

Claims Docket for September 3, 2024- \$168,785.73 – Stephen made a motion to sign the APV Register. Jim 2nd. All Ayes. The Board will sign the docket after the meeting.

Ordinances & Resolutions – 1. Jason suggested that the weed & grass ordinance should be tabled again. He thinks that the Board needs Melvins input. Stephen motioned to table the ordinance for another month. Jim 2nd. All Ayes.

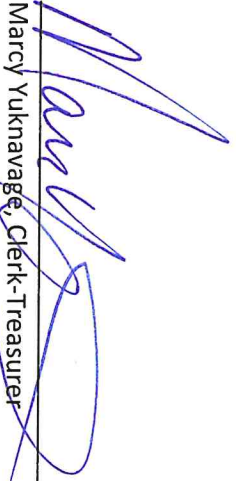
Citizens Comments – Steve asked if anyone had any comments.

1. Andy told the Board that Marcy gave him a copy of last month's minutes and he does not feel that the town is responsible for paying Dirt Works forth work he was hired to do at 303 E Jackson.
2. Curtis Cunningham asked about the perceived homeless person in town. Jason said if she hasn't done anything wrong then nothing can be done.
3. John Halco told the Board that there was a dead tree on the property line. He said he would take it down but just wanted to let the Board know about it. Andy told John that he would come and help him.

Steve asked if there were any more comments. No comments.

Steve closed the meeting @ 6:26pm.


Steve Hernly, President – Town Board


Marcy Yuknavage, Clerk-Treasurer

October 1, 2024

The Farmland Town Council met on Tuesday, October 1, 2024, at 6:00pm, in the council room at 104 E Henry Street for the 2025 Budget Adoption Hearing and the Regular Town Council Meeting. Those present were Steve Hernly, Jim Main, Stephen Conner, Jason Welch, Andy Croyle, Melvin Nott, Chris Bunner, Kay Wright, Evaughna Shepherd, Curt Flannery, Maurice Foudray, John Halco, Micheal Sullivan and Marcy Yuknavage.

Steve called the meeting to order.

Steve asked everyone to stand for the Pledge.

Steve opened the Adoption Hearing for the 2025 Budget.

Steve asked if there were any comments. Maurice Foudray asked if the budget is calendar year from January 1st through December 31st. Marcy answered yes. Maurice was just curious. Steve asked if there were any more questions. No more questions.

Steve closed the Adoption Hearing for the 2025 Budget

Steve opened the Regular Town board Meeting

Stephen motioned to accept the minutes for September 3, 2024, as written. Jim 2nd. All Ayes.

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

Stephen motioned to approve and sign the Payroll Allowance Dockets for September. Jim 2nd. All Ayes. The board signed the payroll docket.

Stephen motioned to approve the overtime spreadsheet for the month of September 2024. Jim 2nd. All Ayes.

City Building – 1. Marcy asked permission to purchase Christmas Cards. Jim motioned to purchase Christmas Cards. Stephen 2nd. All Ayes.

2. City Building and Utility Dept will be closed on October 14th for Columbus Day
3. Marcy will be out of the office October 8th & 9th for AIM Idea Summit in Fort Wayne
4. Marcy has ILMCT Institute and Academy webinar October 22 – 24. Steve asked what the training was, and Marcy told him it was virtual class for Clerk training and SBOA and he said OK
5. Sign Boyce Contract for Utility Billing. Marcy told the board that she put a spreadsheet in their folders showing the cost difference for the current billing cards and Boyce mail

which are letters. Marcy told the board that she included a sample of the billing letters in their folders as well. She told them that Boyce will give Farmhand a \$500 credit for the extra billing cards. We will have the town logo on the letters and a whole area where we can put a message. Marcy said she believes the cost to be roughly \$238.47 a month for billing cards and roughly \$195.20 for the letters. Marcy told the board that there is a onetime setup fee for the billing letters which is \$1,045.00 and disconnect letters is \$440.00. Each letter will cost between \$.28 and \$.32 plus postage to mail them. Marcy said she figures we will save about \$600.00 a year not counting the set-up fee and it will be much more efficient. We get complaints every month about the cards either not getting them or only getting half. Stephen motioned to sign the contract for Utility Billing. Jim 2nd. All Ayes. Steve signed the contract. John Halco said, what if you don't have water and Marcy told him he would still receive a letter instead of a card.

