

November 2020 Town Council Meeting Minutes

November 5th, 2020

Vernon Town Council meeting.

Dan Wright brought the meeting to order at 7PM.

Present Mayor Dan Wright, Council Danny Stark, Shelly Davers, Marshal Britt Burgmeier and Maintenance Ron Hendershot. Clerk Jean Rockey did attend through zoom but was not present. John Post was sick and not able to attend.

Dan also informed everyone that John is in the hospital. He tested positive for Covid. Lola was also tested but she was negative. They are treating him for dehydration.

Dan asked the council for a vote on the last month's (October) minutes. Dan asked Jean that on page 3 to change the cost of the lift station repair to \$600,000 and \$700,000 to replace. She will take care of that correction. **Danny Stark made a motion to pass the minutes with correction with a second by Shelly. Passed unanimously.** The Council will sign page four and Jean will replace page three.

Dan Wright started the meeting congratulating Ron on passing the state certified operator test. Dan also asked Jean to send a thank you note to Will Spencer thanking him for the time spent working with Ron.

Dan asked for public comments.

Sue Collins has had her car ransacked twice now and wants to know what is being done about this.

Wayne Zamora also had his vehicle broken into and they stole some change and a laptop. Amber Fields found the laptop in the weeds about a block from Wayne's home.

Britt feels like it is probably kids. No damage was done to Sue or Wayne's vehicles, but John Post also had a break into his truck and a knife was on the floorboard and they stuck it in the back of the seat of his vehicle. Britt assured he is checking into this matter. Damon asked if there is a time of day the damages are being done. Sue thinks

hers was done after 11:30pm. Britt states all vehicles has been left unlocked. Britt has some ideas of who might be vandalizing the vehicles.

Shawn Scott came to the meeting about the letter he received on the ordinance of having only 2 dogs to 1 home. He lives at 111 N Pike Street. He has 3 large dogs, but they are kept in the backyard which is fenced in.. Dan advised that the ordinance only allows for two dogs. Brad added that people have asked for variances. Brad had sent the letters and the ordinance does not provide for more. Shelly added that the ordinance allows for a petition. Discussion on this with, Dan thinks we need to review this matter, he feels that anyone having 3 dogs or more needs to draft a letter to the council and drop them off at the office before next month's meeting and they can discuss it then after vetting against the ordinance for the Town's options. Dan asked Shawn to drop it off in advance of the next meeting. Shawn believes one of the dogs will not live much longer (6~7 months). Shelly asked Shawn to add all of this to the letter. Amber offered that her property adjoins Shawn's and the dogs are not a problem for her. Dan advised we have ordinances and have to follow them. Shawn has also noticed a lot of people out late at night at 2~3 in the morning.

Next Sandy Downs came to the meeting, she is purchasing a home at the corner of Washington and Poplar. She came to an earlier meeting to ask about remodeling a garage on this property into an apartment for her son. She has been to the APC and received a variance for this request to covert the garage. She asks for permission to go ahead. The only stipulation is that if she sells this home the apartment will go back to a garage. The closing won't be until December, but she wants to get started on some things. She would like to pay the water and the sewer tap on fees and the capacity fee which will be sent to North Vernon. The cost is water tap fee of \$250; the sewer is \$250 and the capacity fee due to North Vernon is \$600.00. She can pay these fees at the Town Utility Office any time. Next, she needed to know who to call, Dan told her to contact Ron and he will help her out. Danny asked if Sandy not owning the property would have any affect on this. Dan stated it would not as it is like hooking up a new house. It will revert back to a garage when her son moves out.

Dr. Zamora - Up next on the agenda is the Muscatatuck Soccer Club lease for the use of the school grounds and the gray storage building. Shelly asked if he was good with the dates put in as starting January 1st. Brad had made a few changes to the lease; one was to change the amount of years on the lease from 5 to 10 years. First phase of the

proposal was to protect the field and to work on it and the subject of the fence on one side can be worked out later. Once the goals are in, they will need to be protected. Dan suggested that they bring in a list of things that need to be done and get the council approval, so they do not have to come in every month. Wayne would like to get some volunteers to help finish the playground. Dan said he has the items, but Ron and he hasn't gotten to it. It has been mostly done with Cummins volunteers. Covid suspended their program. Wayne asked who is painting the building a light green color on the church side. No one knows. It was decided that everything should be out of the gray building by December 31, 2020. Danny will have problems with Steve Spicer for removing his items. Brad will make the finishing changes to the lease and it will need to be recorded and notarized which this can be done at Brad's office. Brad will have the lease available at his office next week everyone will need to go there to sign it. Any lease over three years will need recorded and notarized. Brad's office can do notary and witness. It will cost \$25.00 to record each one.

