

November 6, 2024

The Farmland Town Council met on Wednesday, November 6, 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, Stephen Conner, Jason Welch, Andy Croyle, Chris Bunner, John Halco, Micheal Sullivan, Alexander Brown, Joe Bertram and Marcy Yukuavage.

Steve asked everyone to stand for the Pledge.

Steve opened the regular town board meeting.

Stephen motioned to accept the minutes for October 1st & October 31st, as written. Jim 2nd. All Ayes.

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

Stephen motioned to approve and sign the Payroll Allowance Dockets for October 2024. Jim 2nd. All Ayes. The board signed the payroll docket.

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

City Building – 1. The office will be closed November 5th for voting, November 11th for Veterans Day, November 28th and 29th for Thanksgiving.

2. Board members & Marcy signed nepotism and contracting policies.

3. Marcy had to call Steve on October 3rd for approval to pay the active 911 invoice for \$551.25.

4. Need to change the December meeting from December 3rd to December 4th because of the Christmas Walk.

5. Marcy on vacation, November 16th through the 26th for son's wedding on a cruise.

6. 2025 budget submitted on October 4th at 9:45 a.m. to DLGF.

7. AEP wants to know if we require a permit to work in town. They said they're going to be coming down Main Street. Shay Barr said she just wanted to know if we require a permit, she said some towns do and some don't. Marcy told her she didn't think so, but she would ask at the town board meeting. No permit required. Marcy will call Shay Barr.

HFUSA - 1. The Christmas Walk will be December 3rd, between 5 & 8.

2. Chris said, Veterans Day is next Monday, there will be a free breakfast and you don't have to be a veteran, so come and enjoy it. There will be an honorary program at 9 a.m. for Ansel Howell Jr. His name will be added to the block. Everyone's welcome.

Police - 1. Steve read the police report for the month of November. There were 19 calls for service, 5 welfare checks/custody disputes, 3 utility problems, 2 assist FD/EMS, 2 arrests, one OWI, and one HTV resisting. Stephen made the motion to accept it as presented. Jim 2nd. All Ayes.

2. GPS pucks. Marcy asked Joe if he knew anything about the pucks. Joe said he knew a little bit about the system. He said that it's part of the dispatching system, so that if the GPS locator is on every police vehicle in the county, that they'll be able to dispatch the closest unit to a call and know where everyone is at and what's going on. Joe said he thinks the sheriff's department is paying the cost for the main part of their system, and then they're asking us to pay \$1,103.15. Marcy said the pucks are \$212.50 but Melvin told her the town would only pay the total. Joe told the board that it's an antenna system which is mounted on the roof of their cars. Jim made the motion to purchase the pucks. Stephen 2nd. All Ayes.

Fire Department - 1. Report for the month of November.

2. Insurance - Commercial package – Marcy told the board that Cheryl from Matchett & Ward suggested increasing the deductibles for a lower premium. Marcy said she put a copy of the breakdown in their folders. Increase the portable equipment deductible from \$100 to \$1,000. We'd save \$423. And if we increase our auto comp and collision deductibles from \$250 to \$1,000, it will save us \$426. So, what we paid this year was \$10,611. Changing to the new deductibles our invoice would be \$10,471. We would be paying a lower premium. Jim motioned to change the deductible for the lower premium. Stephen 2nd. All Ayes.

3. New pagers. Marcy said that she doesn't know much about those either. She said Melvin asked her if there was money to buy new pagers in the budget. Joe said that we haven't bought any new ones in at least the last five years. Joe said some of them are well over 15 years old because they haven't made that model in that long. Marcy said Melvin was supposed to get her a cost and he hadn't done that yet. The board decided to table the pagers until next month to discuss them with Melvin.

Street – 1. No monthly report

2. Choice 1 CCMG grant. Marcy said Choice One sent a contract saying if we want to apply for the next round, we need to have it turned in by December 1st. Stephen said, we want to apply. He said that it doesn't cost us anything to apply, Correct? Stephen said he would like to see us apply for the grant and if it doesn't happen, it doesn't happen.