6. Marcy told the board that TextMyGov will be going live next week. Steve asked what kind of response rate there has been. Marcy told him that quite a bit of people had opted in to receive messages. Marcy told them that the more communication we put out the less calls we should be receiving in the office.

HFUSA – Chris Bunner thanked the board for closing the road and allowing them to use the city building during the chili cookoff because of the weather.

Marcy spoke up and said that #7 on the agenda was skipped and she needs a date and time for an executive and special meeting for employee evaluations. The board agreed to November 1st at 1:00. (October 2nd Stephen Conner came in the office and said that we needed to change the meeting to October 31st at 1:00 and he already discussed it with Steve and Jim)

Police – Steve read the police report given to him by Melvin.

Fire – * Steve read the fire report.

- Melvin told the board that they had 3 guys pass the ERM class (1st responder) Melvin said they are all juniors, he said it works different on the EMS side to the fire side. You must be 18 on the fire side to get certified.
- Melvin said that Fire Prevention will be Saturday, October 12th.
- Melvin said that Joe went out to 7 different Chevrolet dealers to get quotes for Rescue 34 chassis. Melvin said that Kelly Chevrolet has the state bid for big vehicles like that. Joe was only able to get 1 more bid and it is higher. Melvin said the truck will start to be built in the middle of the month. Marcy said she will need to do an additional appropriation if the truck is done this year. Melvin said that they will be doing as much of the work they can. He said Shorty Tinsman offered his help and his shop to help with anything they need. He does all the BestWay trucks. Melvin said they picked that truck because our box fits it. The chassis is a 6500 Chevy 4 door, 4-wheel drive automatic. Marcy asked Jason if the fire department needed the board's approval and Jason said yes. Stephen made the motion to approve the purchase of the Chassis and approval for the additional appropriation. Jim 2nd. All Ayes.

Street – No report, Melvin said he was off for half the month, but he knows that there are 2 signs on Mulberry that will be getting fixed. He needs a backhoe and someone to help him. He said 1 sign twisted and the other was driven over.

Stephen said he had a question. He said that there is a property down on E Williams and wants to know why it would be exempt from being mowed versus any other. Jim question and Stephen said it was Kevin West's property. Melvin said he had no idea and who said that they are exempt? Stephen said we need to send them a letter. Jim asked if it was in the town boundaries. Stephen said it would have to be because it's adjacent to the park. Melvin told him the road is not ours. Melvin told him he would look at it. Melvin said he thought it wasn't part of the town property as far as city limits, but he will check. Stephen said we need to send him a letter if it is. Stephen said there are 3 posts there.

Water – 1. Steve acknowledged the report for the month from Andy. Andy said they got the door on the well house, the floorboards Andy said there is a four-yard minimum to get the concrete. He said he talked to Eric Hall and said maybe they could work something out where they would order 2 extra on one of their jobs and we wouldn't have to pay. Stephen asked if they thought about pouring the footers for the benches and Andy said that they were doing those by hand. Andy said, if it's alright, we will have Eric do that so we won't have to pay for 2 extra yards unless anyone knows where we could use it. Andy said that Eric said he would come and help put it in there. Andy said it was up to them unless they knew where we could use 2 yards of concrete. Andy said it's like \$200 a yard. Marcy asked how Eric would bill us. Andy said he doesn't know but he guesses he would bill us for 2 yards of concrete. Jason asked if Eric would be buying it, and Andy said Eric would order 2 extra yards next time he had a project and then bill the town. Jason said if it saves money, he doesn't see a problem with it. Jason asked Andy if he knew how much Eric would charge and Andy said it is about \$200 per yard so he is guessing \$400. Jason said they need a motion to buy 2 yards of concrete from Eric. Stephen made the motion. Jim 2nd. All Ayes.