Dan Wright called for a vote to approve it now, **Shelly made a motion to approve this lease with a second by Danny Stark. Motion carries.**

Wayne asked about the sign for the equipment that was made. Dan stated it is wooden and needs a cover to weatherproof it. Brad confirmed that Wayne is the President of the soccer club.

Britt is concerned over a rowdy group from the new restaurant causing problems and Shelly mentioned a domestic dispute on the courthouse lawn. Shelly would like to see the truck marked, but Britt does not want it marked, but acknowledges the visibility advantage to deter. Discussion on this matter.

Eric Kirkham was not at the meeting, so Dan asked Britt if the fire house was on track to move into next month. He said he believed so.

Brad Kage had nothing to report.

(33:59) Dan Wright wanted to congratulate Ron again on finishing the program for the certified operator license. Will Spencer has been helping him out as the certified operator, therefore Dan would like to entertain a motion to have Ron Hendershot switched to the official Certified Operator position. Danny Stark made this motion with a second by Shelly. Dan would like also like the funds we have been paying to Will

transferred to Ron. Shelly wanted to wait until we do the salary ordinance in December before we change his pay. Shelly noted that lawn maintenance will reduce with the gym field lease. Danny Stark made a motion to look over the salary ordinance before adding the salary increase to Ron which would be a \$400.00 increase each month, Shelly gave this motion a second for November and December.

Dan feels Ron is a valuable asset and has done a lot more than his original job description when he first started working for the Town. Dan thanked him for all he is doing for the Town. Shelly suggested that we have job descriptions written for everyone specifically for Ron's position. Dan stated when Ron was hired, we had one. Dan will send the job description to Shelly.

Next Ron asked about email addresses for the Mayor, Council, Clerk Treasurer and him. It has been brought up several times. Ron thinks Google is the best way. Shelly thinks it would take more training for some members of the board, as some are not as tech inclined as others. So not to have to retrain everyone with new equipment, she would like to set up email, cloud storage and she could teach it to everyone through Outlook 365. We need to discuss it further at the December meeting. Shelly quoted Jeremiah as stating that Google was harder versus Outlook 365. Dan recommends for Shelly and Ron to continue review for January. Shelly found cheaper options for the town website too.

Ron spoke concerning water lines he is working on this in pub works. We could build our own inspections, have GIS to be able to allow us to pull up and integrate programs together. The cost of inspection is \$1,000 onetime set up with pub works and GIS is onetime \$3,250 set up and annual service with Inspection annual fee of \$200 and GIS annual fee of \$550. If the town buys into both, if Pubworks merges/integrates with WTH, the town doesn't have to pay more. Currently we paid \$1,400/year for PubWorks; this would increase it to \$2,150.

Dan Wright talked to the rate consultant last week. we are going to incorporate that study into inspection. Maintenance programs get put aside, but with reminders to get things done will save repair work if done on a close schedule. Inspection reports capability would at the very least. The GIS program is one we should do. Dan states that this cost could be split, water, sewer and LRS. Ron thinks we have spent enough in energy that on failing pumps that would have paid for this inspection module.

Shelly asked when the rate study will be done. She would like to go over it at the next meeting. Shelly thinks we need to step back and look at pub works as a whole, so we can look at everything. She feels like we are spending money in different projects. She asked Ron if he could draw up a plan for the council to check over in the December meeting. She believes we are not making good money choices.

