

LOWELL TOWN COUNCIL
WORK SESSION
JULY 25, 2016

A work session of the Lowell Town Council was called to order on Monday, July 25, 2016, at 4:00 P.M. by President Christopher Salatas. Members present were Michael Gruszka, LeAnn Angerman, Will Farrellbegg, Christopher Salatas, and Edgar Corns. Also present were Clerk-Treasurer Judith Walters, Attorney David Westland, Town Manager Jeff Sheridan, Public Works Director Greg Shook, and one member of the press. The purpose of the work session was General Town Business.

A discussion followed on the road asset management plan being done by DLZ Engineering in order to prepare the grant application for the INDOT road paving and improvement funding. Public Works Director Greg Shook presented the Council with a road inventory prepared with a pavement rating system that used a one to ten rating scale, with ten being the best rating and zero being the worse rating. The rating and treatment type was for crack seal, mill surface, structural resurfacing and complete replacement. Mr Shook had marked the inventory with a list of previous streets that had been carried over from previous paving projects that we did not have funding available for. The plan also estimated 55.36 miles of road, but the Town has 48 miles of road certified and he had marked the inventory with streets that are actually county roads not town. The plan also looked at drainage and curb maintenance. The current condition of roadways shows that 52.18% shows the roads are in the 1-5 range. The estimated cost to repair all roads at this time would be \$11,743,000.00, Council discussed if the County Council passed a wheel tax if the money generated would stay in Lowell. Town Manager Sheridan stated since Lowell's population is not enough to impose a wheel tax on their own, they could consider a special census to see if the population is over 10,000. Funding was discussed. The current cash on hand between M.V.H., Local Road and Street and the LOIT Special Distribution Fund is \$585,000. After further discussion, the grant application with a five year maintenance and rehabilitation plan will be applied for asking for a grant of \$1,000,000, with the town using cash on hand and anticipating a road improvement bond to equal their match.

Tiffany Tolbert, Director of Indiana Landmarks, was present to review the Historic Preservation guidelines and enabling legislation. The Town has had a Historic Preservation Ordinance since 2005 and the downtown district has been listed on the National Register of Historic Places since 2003. She stated that she is currently not under contract with the Town, but said it may be time to update our current ordinance. She also touched on the facade program, the Historic Board and their duties, and the Code Enforcement and Building Department handling of citations, and stated she can do on site visits for the property owners to make sure they are protecting the architectural design of the historic district. Ms. Tolbert also stated there are historic rehabilitation grants through OKRA available to property owners.

Pastor Scott Weinkauff of Journey Church was present to ask the council to consider the fees that were charged for their building permit for their new church. He cited many other new buildings such as Signature Banquet Hall, O'Reilly Auto Parts, Tri-Creek School, and Lowell Church of Christ, and the costs they paid versus the cost they were charged. Mr. Sheridan and Mr. Shook had both met with Pastor Weinkauff and explained that the town changed their building permit fees in August 2015 and the Town now charges on estimated cost value per the International Code Council, which is a formula provided to keep costs fair. President Salatas stated the fees were increased because the Town was the lowest in the county and it was costing taxpayers to run the building department. Pastor Weinkauff also questioned the water and sewer taps fees, he didn't feel they should be charged so much when they are only there two days a week, as he compared to how the Town charged the banquet hall based

on how often it is used . Mr. Shook stated the fees are charged per the IDEM design summary, and the EDU's were based on the sanctuary seating in the new church. President Salatas stated he understood Pastor Weinkauff's argument but stated we have standards in place that need to be followed. Mr. Sheridan stated in order to grow the town has to charge to buy into the water and sewer system, it is not only based on what you use now but also on what may be used in the future.

The Sign Committee had met with Mixdesign and received a rebrand and design proposal in the amount of \$24,500 to create and implement a new logo and website for the Town of Lowell. The Company will be present at the next work session to give their proposal. Councilwoman Angerman asked for a comparison from other companies..

President Salatas stated that the Town had collected more in the first six months in building permit fees than they did for all of 2015.

A draft resolution was presented for reimbursement of expenses for town manager and included an added item to provide him with a town credit card.

Town Manager Sheridan stated that he had met with Roger Kottowski from Commonwealth Engineers on the sidewalk project and additional funds will be needed for the sign replacements and loss of parking spaces at My Little Ranch. He stated he will be meeting with NIRPC for additional funding to help with the project.

Councilman Gruszka had received correspondence from South County Community Services requesting funding for their public transportation services they provide in Lowell.

Councilman Farrellbegg noted that per town ordinance all town vehicles must be marked and identifiable as being owned by the Town of Lowell and questioned the logo being removed from the Equinox. Mr. Sheridan stated it had to be removed to be repaired and President Salatas stated it didn't make sense to replace if the Town is going to be rebranding. Mr. Sheridan suggested putting a window logo on at this time.

President Salatas stated during the regular meeting he will be asking for staff to work on a Cornhole Tournament to add another event in the fall for Town residents.

No further discussion, the work session adjourned at 5:55 P.M.

Christopher Salatas, President

Attest:

Judith Walters
Clerk-Treasurer