2. Andy will be at the Alliance Fall Conference in Fort Wayne October 22-24.

3. Marcy handed Steve the sealed envelope from Phil Childress. Andy said he asked a few people, but Phil does a good job, and he did the Park and everything. Jason asked who else Andy asked because Marcy will need to put it in the minutes. Andy said he asked Drew, but he is too busy. Andy said he asked the crews that are looking at the building, but he doesn't know their names. Phil's

bid is for \$2,640.00. Andy asked if he bid on putting the metal on the roof or is the bid on removing the old roof and construct a new structure using metal roof. His bid says metal roof \$1,732, soffit & fascia's \$908 total \$2,640.00. Andy said they told him just to fix everything and we would order the metal and put it on ourselves. Stephen said that we would save money if our guys do it. Steve said he doesn't know if he included labor unless it's in the total. Jason said that he has the metal roof for \$1,732 and asked Andy how much the roof would cost, and Andy said the metal for the whole roof out there was \$1000. Jason said Andy should talk to him and get another quote. Jason said the only way they can approve it is if we want him to do the whole thing. Stephen asked if they had time to do it and Melvin said it's already been rained on so it's no big deal now. Stephen said he thinks we need to have it done before winter. Andy said he would tell him we need a new quote back as soon as possible.

Stephen asked if they were still working on the pump house building. Andy said once they get the concrete all they have left to do is repair the hatch.

Stephen said if the guys can put the metal on then it saves us. Andy said it wouldn't take any time to do it. Steve said we need to get a new quote so it will be tabled.

4. 2024 Water Tower Inspection Report. Marcy said she gave everyone a copy. Stephen said it looks good and Andy said it should be with as much as we pay for it. Stephen asked if it gets inspected twice a year and Andy said once. He said this year they did the exterior and next year will be the interior. He said the interior has a new coating from last year. Stephen made a motion to accept the report. Jim 2nd. All Ayes.

5. 311 E Henry St – adjustment needed – write off \$305.36. Marcy explained that it is an old meter and was shut off for non-payment in May. Marcy said the past several months it shows usage, so she thought it was being turned off and on. Andy went and checked it out and said it was a bad meter, so they just pulled the meter out. He said it wasn't shutting off completely. Stephen asked if the meter was out now, and Andy said yes, they pulled the meter out, so it won't register anymore. Andy said if they pay to get it turned back on then they will put in a new meter. Steve asked where the water went, and Andy said it went through the line but there was not enough pressure in the line to have water. Stephen asked if they would need to pay another deposit to have the water turned on, and Marcy said yes because we will apply their meter deposit to the remaining balance. Stephen asked if they still pay sewage after the water is off and Marcy told him that according to our ordinance, if your water is shut off for non-payment then you will be charged \$2.00 a month for storm until your water is turned back on. Stephen asked Jason if there was some kind of ordinance or something that says you can't live in a house without running water. Marcy told him someone else in town lived without running water for over 2 years and CPS was there several times and knew they did not have running water. Marcy said she needed approval to write off the \$305.36. Jim made the motion and Stephen 2nd. All Ayes.

