

LOWELL TOWN COUNCIL
WORK SESSION
DECEMBER 12, 2016

A work session of the Lowell Town Council was called to order on Monday, December 12, 2016, at 5:00 P.M. by Vice President LeAnn Angerman. Members present were Michael Gruszka, Will Farrellbegg, LeAnn Angerman, and Edgar Corns. President Christopher Salatas was absent. Also present were Clerk-Treasurer Judith Walters, Town Manager Jeff Sheridan, Building Administrator Carl Ferro, and Craig Hendrix from SEH Engineering. The purpose of the work session was general town business.

Town Manager Sheridan reported on snow plowing over the weekend and even though the Street Department used 46 tons of salt in three days, which is not unusual for the conditions, there were a few complaints, which may be because we use untreated salt and it isn't as effective below twenty four degrees, and at eighteen degrees it stops working. He stated Street Superintendent Frank Lovely has been talking with Crown Point who uses liquid beet juice mixed with the salt to extend the length in colder temperature. Discussion followed. Craig Hendrix stated some communities add calcium chloride through a tank and spray into the salt for maximum use. Town Manager Sheridan stated he would like to announce during the regular meeting, to educate the public, that we currently use a mixture of untreated salt and sand and that we are looking at other options to provide a more efficient service. Council members agreed the street crew had done an excellent job over the weekend.

Town Manager Sheridan presented a proposal from Arcadis, a consulting company who has been conducting environmental and monitoring assessment on the former BP Amoco service station, located at the corner of Commercial Avenue and Mill Street, for permission to locate an additional well on the strip of property owned by the Town by the creek. The work is required by IDEM for groundwater sampling and will consist of a two-inch diameter PVC material below grade at no cost to the town. They are currently sampling other sites in the area and IDEM has requested they add one groundwater monitoring well west of their current well. Council members will review proposal.

Town Manager Sheridan stated staff will be working with Attorney Bennett and consultant Jim Mandon to update the zoning map and ordinance. A recent look at zoning showed a discrepancy between the map and the last approved ordinance. He stated 80% of the area is okay, but there is some confusion on B-1, B-2, and the

Planned Unit Development zone. B-3 zone was eliminated by the Plan Commission but still appears on the zoning map. Vice-President Angerman asked for a budget cost for the project, and Mr. Sheridan will asked for an estimate from Mr. Mandon and Attorney Bennett.

Mr. Sheridan stated INDOT has modified the grant for the sign project to include purchasing posts, which will increase the cost of the project and recommended that we divide the town into grids and do the area along Commercial Avenue in Phase 1, and the other areas can be done in Phase 2 to be granted in 2018. He stated 54.2% of the signs would be updated in Phase 1. He stated the current posts are silver and he recommended switching to black square posts. Craig Hendrix stated the town standards will have to be changed to black posts. Discussion followed on updating the system used for inventory of signs. Town Manager Sheridan stated to do the project right and make all the signs uniform and consistent would include the posts. Vice-President Angerman stated with the rebranding, the black would fit in better with a more historical look. Mr. Sheridan reported a draft of the town logo should be available in the next week. Councilman Farrellbegg stated NIRPC has approved additional funds for the sign grant.

Mr. Sheridan reported that the town has an eight inch water line and eight inch sewer line in the alley way off Fremont Street that is on private property and there is no easement to access the lines. Discussion followed on the town not plowing the alley way since it is private property. Mr. Ferro stated the property owners have hired their own plow service. Mr. Sheridan stated there is concern that if the plow is not rubber tipped it could hurt the sidewalks.

Council agreed to have Lamar Advertising attend the second work session in January to present their request for a digital billboard on property owned by the town in the downtown area. Councilman Gruszka asked who owns the guard rail near the creek. Mr. Ferro stated the County, but he and Mr. Sheridan will check the county GIS.

Dave Alguer, who owns part of the alley off Fremont Street, was present and asked if the town has been providing services and plowing the alley why they couldn't continue to do so. Town Manager Sheridan stated since the Town now knows it is private property they cannot provide services and that is why they made a change in the policy. He stated they could dedicate the property to the town. Mr. Alguer and Mr. Ferro discussed they may decide to change the traffic pattern.

Craig Hendrix gave a status update on water improvement projects. He said the tank had been painted on the inside and is done for the year due to weather. A pre-construction meeting was held on the Nichol Street Water Main Project on Friday and a letter will be sent to homeowners to explain the scope of the project. He stated work is continuing on building the aerator. He stated the town has received good prices on the water project and is under budget. He will be submitting the Wellhead Protection Plan by December 29th and will be asking to meet on general water improvement proposal and inspection proposal. Discussion followed that the logo design needs to be submitted by the end of February for the logo to be placed on both sides of the water tower.

Councilman Gruszka asked if the utility vehicle recently purchased would have a snow plow attached. Council agreed they should order a snowplow in the amount of \$2,000 to be paid by the Street budget, so it could be used in the downtown area or at town hall.

No further discussion, the work session adjourned at 5:52 P.M.

LeAnn Angerman, Vice President

Attest:

Judith Walters
Clerk-Treasurer