Ron brought up the four abandoned cars all over Town, one at J&L, two in the county parking lot, and a black Honda on East Brown Street with expired plates. Britt said he has checked several cars plates and doesn't think the plates are expired. He said some of the ones in the county parking lot are questionable. He asked about the ordinance on these vehicles, Brad said usually the property owner is notified about the ones on the streets but the ones in the county parking lot are a different matter. Discussion with Brad saying that usually we go through the APC. Dan asks if this comes from the Town of Vernon. He asked Brad to do a notification to the owners about 4 of these vehicles. Brad said we need to get address of the owners of the vehicles in the parking lot.

The Gym floor is Done. Basketball goals are up, and the new doors are being installed. One of the doors came in with the wrong frame (East door). It has been reordered. Ron said we need to take care of this new floor. He asked Danny Stark what kind of tarps he had to cover the floor. Danny said he three folded up under the bleachers. They are thin and not in the best of shape. Ron thinks we need to order new ones. The gym floor doesn't have room to store them. Discussed a ramp to get the tarps on the stage. Hard sole shoes are not to be on the floor. Amber advised coating is oil based and not water based and will need done again in a couple of years. We can get recessed holes for the volleyball nets. Danny states he has to rent for parties as the basketball isn't enough.

(1:15) Ron had a cost estimate for new awnings for the east door from TAG \$1,540.00 estimate. The South door \$1,785. The West door \$1,370. The remodel contractor will stick build south and east awnings for \$2,380 with metal roofs.

Danny Wright has a personal preference. We need to look at the whole picture and get a list of everything at one time. Then it can be budgeted to see where we can get the money from. We to look at a Gym policy.

There will be a special ribbon cutting ceremony for the gym floor. He will let everyone know when this will be. Amber Fields would like to be invited.

John had called in, he would like to have a policy for renting the gym floor, rooms and anything we rent it out for including contracts, security deposits and insurance requirements in place.

Concerning the Street department sidewalk work \$4,100 to bring it into compliance and move the inlet to the curb. This cost could be divided between the LRS Fund and the MVH. **Shelly made a motion to approve this with funds from LRS first and then MVH with a second by Danny Stark.**

Southeastern IN Water Association, Ron is joining this. Every year they ask a different water company to sponsor the meeting and buy lunch. Dan said FPBH would sponsor this. Water Department Certification requires water utility regular meeting one time per year. Ron has attended the first meeting. Chlorine levels are staying up. Issues with water customers getting into the water pits and tampering with meters. Ron would like to have a letter sent out on this matter with next bill that it is illegal to tamper with water meters. Brad received a message from Ron about a customer cutting off a lock after we shut it off for nonpayment. They paid at the bank on a Friday, but Jean didn't know until Monday. They thought with payment, they could cut the lock.

Ron said we need an emergency phone number for people to call after hours and weekends. This would be for the utility and could transfer them to someone that could help them out after hours.

North Vernon just finished flushing hydrants. We are going to start soon. Shelly asked if we need to send out notices. Dan said this is more of a courtesy.

(1:31) Ron states one more pump was replaced in Indian Hills. Can't get pumps rebuilt fast enough.

Ron informed the council that we are going to tag doors about shuts offs.

Work has started on gathering information for the sewer rate study. The rate consultant will be sending a quote for this work. Dan wants three pump station replacements included. Dan thinks we can get **grant** (close to seven-hundred thousand) as it will be close to one-million dollars.

Concerning the money for the match for the basketball goals at the gym, **Shelly made a motion that the money come from the Cedit money Danny stark gave this a second.**

Danny Stark asked when he could start renting the gym. Dan stated that we need to set up policies about usages of the gym.

November 12 just athletes' events only, tennis shoes only soft shoes.

Danny said parties are being requested and it isn't possible to watch for hard shoes.

Dance classes want to start again. She isn't paying due to Covid 19. **Danny states she rents three rooms with other two rooms being a parent room and one an office that she doesn't pay for. This is five rooms total. Shelly asked if homeless people were living in the gym and asked for better oversight and segregation of duties.**

Shelly said we need mini leases with regulations.

Long term leases concerning the rooms should be paid at the Clerk Treasurer office on a monthly basis. Leases kept by Clerk and Clerk reports when rent isn't getting paid.

Shelly feels that too much revenue has been lost \$3,600 behind in rent 2018 and 2019 and another \$4,500 in 2020 for \$8,400 lost. Proposed to make the gym scheduler salary based on generated income versus a flat fee. The disrepair has gotten worse since the inspection two years ago.