Sewage – 1. Report of the month was in their files

2. Blockage at Shellbarger's house. Andy said after the town replaced the manhole and about 407 feet of sewer main, John called about a month ago and said it was blocked up again. They went down there and both manholes and the sewage was running slow which means it was open. Andy said he asked John if he ever fixed his line where it hooked in at a crazy angle. Andy said he thinks and even Culy said where that angle is, it could all be blocking up there then finally getting enough pressure to move on then it goes right to the main and blocks it up. John said his sewer lines are fine. He said Knuckles looked at it and had a camera down it and said it was fine. Andy said that we have jetted it several times and ran the camera several times. Andy said there is one little belly which is uphill from him, which wouldn't affect him and the people uphill from him don't have any problems, it's just him. Stephen asked if it was just that one home and Andy said yes. Jim said he thinks it's mostly his line causing the problem. Andy said that is what he thinks, and Culy said the same thing. Andy said a 4" line needs to dump straight. Andy said he doesn't know what to do if it does it again. He said he could have Culy come in jet it open, camera it and if we can do this; camera the whole line and if it's our problem, then we pay for it but if it is his problem them, he pays for it. Andy said he doesn't know what else to do. He said they flushed it again. Andy said we fixed the sewer main, fixed the manhole, had it jetted many times, ran a camera twice, and Melvin came down and flushed the line numerous times in the last two years. John claims that he is on the end of the line and Andy said there are 30 more end of the lines in town, and we don't have this problem anywhere else. Melvin said he opens the tanker, and it takes it, and it bubbles out as fast as you can dump it. Melvin said that's a 2000-gallon flush right now and it takes all of it. Stephen said he agrees with Andy, if the problem comes up again, we camera the line. Andy said if we are allowed to charge John if it's his fault then he will tell him. Jason said he would have to agree to it beforehand. Andy said if he doesn't agree to it then it's his problem except it then plugs the sewer main which will be our problem. Jason asked if the sewer main was getting plugged. Andy said what they are thinking is that it backs up in his line where the angle is and John puts drain king in it or it finally gets back pressure where it blows out and ten it sits in the main and it keeps doing it again. Jason said Andy needs someone who is more of an expert than him. Jason said it makes sense that it happens that way. He asked Andy what Culy recommended. Andy said that didn't recommend anything for his line because they didn't run the camera down it, they just seen it when running the camera in our line, they said the town's line was fine. Andy said he seen it one time when John had it dug up exposed unless he fixed it. Andy said he asked him if he fixed his line, and he said no that Knuckles ran a camera and said his line was fine. Jason told Andy to get certification from Culy stating our line is clear and there is no problem if John doesn't want to do the camera, then that's all we can do. Steve asked if it would be a big deal to fix his line. Andy said no but John has a backhoe and it's very deep and it's not our line.

Andy said but if you tell me to fix his line then I'll fix it. Steve said, if we fix his line then that takes care of the problem. Marcy told Steve that if the town replaces John's line, then anyone else in town can ask the town to fix theirs. Stephen said we have already spent enough money down there on that line. Andy said he would fix his line if they told him to, it didn't matter to him, he just wished it was over. Jim said he doesn't think we should fix it because then we would be setting precedence and may have to do 50 or 60. Jim said it's his problem not ours. Andy said it's kind of a catch because it blows out and plugs our main. Stephen said that no one else up the line is having trouble and Andy said no one in town is having trouble. Jason asked if he was there when Culy was there, and Andy said no. Jason asked if Culy had made a written report or anything and Andy said he could look and see if they said anything. Jason said if they did then Andy could talk to John and say that Culy certified the line to be clear and tell him what they think the problem is. Andy said that Culy could come back and graph the line like they did on the other one. Stephen asked how much that would cost the town. Jason said more than to fix it and Andy said yes. Jason asked Andy if he had talked to the homeowner and Andy said he thinks it is the town's problem not his. Jason said all he can do is have Culy write it up saying the line is clear and that they do not see any malfunction in the line and what they think the problem is. Stephen said his opinion is that John's expectations and what he thinks the town should do needs to be in writing because of the issues we had before. Andy said he will call Culy tomorrow and tell John we are looking into it.

