reduce any current budgets. We have several options for funding and the best option will be determined depending on projected payment date(s). Vice President Vojtko expressed concern about paying for the project and it not getting finished. Sue explained that we will not make any payment prior to work being done, whether it is billed at the conclusion of the project or done and billed in stages.

Vice President Vojtko stated that a few of the things have already been done including land use and he feels that the cost of \$50,000 is a lot when some of the things in the proposal have been done. He expressed that he feels updating the master plan is important but questioned how it will help

Jared stated that we currently have the same few people giving input about the town and updating the master plan will increase engagement of our entire population. Fully engaging as much of the community as we can is extremely important. The master plan would also help identify strengths and weaknesses, provide vision for the parks, cemetery and town and help identify annexation goals. In addition it determines specific goals regarding growth and how to control or capture that growth. With many intelligent, professional people in town who feel that they are not allowed to be engaged because the same small group makes decisions, gaining public input is put in the hands of professionals and makes people more comfortable voicing their ideas and concerns.

Vice President Vojtko stated that we have spent so much money on studies and then nothing happens. He feels that there is so much included in the proposal that is out of our control and although he feels we need an updated plan he feels that \$50k is far too expensive. Vice President Vojtko said that he feels unsure of how the growth in the industrial area will actually benefit the Town and questioned whether we will be able to annex the SJEC.

Jared stated that he is trying to put the town in the best position to be successful and feels this master plan is the best path to do this. If the council does not feel that is the case then that is fine. Although \$50,000 seems like a lot, in the grand scheme of things it isn't and is, in fact, a good investment.

There was additional discussion on the possibility of future annexation. Vice President Vojtko feels there is really no place for the Town to grow physically. Andrea stated that the plan would help identify the potential areas of growth not necessarily now but in the future. Council Member Vermillion's analogy was that this plan is the foundation for everything else that is going to come.

Council Member Vermillion moved to approve the Lehman and Lehman Master Plan Update Proposal at a cost not to exceed \$50,000. The motion was seconded by Council Member Rypma and passed unanimously.

- SJEC Agreement

Jared briefly reviewed that there was an original agreement that sat on a shelf as other pieces developed including the exhibits. The possibility of SJEC Phase 2 began and so that has now been added to the agreement to solidify the process. At the meeting that was postponed to Oct 16 Jared had asked for the Council's questions, receiving questions from both Council Member Vermillion and Council Member Budreau. . On the 24th he asked for additional questions and did receive those from Vice President Vojtko last evening.

St. Joseph Energy Center has been extremely helpful in putting this agreement together and in working with the town as they put together a state of the art plant that will best serve them as well as the Town.

Vice President Vojtko expressed his continuing concern about the amount of water being pulled from the aquifer and the liability involved should it begin to fail or the water quality go down and we own the plant. Jared explained that with water rights and laws in the State of Indiana, the only protection offered is in our wellhead protection area and outside of that there is no protection for the aquifer.

Council Member Vermillion questioned how often the aquifer is actually checked. Jared stated that the DNR keeps a log of all wells drilled in the area but the aquifer is not checked. SJEC did do an overall study which was conducted by Peerless Midwest to study the aquifer and impact of the expected draw downs over varying periods. Jim Trotter of SJEC explained that they did engage Peerless Midwest who continues to do quarterly monitoring and they have actually extended this for an additional year from the original March 2018 date. The DNR will continue to monitor and store the data in the monitoring wells. SJEC will partner with them and have added 3 transducers to the monitoring wells that transmit data to the DNR which will continue. They also have access to the well nearest Walnut Road. SJEC is confident enough in this report to know that they are not going to negatively impact the aquifer. SJEC could not run the plant if they don't have water and the aquifer is one of the main reasons this area was selected. He reports that when drawing approx 4.2 million gallons a day, the water level actually rose because of the time of year.

Andrea stated that we have a huge interest in doing everything we can to preserve and protect the aquifer but do not have control over what may or may not go into the industrial park.

Vice President Vojtko questioned change in water quality and treatment needs. Chuck explained that the rate structure is designed to give the actual cost of the water and will be reviewed every 5 years. The overall intent is that SJEC will pay for all costs involved. This is a very long term contract and may go on for decades and SJEC must insure that they receive the quality and quantity of water that they need. The rate ordinance adopted captures the initial startup and projected costs. Long term maintenance and update costs were included.

Jim Trotter explained that it is in the best interest of SJEC to ensure that the Town is protected. They took what Donahue and Associates put together for a water treatment plant that was going to be built for 6.1 million dollars for the town and looked extensively at this plan. In no way would SJEC accept building the plant they proposed even though it would be turned over to the town because they need to ensure that that the town is able to provide what they need and had to provide that assurance to their financial backers. Ultimately they got rid of that study and refused to build it, instead building a \$13 million dollar state of the art plant. He feels that they have 99.9% of the what ifs answered. In addition, Jim reports that operating costs originally put together by Pat were reviewed by SJEC representatives and were actually increased to be certain that the Town is adequately compensated .

In response to the earlier mention of annexation, Jared stated that this was never a requirement for SJEC. Jim Trotter expressed that the earliest they would discuss annexation would be the second quarter of 2018.

Council Member Budreau moved to accept the SJEC Well and Wellwater Supply Transfer Agreement for Phase 1 and Phase 2. The motion was seconded by Council Member Vermillion and passed unanimously.

President Carter asked how soon SJEC plans to be live and Jim replied that it will be March of 2018. Andrea stated that the exhibits were not ready tonight but are fine and will need to be executed when they are complete.

- Memorial Park Signs

The Park Board has been working on entryway signs for Memorial Park that will match the design of the wayfinder signs. Purchase of the signs is budgeted in the current park budget and a contract from Sign Crafters was presented with the recommendation from the Park Board that it be approved.

Council Member Budreau moved to accept the Park Board recommendation that we purchase two entryway signs at a cost of \$10,800 for the signs and installation. The motion was seconded by Council Member Rypma and passed unanimously.

Upon a motion by Council Member Vermillion and second by Council Member Budreau the meeting was adjourned at 6:04 PM.

Ken Carter, President

Attest:

Susan I. Moffitt, Clerk-Treasurer