A Rental rate sheet needs to be posted for the public. She feels we can be competitive with other places. Any rent adjustments need approved by the council.

Once the policy has been approved there will be no adjusting of rental rates.

Shelly suggested having Ron take over the maintenance at the gym, and all Danny would have to do is rent the floor, and the room renters would pay on a monthly basis at the Clerk treasurer office.

Danny said he let someone use the playground for a party and did not charge them anything. Shelly feels if they use the facility at all they should pay something due to using the electricity. The homeless was using the utilities. We cannot keep giving free rides.

Shelly feels a camera needs to set so you can watch people come and go and all Council members need access, maintenance, the Marshall. Need an exterior camera as well. Shelly offered to write a policy. Dan doesn't think revenue was lost. He charges \$25 for two hours for a party and get a lot of thanks.

Danny Stark would like to raise volleyball up \$15.00 per hour, basketball up \$15.00 per hour (currently at \$12.50/hour) and parties up \$17.50 per hour. Danny doesn't want to gouge people. Shelly advised the "outdoor" party people were actually in the Gym. ACCRA has a lease for every Monday and Tuesday night.

Concerning the lease for the rooms, Brad will prepare them. Brad states he made Covid sheets, but Shelly has not seen them. Shelly asks Brad to send to her a copy. Danny thinks rental sheets will make more work for him. Shelly thinks we are not protecting our assets and Danny disagrees. Shelly said it is falling apart and Danny states it is wear and tear and termites. Dan tries to clean it and the bathroom. He does not want a percentage and is happy for doing it for \$100 / month. He gets \$197/month and thinks the town is getting a bargain. He dumps trash himself with his own truck. Shelly notes bathroom door busted; light fixtures are loose. Shelly thinks a maintenance person can follow it better. Shelly will type up to send to everyone. Shelly has not seen any long term leases like the Church league. Dan states that before Danny, the gym was losing money, but we need to get a handle on things. Danny would like to Ron to fix the lights as he doesn't know how.

Brad asked if anyone knew how other communities worked this out with short leases. (2:02) Dan said he could talk to someone from Knightstown.

Ron advised each goal was moved back three feet. *Ron made this decision/direction* to the goal replacement people.

Danny states during parties, kids use the gym floor to kick balls around. Danny is confused if he can have parties or not. Dan asks if the mats are good enough.

Ron's quotes on mats requires six sections versus current three. Only put down during the bouncy house.

No one currently checks during rented times. Shelly advised that we have cameras with access so more people can check. Danny doesn't know how to log in to check. Britt knows how, but has to go to the gym and sit there to watch it. Ron states it is cheaper to get WIFI with a phone as it is cheaper and the phone could be the emergency line. Shelly stated that they did not go with Arlo which can be seen remotely. It was asked if the system bought is WIFI capable. No one knows.

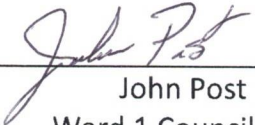
Dan Wright suggested someone make a motion to check on cameras with WIFI through Verizon or Comcast if the system is compatible with WIFI. Look at all and bring back to next month's meeting. Ron did talk to Comcast \$149 for internet \$130 for internet and one phone line. Dan thinks Verizon will be cheaper. Dan thinks WIFI will make it more marketable. Shelly

asked for Brad's paperwork for parties, but he cannot remember what was prepared. Brad thinks he gave it to Danny. Brad will check. Dan states the Governor isn't going to change things after the election. The County Council is not holding meetings now except Zoom. Dan thinks new restrictions are coming out tomorrow and to hold off on rentals. Dan asked if a motion will be made for WIFI. Shelly wants to know if it is compatible first. Dan asks to look at all options and bring to the next meeting.

Shelly made a motion to adjourn with Danny second.

Meeting adjourned

Prepared by M. Jean Rockey, Clerk Treasurer



John Post
Ward 1 Councilman

Danny Stark
Ward 2 Councilman

 19 April 2021

Shelly L. Davers
Ward 3 Councilman

Attest:

M. Jean Rockey, Clerk/Treasurer

Approved and signed by me this 7th Day of January 2021



Dan Wright, Mayor