3. Discuss sewage tapping fees. Andy said the new ordinance says \$1500. If we run into a problem and the cost runs over, is that our responsibility or theirs? Jason told Andy that Marcy sent him a copy of the ordinance and it specifically says what we cover. Jason said it says \$1500 plus the cost of any material required for each connection. Jason read the ordinance. Andy said we just ran into one where it is going to cost \$7000 because they went the wrong direction with the sewer line. Jason asked who went the wrong direction. Andy told him it is where the new ambulance building is going. Jason asked whose fault it was that the sewer line went in the wrong direction. Andy said that we marked where the sewer needed to be connected, and they ran the line a different way. Jason said that's a different situation than. If it's their fault that they caused it, then that's different than a standard sewer connection. That's something that must be looked at and negotiated separately than this, in my opinion on that. Andy said, he showed them right where it needed to go to the south and the engineer drew it up and made it go to the West. It has got to be out in the middle of the street and it's a lot deeper over there and it's too deep for us. Jason said tell them if they want to connect where the engineer put it then they pay the extra. If not, they can put it where you said it should go and they can pay the \$1500 fee. Jason said they've never run into this before, they could look at changing the ordinance that if you run into having to hire somebody due to unusual circumstances that it could be added. Jason said the first ordinance was done in 2000. It was \$750 for the fee. Last year, it was changed to \$1500 with the same exact language. Jason said he wasn't aware of any issues with that since he has been here and asked Melvin if he knew of any. Melvin said, we haven't had a lot of new additions. He said, just knowing that they're going out in the middle East St. is a 10-foot sewer. You'll have to dig a huge hole. We're planning on paving that road, it's part of the project. He told Eric not to put the 8 inches of concrete. He told him to just go with four inches and they're going to come in and redo it all and pave that. To have to go 10' deep, there will be a huge hole. Jason said they will need braces and Melvin said they will need to stair step it. Melvin said they could have just gone around the front of the building and tapped in, and it would be so much easier. Jason said he would consider that to be an exceptional circumstance because they made the choice to put it there. Jason asked if Andy had talked to then to see if they would just pay it and Andy said kind of a little bit. He said he ended up talking to Gary Friend. Gary told Andy that they are not paying it and the town's not paying it. He said the engineer should pay it because the engineer made the mistake. Andy told Jason that the engineer kept throwing the contractor under the bus. Andy said the engineer was here, we stood right in there, all of us, and I told them the exact same thing. I took them down there and showed them, I marked it right where it was. Jason said the engineers were hired by the county so that's their relationship with them and our relationship is with the county. Andy said he would call Gary tonight.

Andy said, back to the guy who put the new house in, his tap probably didn't cost \$1500. Jason said \$1500 is the minimum cost. That's why it has in there about the prorated cost of maintenance, because they have to maintain the lines and it's just standard up to 1500, but it's 1500 every time, plus the cost of any materials is the way I read this. Andy said he wants money back because he put the tap in. Jason asked why he paid to put the tap in. Andy said he had Vern lying his lines and Vern said since he was already down and asked if we gave him the fitting to put the tap in. Jason asked if Vern charged the extra money to put the tap in. Micheal said Vern charged them to put the tap in and they paid the town the \$1500 for the tap. Jason asked how much the extra charge was and asked if Vern did the rest of the line. Jason asked if Vern separated out the cost because we only go to the property line. Micheal said that he and his son dug all the stuff up. Micheal said his question was if they could retain the tap fee from the town or at least Vern gets it because they've already paid him a straight fee to do all that work because we saved \$11,000 for what D&J wanted to charge. Jason asked if he separated it out between what he calls the tap. Micheal said they didn't ask him to, they just paid it. Jason said we would need to know what the actual cost Vern charged you for the tap. Jason said it's an unusual circumstance because nothing was in writing. Micheal said he could bring up all the stuff that they actually did as they did contract planning. Jason told him to look and see what Vern charged for the tap. Jason told him he would still need to pay for the fitting because that would be the cost of materials. Jason told him to find out what Vern charged separately, and we can review it and see how it all fits together. Jason told Andy, in the future don't have anybody else do it because then we would run into this again. Jason said if Vern was doing it for free, obviously that's fine. But if he charges somebody then that's a problem. Andy said

Vern told him that he was digging all the way out there and asked if we wanted him to go ahead and put that in. Jason said Vern didn't say how much it would cost and Andy said no. Jason told Micheal to bring it to the city building and Marcy would get it to him.

