

Greg Clark said that he had another issue. He said he talked to his bank (Thrive Credit Union) about putting a branch here in Farmland. The banker said he tried but they wouldn't grant a charter. Greg asked if anyone knew why we wouldn't let a bank come in. Jason said that he didn't think it would be the town. Marcy said maybe he tried when it was still under contract with old national. Greg said that county wouldn't grant them the charter. Jason said that commissioner is right here (and he pointed to Gary Girtton), you can ask him. Jason said he doesn't think the county would deny it either. Jason said he thinks they are giving him incorrect information. Stephen said maybe it's because Thrive is a Credit Union and that may be the trouble. Stephen said that he talked to Merchants bank of Indiana last week and they are not interested in building any brick-and-mortar buildings, they want to do everything online. John Halco met with Chase bank last year and he said that is the same direction they are going. Jason said that we would need to know who denied the charter. Greg will get more information.

Steve closed the meeting @ 6:47pm.


Steve Hernly, President – Town Board


Marcy Yulknavage, Clerk-Treasurer

March 5, 2024

The Farmland Town Council met on Tuesday, March 4, 2024, at 6:00pm, in the council room at 104 E Henry Street for a Regular Town Council Meeting. Those present were Steve Hernly, Jim Main, Jason Welch, Andy Croyle, Melvin Nott, Scott Profit, Rose Profit, Beverly Hammel, Ron Hammel, Ryan Chasey, Andrew Wagner, Don Crose, Mary Lou Clark, Greg Clark, Curt Flannery, Maurice Foudray, Chris Bunner, Robert Ford and Marcy Yulknavage.

Steve called the meeting to order.

Steve asked everyone to stand for the Pledge.

Steve opened the regular town board meeting.

Jim motioned to accept the minutes for February 6, 2024, as written. Steve 2nd. All Ayes.

Jim motioned to record the Date Bank Reconciliation as Reconciled. Steve 2nd. All Ayes.

Jim motioned to approve and sign the Payroll Allowance Dockets for February 5, 2024, February 12, 2024, and February 26, 2024. Steve 2nd. All Ayes. The board signed all payroll dockets.

Jim motioned to approve the overtime spreadsheet for the month of February. Steve 2nd. All Ayes.

Randolph County Housing Steering Committee – Andrew Wagner took the floor to explain what he and Ryan Chasey were presenting to the board. Andrew said about 9 months to a year ago he was approached to be on the housing steering committee for Randolph County. The committee was established to simulate how to improve housing as well as how to get people to move to our community. Andrew said that Ryan is with the Housing Resource hub, and he asked him to come in because the committee is trying to find catalyst sites. Andrew said that catalyst sites are basically small housing developments for our communities. Andrew said that we are not talking about hundreds of houses but 10's of houses for our community. Andrew said that one of his first questions is, what is the Town of Farmland's sewer situation? Andy Croyle said that we are still on limitation. Andrew said that Ryan is working with Winchester and Union City because they have some development going on. Andy said that he explained to Ryan that Winchester and Union City has mayors to go to but all other communities in Randolph have town boards and no mayor. Andrew said that they wanted to get in front of the board and explain to them what they want to do and to see if there is any interest in coming along side them to help with some of it. Andrew said that there are grants out there and he said Ryan will talk more about that because he is more familiar with it. Andrew said what we run into a lot of times when we work on these types of projects is that we have the sites. We get

the site bought and then Oh God, infrastructure is going to tell us that we can't afford to do any infrastructure. Andrew said basically he wants Ryan to explain what they are doing, and the board can take it under advisement.