Water – 1. Steve read the report - Conducted testing and took the samples to HML in Muncie. Done monthly reports, backwashed filters on Friday. Burned brush pile. Read stream gauge daily. Read meters. Did shutoffs and recheck list on work orders. Mowed and sprayed weeds. Cleaned trucks and mowers. Ran generator and road pumps monthly. Ordered

utility supplies in Blue Book. Went to Walmart and Menards for supplies and repaired meters.

Stephen asked about the issue with the county and this building, has that been resolved? Andy said he met with Gary Friend and discussed the issue with him. Andy said Gary wanted to make sure that the town didn't get stuck with the bill. Andy told Gary the cost is between them and the contractor/engineers because we told them where to tap and they went a different way. Stephen asked about the floor drain into the sanitary sewer. Andy said it was never fixed but he doesn't know if they may have capped it off because it puddled in the bay when it rained last week. Andy said Gary told him that legally they couldn't run it out that way in the ground. Gary told Andy that he looked into it and said it is supposed to catch everything, and it's baffled. Andy asked Gary if something got in there, then who is responsible, and Gary told Andy that they are. Andy said, good enough then, I guess just leave it as it is. Jason asked if Gary put it in writing. Andy said no. Jason said we probably need a waiver liability or indemnification or something. Andy said Gary also said if you want to wait until later on then maybe they can come in there and cut it out on the other side. He said they told him legally they were not allowed to unhook it because that is the way it was drawn up. Andy said that guy won't answer his call anymore. Andy said he will tell them whatever they want him to tell him. Stephen said he thought our rules were, nothing can hook into our sewer lines. Andy said he will call him tomorrow and tell him we need it unhooked. Stephen said he doesn't think we should exempt them just like anyone else. Andy said he said that the tank was made for stuff like this. Andy said that he will call him on the way home.

2. Pole Barn quotes – The board looked at the 3 quotes. Andy said he thinks they're all three Amish Crews. Andy said the quotes are for no electricity, no concrete, just the building. Stephen asked if Eric was using an Amish crew, too? Uh-huh. Andy asked what were the differences? I haven't seen them. I just sent them straight up here. Stephen said it goes from 71,000 to 133,000. Andy said he can get them copies of the plans if they want to see them. Stephen said he is trying to see if we're apples and apples. Stephen said none of them have put it forward, have they? Andy said no. Stephen asked Jason a question for you about that on the first one the language that he has down there where it says estimated material and then fine print prices subject to market changes. Jason said he'd have to confirm it, it should say like good for 30 days. Jason said if you were going to approve it, I would approve it subject to this price. Jason said it usually says for 30 days, it's good for. Jason said the other ones don't have any of that language in them. Steve asked if we were going to do the stone or cement or what? Andy said we just stone it for now and then we can go back and put, really if we just put the concrete in where the shop area, the one in where Ben wants to do the shop area would be fine. And we can do that later too. As long as we can get a building up. Andy said he didn't know it was going to be that much. I mean, even if we budget it for two years or whatever, then the price is going to go up again. Everything's going to change, and he would have to redo it for the third time. Marcy told the board that we have the building in our edit plan. Steve asked how much was available right now? Steve asked Andy if we were going to cement like a third of it? Andy said no, it won't be that much, just one bay, like 12 feet or something. Marcy told the board that each year she budgets \$50,000, but... we have plenty of money in there so we can do an additional appropriation. Steve asked Andy if he knows this A-D-E-M? Andy said he knows Eric but no one else. Andy said he seen one crew putting a building up out at Wolfs so he stopped them and then another guy I know started working for a crew so I handed him but I don't know anything about any of them. Stephen said he would personally like to use a local person as much as we could within the area. Steve asked if we have to go with the lowest estimate. Jason said the only one on this one is an estimate. It wasn't a confirmed price. So, it didn't really meet what the request was. It was the only thing on that one. Jason said it wasn't a full bid spec and it's under \$100,000, so these are quotes. Jason told the board that you just have to have a justification for not going with the lowest quote if you choose not to do that. Stephen said he had requests in there of estimated material and prices on that. I just didn't feel very comfortable with that. I don't care who we go with, we need to have a contract to. Jim said don't you usually go with the lowest estimate? Jason said if it's the lowest estimate, yes. But he said it isn't a bid spec, so it's not a bid, it's a quote. So, you're just getting the three quotes. So if you have a reason to not go with that one, such as it doesn't comply with the request, which means it's just an estimate and it doesn't, it's subject to change. Jason said he doesn't see this as a concrete price. If you're going to accept this one, I would suggest you do a condition upon this as the price, and that's all you'll pay. But you need something more binding to the person who gave the bid than this. Up to you what you want to do with it. If you don't go with the low end, you just have to have justification for it. Stephen said he doesn't feel like it's a legitimate bid myself. Do we want to? Jason said the last one's about five grand more, right? Stephen said the other one's almost six more.