4. Compliance Plan (tabled from last 2 months) Andy said it still needs to be tabled because Curry was bought out and the engineer got pulled out. They said nothing's going to change and everything's the same. Jill called and said Choice One would be fine to use.

5. Revisit smoke test Wessler was for \$17,500 for 14,000 LF. Andy screwed up on the total footage. Andy said we went back to Choice One and in 2017 they did the whole town for \$7800. Andy checked with Culy, and they don't really do that kind of stuff, but they said they would do it for the lowest bid. Marcy told Jason that the board approved Wessler last month but did not sign the contract. Jason said legally we are not entered into a contract with anyone if we didn't sign. Stephen made a motion to have Choice One do the smoke test and sign the contract. Jim 2nd. All Ayes. Steve signed the contract.

6. Andy said he has another issue; floor drains at the ambulance building. He discussed it with the engineers and said what they put in was state approved. Andy is worried about the lagoons. Jason said the towns ordinance does not allow drains to be connected to the sewer.

Ordinances & Resolutions – Ordinance 2024-02 – 2025 Budget. Stephen motioned to have first reading by title only. Jim 2nd. All Ayes. Steve read the first reading of Ordinance 2024-02 by title only. Jim motioned to approve the first reading of Ordinance 2024-02 by title only. Stephen 2nd. All Ayes. Jim motioned to suspend the rules for the second and third reading of Ordinance 2024-02 by title only. Stephen 2nd. All Ayes. Steve read the second reading of Ordinance 2024-02 by title only. Stephen motioned to approve the second reading of Ordinance 2024-02 by title only. Jim 2nd. All Ayes. Steve read the third and final reading of Ordinance 2024-02 by title only. Stephen motioned to approve Ordinance 2024-02. Jim 2nd. All Ayes.

Weed & Gress Ordinance (tabled last two months) – Tabled until next meeting. Marcy & Melvin to go over.

Ordinance 2024-03 – Unified Zoning Ordinance Stephen motioned to table until next month. Jim 2nd. All Ayes

Resolution 2024-06 Agreement with Union City Stephen motioned to read Resolution 2024-06 by title only. Jim 2nd. All Ayes. Steve read Resolution 2024-06 by title only. Stephen motioned to approve the contract and adopt Resolution 2024-06. Jim 2nd. All Ayes.

Claims Docket for October 1, 2024 - \$120,799.30 – Jim made a motion to sign the APV Register. Steven 2nd. All Ayes. The board will sign the docket after the meeting.

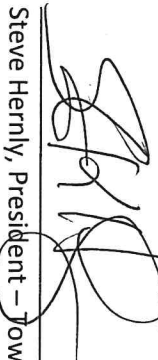
Citizens Comments – Steve asked if anyone had any comments.

Micheal Sullivan said he wants to put up a fence because of a neighbor watches his daughter. Jason told him that he needs to get with Area Plan that it has nothing to do with the town.

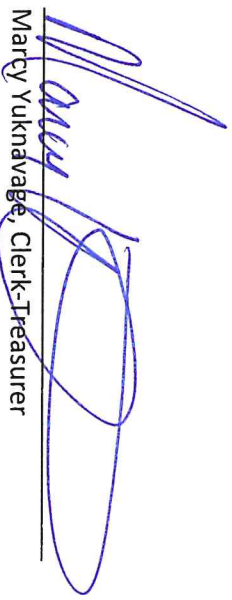
Jim said he has a problem with people speeding down Plum Street and Stephen said Mulberry Street and Jackson Street was mentioned too. Jim said it's the same two cars all the time. Melvin said he and Joe will keep an eye out, but they won't speed if a police vehicle is in sight.

No more questions.

Steve closed the meeting @ 7:12pm.



Steve Hernly, President – Town Board



Marcy Yuknavage, Clerk-Treasurer