Ryan thanked Andrew and the board for allowing him a few minutes to give a quick overview. Ryan passed out a handout to the board. Ryan said, as Andy mentioned he is with the Housing Resource Hub. He said that they have been engaged by this county wide steering committee that the group and data show there is a need for housing in Randolph County. Ryan said that he has been brought in to quantify what the need is, which they have done and to basically figure out where the opportunities to grow are. Are there private developers that need help to get over a hump or something or there are communities that have sites that they would really like to see developed. Ryan said the Housing Resource Hub brings a variety of tools and expertise to the table. He said that they are a nonprofit organization, and they have access to other resources. Ryan said the sheet he handed out is a resource for us to go to, there is a website that they set up and has all the information and so much more than he will cover right now. Ryan said that he wanted to give a quick overview of the quantification, which is the first part they did of the market potential. The data confirmed that Andy and the others gut feeling that there is a need for housing in Randolph County. Ryan said that they engaged with a national firm to do the market potential. They found that there were 1175 households with the potential to move within and/or to Randolph County each year. It breaks down to 54% of the people want to move within the county and 46% want to move into Randolph County. A significant amount would come from a surrounding county but 20% would come from somewhere else in the United States. That 20% is usually a job-related move. Ryan said that 76% is comprised largely of what we would consider millennials, so young singles and families. This information is kind of a flip from some of the demographics that we have in terms of the breakdown of empty nesters versus the younger folks. It's important to note when looking at the demographic that they are sometimes looking for different types of housing that might be available on the market. From that group or 54% of those folks are looking for single family detached, 36% are looking for rentals, 8% and looking for townhomes, and 2% are looking for condos. We then broke it down further to see what the potential absorption was. So, of those people moving around, what could we reasonably expect each community to absorb on an annual basis? The methodology behind this is that we don't want to build 200% of that number because that would be #1 impossible, but very risky. Ryan said that they set a very conservative mark of saying in most cases is 20-25% of that. Ryan said that the annual market potential county wide would be 620 houses or units. To break it down by current population base combining Farmland and Parker City due to their proximity, the annual market potential would be 21% or 130 units that could be absorbed. These are new units in the combination of Farmland and Parker City on an annual basis over the next 5 years. What that breaks down to is 5 to 8 new single family detached, 9 to 12 new rentals and around 3 townhomes that could be absorbed conservatively within the community. These numbers could go up if other communities don't take action. We know communities that make opportunities available to support development are where people will go. We use the example; we've got the 100% total of folks going somewhere but your percentage is not guaranteed. Ryan said that what he has said is a very quick snapshot and that all the information is on the website. He said there are around 30 power point slides that go into great detail. He also said that he would be happy to go over them or answer any questions. Ryan said that having this information is great but what Andy and the steering committee need to do is take action. This information doesn't do any of us any good if we can't get over the hump. Ryan said that last fall they had a county wide housing symposium and put out a call for folks who are actively developing or have an interest in developing. Some responses were from Union City and Winchester, and they have had some discussions with those developers and some of them didn't need anything. Ryan said that they have a lot of detail about the types of units, price points and what this market is looking for. They find that there is a misalignment with what they are building and what the demand is for, doesn't align and that's why they are not selling very well. Ryan said they need help repositioning and some of them need buyers and renters directed to them. He said that they can help with that but oftentimes, especially the smaller communities, find that there are not many developers looking to work there so it's up to the community to try and take action. Ryan said, let's say you have a site that you have always dreamed about being developed and that would be a catalyst to the community by adding units and adding to the tax base, but you just don't have the resources or knowledge to be able to do that. He said that if there is one, then

they, being a nonprofit can come in and walk alongside us. We could act as the housing department, like larger communities have, and we can serve that role and come in and do site due diligence. We can help put a plan together, assess all the cost, the infrastructure and so forth. He said there are traditional sources for financing that would be available for this and then what's the gap going to be, and they can help find other sources to fill that. They can help get developers engaged or builders sometimes to see new units being developed. Ryan said they have done this in other places and other communities as well. Ryan is based out of Fort Wayne and works a lot in Northeast Indiana. He said that they are glad to be working here and will be engaged for a number more months as a resource. Ryan said that he just wanted to get in front of the board and let us know what is happening and to put the offer on the table. He said that he doesn't expect any action tonight but wanted us to provide this to us. He said if we get in discussions and want to talk further the data and how it applies to our site, he would be happy to have additional conversations. Ryan said we could work through Andy, or his contact information is on the handout with his phone number and email. He asked if the board had any questions and Jim said he had one. Jim asked, what if no one all the way around Farmland will not sell us any ground. Jim said that this is a farming community and every way you look you see farms.