Jason said that they could always table it and tell him that you want to confirm before you're going to consider it. Stephen said he just wondered if we just need to table it until next month and contact him and get a little more information from him. Jim said he thinks we should table it until we get more information. Jason said, Andy I think they're wanting a hard bid from the guy its kind of sketchy on the way he's got it worded. Stephen asked if the edit fund can roll over to 2025. Marcy said yes. Stephen said he wanted to make sure it wasn't something. Marcy handed Andy a copy of the bids. Andy asked if it was just for this one or all of them? Jason said the other ones don't have that language in them. It's only the lowest one that has the price subject to change and it is estimated material and labor.

3. Valve Exercising Program – Culy's terms & conditions. Andy said that they are working on all the valves again. He said, they do it every couple years. He said that we've had some for years that just don't turn at all. And they're full of mud. He said Culy just got a new machine that goes down in there and sucks the rocks and the stuff out, it's hydraulic and it goes down in there and it just automatically turns them. And I think it's like 100 bucks a piece to do those. Andy said, that you can't get a vac truck for that. Andy said maybe we could allow them to do so many a year, he doesn't care how many, but as long as we can get them either working or know that we need to get them replaced. We can't turn them with a pipe on the end of the magnet. Jim asked Andy how many would he suggest a year? A hundred bucks a piece, whatever you guys think we should do. Stephen asked how many do you think right now that service would be needed on valves? You got any idea? Marcy said she thinks we have six hydrants that have problems right now that are on that sheet. Andy said he isn't as worried for the hydrant ones as

he is the water valves in the street. Stephen said he's been doing a good job locating them and digging them up. Andy said a lot of the ones in the street have got where asphalt went down, and it's just set up and you just can't get it out. Stephen asked how many valves estimate is there? Andy said he's up to like 80 now. Stephen said that's what he thought, he talked to him. Andy said it doesn't matter if we get five here, He doesn't care as long as we start it and then that way it's on the report when IDEM comes. Andy said they always want to see us looking at it, so I've got the papers, Marcy made some real nice sheets where now it looks good, but they're going to come in there and they want to know what you're doing to fix these bad ones. At least we can put them in the report and show that we're at least moving forward. Steve asked what can we afford to fix? Marcy asked how much did Andy plan on spending. Andy said he didn't care if we do five a year, we just need to have a plan. Stephen motioned to do 10 per year. Jim 2nd. All Ayes. Steve signed the contract.

4. Sprinkler System @ Shockneys – Andy said after we had the 8-inch main run down to Shockneys and replaced the hydrant we flushed all the dirt and everything out. Well, the dirt comes to the hydrant, and we flushed inside as much as we could, but that's an 8-inch line going out. They had their sprinkler serviced and they pulled out all kinds of stuff. Andy showed the board a picture. Andy told Shockneys to get the bill wrote up as two bills and he would see if the town would pay for it because it was from changing the hydrant. Andy said he doesn't see why they should have to pay for it to get this stuff removed out of their sprinkler. Andy said we've had problems down there, but they've never had anything in their lines before. Andy said that it is dirt and gravel. Steven asked if Andy knew the price. Andy said no and asked Marcy if they brought anything to the City Building and she said no. The Board said to table it until a bill is presented.

Sewage – **1. Report for the month of November** - Andy said it is all in the same report he presented. Stephen motioned to accept the report. Jim 2nd. All Ayes.

2. Andy asked Steve Herryly to sign the new Compliance Plan on October 24th (Marcy scanned & emailed to Curry for IDEM) Marcy said she needed it documented in the minutes.

