

TOWN OF THORNTOWN
TOWN COUNCIL MEETING

January 16, 2023

7:00 PM

The January 16, 2023, meeting of the Council of the Town of Thorntown was called to order by Council President, Sara Fairfield, at 7:00 pm. The meeting was held at the Thorntown Public Library, 124 N. Market St., Thorntown, IN. The Council and citizens joined together in reciting the Pledge of Allegiance.

The following were in attendance:

Sara Fairfield, Council
Dave Williams, Council
Bruce Burtner, Council
Shawn McClintock, Council
Larry Truitt, Council
Koren Gray, Clerk/Treasurer

Dax Norton, Consultant
Oksana Polhuy, Planner
Don Gray, APC
Jerry Seymour, Bldg. Inspct.
Amy Nooning, Town Atty.
Frank Clark, Marshal

Gary Moody, Utility
3 Reps – Arbor Homes
Colin Sullivan - BFS
7 Citizens

Presentations/Guests:

None

Public Comments/Concerns:

None

Consent Agenda:

None

Public Hearing:

No hearing

Department/Board and Commissions Reports:

(NO REPORTS THE FIRST MONDAY OF THE MONTH MEETING)

Advisory Plan Commission:

Don Gray reported on the Public Hearing for the Arbor Homes Westfall Place. The preliminary layout of the concept plan was introduced. The APC continued this to the next meeting.

Police:

Police Department report sent to Council previously

Fire:

No report

Utilities:

Gary Moody provided 3 quotes for repair of the sidewalk at the library. Bids were: R.S. Pursel - \$1,100.00, Dunwoody's Construction - \$1,530.00, and Rob's Quality Construction - \$500.00. Larry made a motion to accept the \$500.00 bid from Rob's Quality Construction. Dave made a second. Motion passed 5-0.

Park Board:

No report

Storm Water Board:

No report

Clerk/Treasurer:

The CT noted the December month end has been completed, quarterly reports have been completed, 1099 and W2's and other year end tasks will be worked on this week. The biggest report, The Annual Financial Report, is due to Gateway March 1, 2023. December month end reports will be emailed to the Council.

Consent Agenda:

Minutes of January 2, meeting

Claims Registers November 17 through January 13

Payroll Dockets pay period ending December 2 and December 30

Professional Services – Town Attorney (\$18,000 annual)

Professional Services and Membership – Boone County EDC (\$1,000 annual)

Resolution 2023-1 – Auto Transfers

Resolution 2023-2 – Void/cancel checks over 2 years old

All items above were presented as a Consent Agenda for approval. Bruce made a motion to allow and adopt all listed items. Shawn made a second. Motion passed 5-0.

Council member Bruce Burtner has a couple of items to add to the December 19, 2022, minutes.

In relation to the sewer main camera project, it is noted that our ARPA funds from the Boone County Council will be used to pay the \$94,632.50 invoice. It was also noted the APC hosted a Public Hearing January 9, 2023, for the Arbor Homes PUD not annexation. The Clerk/treasurer also mentioned she discovered 2 misspellings in the attendance list. Items were marked on the official minutes. Bruce made a motion to accept the corrected minutes. Larry made a second. Motion passed 5-0.

Public Hearing:

The Public Hearing for the annexation of the acreage for the Arbor Homes Westfall Place development opened at 7:14. Julie Smith from Arbor Homes explained the purpose for the Public Hearing. Due to wetlands on the acreage, Arbor needed to obtain further acreage to satisfy the project. This hearing had been previously scheduled but cancelled due to receiving additional information regarding the wetlands area. There were a couple of comments from citizens such as the concern of our sewer capacity. The Town has a consultant working on a fiscal plan. Shawn made a motion at 7:29 to close the Public Hearing. Dave made a second. Motion passed 5-0.

Consultant Report:

Consultant, Dax Norton, discussed a possible grant the Town can obtain through the Indiana Economic Development. This grant could be up to \$250,000 with stipulations as to matches. Dax noted we have some alley ways in the downtown area that is in need of drainage and resurfacing. One alley is located between 116 and 118 W. Main St. Currently the alley is sloped toward 118 W. Main St. Larry made a motion to allow Dax to present this project to the Boone County EDC (who would then transfer to the IEDC). Bruce made a second. Motion passed 5-0.

New Business:

Colin Sullivan, BFS Engineering, requested a signature on the Supplement Agreement for the Community Crossings Grant project. This involves bid docs, fees. Bruce made a motion to accept the agreement. Larry made a second. Motion passed 5-0.

Ordinance 2023-1, Petition, Site Map, Legal Description was introduced by the Council President. This ordinance is in regard to the proposed acreage for the Westfall Place development. All proper signed documents are attached and will be filed in the Town Hall. There will be a second reading at a later date.

Ordinance 2023-2, Zoning for 112 S. Market Street was presented. Oksana Polhuy, Planner, gave a review as to the purpose for this re-zoning. The property owner would like for this property to be zoned commercial and not residential. If at any time this property is going to be used as an auto lot (for resale) the property owner will need to prepare an actual parking lot area from stone or pavement. Bruce made a motion to allow the rezone. Larry made a second. Motion passed 5-0.

Renewal of a Professional Services Contract for on-call Planning Services was presented. As the Council detected some language issues the decision was made to table this contract until February 6, 2023.

Unfinished Business:

An example of snow removal procedures was presented to the Council. The Council will review and revisit at the next meeting.

The Council had discussion regarding the Building Inspector position. Grumpy recommends hiring a full time Building Inspector. There are other services this employee can provide for the Town at this time including code violations. Oksana advised she has previously been Code Enforcement. She offered to provide a listing of duties of code enforcement. The full time Building Inspector was tabled.

The Clerk/Treasurer advised the the contract for the current sub-contracted Building Inspector had expired December 31, 2022. He has still been providing inspection services for the month of January. A new contract for January 1, 2023 – December 31, 2023, was presented to the Council. Dave made a motion to approve the contract renewal. The contracted Building Inspector is receiving \$100.00 per hour for services. Shawn made a second. Motion passed 3-2 with Council members Bruce Burtner and Larry Truitt voting nay.

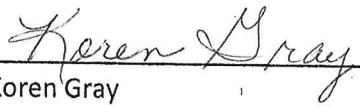
The Clerk/Treasurer advised that Mr. Dickerson has not provided rental payment for the 6 acres of farm leased land and asked how the Council would like to handle the matter. It was decided the Clerk/Treasurer would draft a letter and invoice and mail to Mr. Dickerson.

Adjournment:

With no other business to be presented, Dave made a motion to adjourn the meeting at 8:58 pm.
Larry made a second. Motion passed 5-0.



Sara Fairfield
Council President



Koren Gray
Clerk/Treasurer

Date: 2/20/23