Andy Wagner said 2 things about that. Andy said that there are folks out there that own and are not in the actual farming aspect of it, some churches and whatnot. Andy said he is not saying they are but maybe someone might consider. The other thing is this kind of came up earlier today that the Town of Farmland owns several properties that maybe can be used. He said this is just a 30,000-foot view and they are not looking to get the 5000 feet tonight and not looking to land the battleship. Andy said that it's a question and doesn't know the answer. Andy said that he thinks it's a question that could be addressed and that could potentially increase our tax base and population. Andy said for years, ever since he was on the school board at Monroe Central, that \$150,000 to \$250,000 houses are short in this area. He said that's what everybody and the younger generation can afford and wants. They don't have to be the mansion. Andy said that the study said exactly that people are looking for home in the \$150,000 to \$250,000 home. Andy said that they appreciate us having them. He said if you have any questions call him or Ryan. Andy Croyle said that he would make the call and see if IDEM is willing to lift the limitation. The board thanked Andy and Ryan for the presentation.

Scott & Rose Profit concerning the campers on Church Street. Jason spoke up and told Scott and Rose that he thinks he can help them with some of their concerns. Jason told them that he is Area Plan's attorney as well and he spoke with Debra this afternoon about the situation, and she is in the process of getting a notice sent out to the property that you are speaking about. Jason said that if it is a notice of violation then Debra will need more information from you. Jason said that he didn't know if Debra called them this afternoon and Scott told him she did. Jason said, what he understands about the situation, is that Area Plan will be the first place to start. Jason said that the town board really can't do much for them at this time. Jason said he was trying to shortcut this a little bit by getting in front of it. Scott said that he absolutely agreed with Jason. Melvin spoke up and said that there is some stuff he will be doing with the property, but he is not able to deal with the trailers. Jason said he understood. Melvin said that they have some things that are against our ordinances, but the campers are not. Jason said that he understood that there are 3 complaints, use of property as a business and its residential and that's one thing Debra needs more information about, if there are multi families living on the same property (Scott said he was positive about that), Jason said, that's a use violation and the homes may be too small to satisfy the zoning ordinance. Jason said those were the 3 places to his understanding that Debra was going to explore sending a notice out on.

Jason said the way the procedure works is when there is a complaint made like I think was made today. She gets the complaint. She looks at it. She talks to me about it. We see if there are potential violations. We send out a notice to the property owner. Then they have an opportunity to respond to the notice. Whether they admit they're not compliant or deny it or whatever they want to do, and then we look at it to see if there's something that can be actionable. If there is, then we would file a suit in Superior Court and say they're a public nuisance because they're violating the ordinance. We would go from there. We've done that probably 5 to 10 times over the past five or six years when there's a problem like this. So, I think that the wheels are in motion for your complaint, and I just wanted to address that before you

had to spend the time and because they as far as what they're concerned with, I think your main complaint is going to be dealt with through area planning.

Scott said that there is another complaint that they may be able to address even Andy Croyle, I believe they have been caught hooked up to the clean out, to the house, the sewer and I believe Andy stopped him from doing that, but I'm not positive, that's just what I heard. But in that case, I was told today that I need to get in touch with the Board of Health. Jason said correct, contact the Health Department. Scott asked, "What's happening to the sewage, are they just letting it go to the ground or when he's not around, they hook it back up. Jason told Scott that the Health Department would address his concerns. Jason said that you are permitted to have a 6-month temporary residence. Jason said that Debra will need proof that it has been there for 6 months. Jason said that you are allowed to have hookups to your own sewer, so there may or may not be anything to be done with that. Jason told Scott that the camper violation will be quicker and more actionable than what we are talking about here.