3. Stormwater Drainage and Sewer Questionnaire – Marcy showed them what she put in their folders. Stephen asked if we would be mailing it out to everyone and Marcy said no. Stephen asked when the new Billing system will be in place. Marcy told him, maybe December but she didn't know for sure. Stephen said we could put the information on the billing letter. Marcy suggested instead of wasting money to mail letters to every home, it can be put on our Website, Facebook and TextMyGov. The Board agreed that would be good. Marcy told them she did it and it's really easy on SurveyMonkey.

4. IDEM Compliance Plan – Smoke Testing – Curry & Associates, Inc. – Andy said while attending a seminar in Fort Wayne he learned that several towns and cities including Union City have an ordinance where a sewer inspection must be done when a property is sold or changes hands. The line must be inspected by running a camera through it to check for breaks or anything tied to the sewer lines. Anything found must be fixed before the sale of the house is complete. Jason said it wouldn't be popular with the residents, maybe 3 to 4 grand. Steve asked if the seller or buyer would need to fix it, and Jason said they would need to negotiate it as part of the contract. Andy said we've done all this work on the system, and I can prove that 80% of it's been lined new, pipe burst and all that, but we still get instant water when instant water is telling you that it's not getting all the way down to where our lines are it's more up on the homeowners. It's hard to make the homeowners fix it and you know it's almost impossible but if we do this you know they'll have to be fixed it's going to be slow you know you're going to do one here one there but at least it's a start and it looks good on the compliance plan. Jason said you'll eventually get them all. Stephen thinks we need more information before moving forward.

Claims Docket for November 6, 2024, \$153,414.72– 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. Ordinance 2024-03, Amended Text, Unified Zoning.** Jason said, this is an amendment to the floodplain ordinance. It's about 27 pages long of pretty descriptive floodplain regulation. It's what's recommended by the DNR. Jason said the Area Planning Commission did make a favorable recommendation that this goes out to the towns and that they adopt it. It looks like that was done in August. Since it was a favorable recommendation, if we do nothing, it will go into effect, but this is our last month to consider it. If you don't do anything with it in 90 days, it automatically goes into the Unified Zoning Ordinance for us unless we specifically say we don't want it.

Stephen asked would there be any reason we don't want it. Jason said not that he was aware of. All the other jurisdictions have passed it. It would just be a one reading since it's an amendment to the tax. Jason read Ordinance 2024-03, first reading by title only and ordinance to amend the text of the Unified Zoning Ordinance of Randolph County, Indiana. Stephen motioned to accept Ordinance 2024-03. Jim 2nd. All Ayes.

2. Resolution 2024-08. Transferring Funds from General to Rainy Day. Marcy explained the purpose of this ordinance is to prepare for the new fire truck. Jim made a motion to read Resolution 2024-08 by title only. Stephen 2nd. All Ayes. Jason read first reading, title only, a resolution transferring funds from the general fund to the Rainy-Day Fund for the Town of Farmland, Indiana. Stephen made a motion to adopt Resolution 2024-08. Jim 2nd. All Ayes.

3. Ordinance 2024-04 – Establish a Policy to Commute with a Town Vehicle. Jason explained that this is an ordinance for anyone who has a vehicle that's owned by the town, which I think is probably Andy. And in order to commute with that, the IRS requires that you have a written policy that has to be approved by the board. that it cannot be used for anything other than going back and forth to work, or they call it de minimis, stop by the pack

sack and get a cup of coffee or whatever, but just minimal personal use. So, you have to have a written policy, which is part of what this ordinance is, and it's also a taxable benefit to the employee at \$1.50 per day each way. That's what the IRS figures that at. So, what that means is that W-2 will have an additional \$3 per day for the days that he commutes in that vehicle to and from work. So, he'll have to pay tax on that. There's a form that they have with it that Marcy got at the last seminar that would have to be filled out monthly to say how many days it's actually used. So that's what this is. It's not something that anybody came up with. The IRS requires it. So that's what this is. Stephen made a motion to read Ordinance 2024-04 by title only. Jim 2nd. All ayes. Jason read by title only. Ordinance 2024-04, first reading by title only, an ordinance establishing a policy for employees who commute utilizing an employee-provided vehicle provided by the Town of Farmland, Indiana. Stephen made a motion to accept it on first reading. Jim 2nd. All Aye. Stephen made a motion to suspend the rules and do a second, third reading. Jim 2nd. All Ayes. Jason read Ordinance 2024-04, second reading by title only. An ordinance establishing a policy for employees who commute utilizing an employee-provided vehicle provided by the Town of Farmland, Indiana. Stephen made a motion to accept the 2nd reading. Jim 2nd. All Ayes. Jason read Ordinance 2024, third and final reading by title only. An ordinance establishing a policy for employees to commute utilizing an employer-provided vehicle provided by the Town of Farmland, Indiana. Jim made a motion to approve Ordinance 2024-04. Stephen 2nd. All Ayes. The board signed Ordinance 2024-04

Citizens Comments – Steve asked if anyone had any comments.