Scott said he had one more question because he doesn't know where to find the information. Scott said that we are in a floodplain by FEMA and DNR. Jason told Scott that the floodplain would be another Area Plan issue. Jason said this is part of the zoning ordinance. These are things that the Area Planning Commission for the county would address. Scott said that he heard it must be 2' above the floodplain to have a home. Jason told Scott that we've adopted a unified zoning ordinance which addresses all county, all cities, and towns, we're all under the same ordinance and the enforcement body is the area planning. For situations like you're talking about the area planning is where you would want to go. If there's a use issue like you're talking about, then I think they're on this, that they said you were there today. You've made the complaint there so now the ball was rolling. Scott told Jason that they are supposed to take the pictures to Debra tomorrow or give them to him. Rose said that she would rather give them to Jason. Jason said he would take them.

Scott said that his last concern, and it's only a concern because he isn't a law officer, is the fact that the guy who lives there is a convicted sex felon and there is a 2 – 3-year-old little boy living in that house that is not his child. Jason told him to get in touch with the sheriff's office. Melvin told Scott to ask for Tommy Pullins or Chad Puterbaugh. Jason told Scott to go to the sheriff's department and make a complaint and they will investigate it to see if there is a violation. Jim asked if this property they are talking about is on Church Street and several people answered yes. Jason said it's something that they can take care of there. There's due process as a neighbor. You have a right to go in and make a complaint if you believe there's a violation, then they'll have a right to make a response. Then the office will investigate it to determine whether or not we can do anything as far as a violation. If we can, then we'll file a suit in Superior Court if they don't correct the problem. Ron Hammel asked if the 6 months start from the date the complaint was filed because the trailer has been there since September. Jason said that somebody would have to testify as to when it's been there, somebody will have to say under oath that this is when it was put there. Jason talked to Deborah about that, and she was going to call somebody and say if somebody would affirm under the penalty of perjury. Scott said that they have not done it yet but will. Ron said that they just added another pop-up camper. Ron said it is just becoming a mobile home park around the house. Jason said it sounds like there are several violations and you guys went to the right place today and now it's in the process. Scott said OK. Jason said, not to cut you off but we are working on it. Scott thanked Jason and the board for their time. Jason apologized to the board for trying to shortcut the whole topic because he knew what was going on.

City Building – 1. Marcy let the board know she filed the Annual Financial Report in Gateway on February 15, 2024, and it was published in the News Gazette on February 27, 2024. Marcy told the board by law it must be filed by the last day of February and published in the paper.

2. Marcy has ILMCT Institute and Academy in Plainfield on March 17th – 21st.

3. Boyce has asked the town to work with them on the user exception tester pilot program from the utility cloud. We will get a discount on the cost we pay each year for the software, and we will give input for how the program will work. Marcy said that Boyce will be onsite some of the time and some will be remote. They are in Daleville, so it's close for them to come and work with us. They are changing the existing utility program to be cloud based and are adding an app that residents can download to view and pay their utility bills.

4. The town's commercial insurance renewal due and it has increased \$3,845.00 from last year. Jim motioned to pay it. Steve 2nd. All Ayes.

5. Marcy presented the board with a design and a quote for the new Farmland Public Library sign from Chad with Ugly Duck Woodworks. Jim said that all the signs that have been made are

great. He said that they catch your eye when driving into town. Marcy told the board that when she received the design from Chad, she sent it to Carrie so she could see it and she absolutely loves it. Marcy told the board that the sign would hang up above the door and be a little smaller than the other signs. Marcy told them that the new sign will have some details of the other signs, but it will have the modified Farmland Public Library logo on it. Chad wanted to add a wood look to the sign and have the logo in color. Marcy told them that Chad will need access into the attic, he assumes that he will be able to get in there to attach the sign to the building. Jim made the motion to approve the design and quote. Steve 2nd. All Ayes.

6. Marcy told the board that she made an error and sent the final tanker payment to the wrong vendor by mistake. She told them that she was wondering why she hadn't received the title yet. The check was made out to Municipal Emergency Services instead of Municipal Capital Finance. Marcy told the board that she just received the money from the wrong vendor and wrote a check to Municipal Capital Finance.

7. Marcy presented the board with a quote for the live streaming. She told them the quote was made out to Ridgeville, but it would be the exact same for us. Marcy told them that we would need to buy a computer to run the live stream from. Jim motioned to table until next meeting. Steve 2nd. All Ayes.

8. House at Jackson & Main has an open cistern. Melvin said that he doesn't know what they were talking about because he walked the whole property and there isn't an open cistern on the whole property. Marcy told them that the property had just changed owners again and that they would be here to have the water turned on.

HFUSA – Marcy told the board that she will print the check tomorrow for the \$1000 donation to Historic Farmland. Chris said thank you.

Police – Melvin presented the board with a report for the month of February and told them that he and Joe were in training for 3 days and then he was on vacation for a week.

Street – report from Melvin and he told the board that he broke Alex in filling potholes yesterday.

Fire – 1. report from Melvin for February. Steve read the paper where they had 12 calls, 3 fire calls where 2 were mutual aid, 5 medical calls, 3 vehicle crashes (1 was mutual aid and a grass fire.

2. Easter Egg hunt on March 30th. Jim asked where it would be, and Melvin told him the old Lions Club.

3. 2023 Fire Budget explained. Marcy told the board that it shows where everything is paid out of, and she told them she gave it to Melvin because they asked about the fire budget last month.

Water – 1. Report for the month of February from Andy. Repaired ceiling in the office, replaced 5 dead meters, started flushing hydrants, went to courthouse to get easements on South Street, pulled 20 loads of dirt from the treatment plant, got quotes on 8" main.

2. Steve asked if he had the quotes to present. Andy said yes and that he had each one do a quote for labor and digging so they are all quoting the same. Andy said that he got a parts list from Eric at Utility Supply, and we will purchase all the parts. Andy said they will dig, lay the pipe, and put the hydrant in, and we will take it from there. Andy said the price is still salty. He said that if we do have a blowout down there, we can shut it off. Andy said that we can either spend the money where we won't have to mess with it, or we can wait for something to happen. Jim said that he thinks we should fix it right, so we won't have to mess with it again. Andy said sooner or later we will have another fire and it may blow out again. He said that it never does it during the day. Marcy handed the quotes to Steve to open.

A. Culy's quote was a pic of a text sent to Andy for \$16,400.00.

B. ECC's quote was for \$7,310.00.

C. Cobalt's quote was \$14,968.80.

Jim asked why there was a big difference between the quotes. Andy said that he has been working with Eric from ECC a lot. He said that Eric is getting built up and wants to get his name out there and he hasn't done much water. Andy told him that it would be an easy project. Jim said that we need to go with the lowest quote. Andy asked if they had the parts list and Marcy asked if it was for \$11,865.23 and Andy said yes that the parts would go with the price. Jason explained that the \$11865.23 would be added to whatever company we go with. Andy said that we will also have to get sand and stone to finish the job. Andy said it's nice that they will let us do part of the job to save money. He said usually companies come in and want to do it all. Jim made a motion to go with the cheapest. Andy said that he told all 3 of them that there is a 4" main right next to it so if there are any problems the price may come up a little bit. Andy said if they are at the same elevation they may need to go under or up we made have extra cost for additional fittings. Jim made a motion to go with the lowest price. Steve 2nd. All Ayes.

Sewage – 1. Andy said that he put everything all on one report. He said that he will start doing better.