Jim wants the clock on Main Street fixed or taken down. Joe said he will take it apart and see about fixing it.

Andy said, before we close out, did you print off the stuff from Curry's smoke test and stuff? I didn't hear. Marcy said yes. Jason said didn't we just contract with somebody else? Andy said, we did. That's the snag. Curry looked on the compliance plan where they're supposed to be done this year by the end of this month. Well, I got a hold of Choice One, and they said, no, they didn't schedule that until next summer, which Ryan was the one that wrote the compliance plan. Jason asked if we already paid Choice One to do it? Marcy said No. Jason asked who was the other person that we were going to get a contract with? Marcy said Wessler was the first, and they didn't have the right amount of linear footage. So, then we did Choice One, and now we're up to Curry. So, Choice One cannot get it done in accordance with the plan? Andy said Yeah. Jason asked if Ryan would sign off and said that he couldn't get it done because we're under contract with them. Does the contract say when he's supposed to have it done by? The compliance, well, no. Do we get a contract before it's done by? Mm-hmm. Marcy said it was signed last month. Oh, I don't know. What Curry said was, you know, what they could do is get started on it and put it on the compliance plan, and then what's left they could finish up. Then they can write it in there that it was started. As long as they get started. Jason said their contract states they weren't planning on doing it until next fall. Andy said he didn't look at the dates or anything on this. Jason told Andy to send that to him tomorrow and say, this is our timeline here. What can you do? See what he says. And he can either write a letter or say, okay, get somebody else. I can't get it done by then. One or the other. You need a written release because we signed to pay them to do it already.


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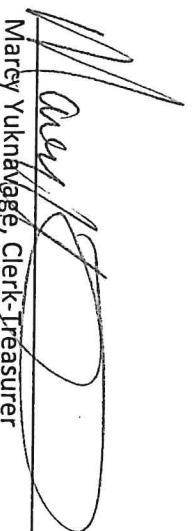
Stephen said one other concern. We contracted a gentleman to pave the path at the park. It has not been completed. I would say at the date we are now that if he can't get it this fall, let's table it until next spring because the asphalt plants will be shutting down. Normally they shut down this time of year. It's too late now. It's too late. So, I mean, I think we need to convey to him that he committed to do it this year and would like to get it done but if he can't get it done because the asphalt plant is going to be shut down pretty quick. You haven't heard any more from him? Marcy said no since I sent him the last email.

Michael Sullivan said he was just curious; he would like to get money just for the service and I still do it all? Sadly, I've been allowing my wife and father-in-law. Marcy told him he was supposed to bring papers to prove he paid Vern for tapping. He said Vern doesn't officially send anything. He said he only charges \$250 a day. Andy called Vern and asked, how much he charges for tapping? Micheal said he paid the tapping fee to the town and paid Vern to tap it. The town wants an invoice, and the town will go from there.

Alexander Brown said he bought a house here last December, and I haven't fully moved in yet. Still doing some renovations to fix it. And on the second half of the billing cycle for October, there was a reading done. And that lasted through the first reading of November's billing cycle. And so, my bills for both October and November were much higher than my normal bills. And I already have the adjustment in November because that one was significantly higher than October's. And I was just wondering, since it kind of felt that awkward moment of a four-week cycle over the span of two months, if I could also get an adjustment in October. Marcy said Troy Bain fixed the leak, but the leak was on 2 billing cycles. Marcy told him to come to a meeting and ask for a 2nd adjustment. Jim approved to allow a 2nd adjustment. Stephen 2nd. All Ayes. Marcy told Alexander that she would let Tracy know tomorrow.

Steve closed the meeting @ 7:16pm.


Steve Hernly, President – Town Board


Marcy Yuknavage, Clerk-Treasurer