2. WWTP pump repair, Andy said he got a quote to replace the pump. Marcy asked if that was the quote from the last meeting for \$20,176 for the spare pump. Andy said that we could go without a spare pump and that it is up to them. Jim said that we have always had a back-up. Andy said

that Parker doesn't have a back-up pump. Andy said that they are 6 months out to get a pump so if we go down then we would run on one pump for at least 6 months. Andy said that he thinks we will be OK. Jim asked him, so you don't think we need it. Andy said as soon as he says that it will blow up or something. Andy said that he has been here 10 years and we have never needed it or never been in a pinch. He said that we always had one set in there and we could swing it over and put it down. Steve asked if we had the money to do it and Marcy said that is what we discussed at the last meeting. Marcy said that Steven asked about the \$300,000 in the sewage improvement fund. Marcy told them that she looked everywhere and the only thing she could find on that fund was that it was set up to clean the lagoons. The cost back in 2015 was thought to cost about \$200,000. Marcy told them that in the fund folder it states that if you need to borrow money from the fund you need to make sure the money is put back into the fund before the end of the year. Marcy said she couldn't find a resolution or ordinance to set up the fund. She looked through years of minute books and still couldn't find anything. Andy said he thinks we could table it until we need to have the lagoons assessed. He said that IDEM has mentioned getting them assessed. Steve asked when that would happen, and Andy said he didn't know. Andy said the way the pumps are set up, you can't just throw another pump in there, it has to be designed for that style. Steve asked Jim if he thought we should wait to get the lagoons assessed and Jim said yes. Andy said he will tell them to have one in the shop ready in case we go down.

3. Greg Clark sewer line. Andy showed the board that there isn't an easement on the property so we would have to come to this manhole and come down across the street and up to his property. Andy said if we do that then he will have a tapping fee plus all other fees incurred. Andy asked if we are doing all this into that or are we doing it for free and if we do then you need to think about the next guy who may have an issue. Andy said if you do it for one then you have to do it for everyone. Jim said the town shouldn't take on that expense. Steve said it's like the same thing we had up on Jackson Street. Andy said we had one on New York Street years ago. Andy said it will be a wad of money because the street will need fixed as well. Andy said the pipe is about \$3000. Andy said Greg is in a tough spot. Jason asked who owned the property that you could get the easement on. Marcy told him Linda Hyre. Jason asked if anyone knew her, and do they think she would be willing to give an easement. Jason said it would be a lot cheaper if they went that way first. Maybe she would be willing to sell an easement for a price. It would be a lot easier. Andy asked Jason if Greg needs to do that or does the town and Jason said Greg would need to pursue it. Greg said he would talk to her and see what she says. Jason said he would need to have a survey done. Jason told Greg if he got him a description of it, he could save him a little money with the easement form that will need submitted and recorded. Greg said he will ask her if she would be willing to go from the corner of the property to the manhole cover.

4. John Shellabarger line. Andy said that the town put a whole new line in there and John has had problems 2 more times. Andy said that both manholes are open, but John is plugged up. We went down there and flushed it again and it was fine. Last week they were jetting across the street and Andy asked him to jet that line again and they stood and watched, and it was good. Andy had Culy run a camera through the line and Culy said our line is fine, but his line has clumps and clumps of toilet paper. Andy sent John a message about jetting the line and John said that he had a whole tractor bucket full of toilet paper. The camera guy said that John must have some kind of restriction in his line. Andy wanted it noted in the minutes that the line issue is not on the town but on John. Steve asked if John had a clean-out and Andy said he has one right next to it.

Claims Docket for March 5, 2024 - \$110,132.74 – Jim made a motion to sign the APV Register. Steve 2nd. All Ayes. The board will sign docket after the meeting.

Citizens Comments – Steve asked if anyone had any comments. No Comments

Steve closed the meeting @ 6:49pm.



Steve Hernly, President – Town Board



Marcy Yuknavage, Clerk-Treasurer