

Monrovia Town Council Meeting
November 23, 2020
7:30 P.M.

The meeting was called to order at 7:30 pm by Town Council President Robert Marley.

Attendance

Present at the meeting: Robert Marley, President, at Large; Carol Youngblood, District 1; Loren Moore, District 2; Philip Fowler, Vice-President, District 4; and Danny Chenault, Clerk Treasurer. Bonnie Silsby-Inman, District 3 was absent

Guests/Citizens

In attendance were; Jessica Hartman, CECon; Michael Conner and Kevin Collier (Econ Dev Steering Committee Members); Eddie Menzel, Plan Commission President, and Matthew Dalton, Monrovia Deputy Marshal and Mooresville Fire Chief.

Town Council Meeting Minutes: Council VP Philip Fowler made the motion that the minutes from the 23 October 2020 Town Council Meeting be approved as written. Councilmember Loren Moore seconded the motion. All were in favor (4 Aye / 0 Nay).

Jessica Hartman, CECon, advised the Council that a prospective developer of the Eagle Pointe property had requested to retain CECon for engineer services, and, to avoid any conflict of interest, was notifying the Council and seeking approval to proceed with providing those services. Council VP Philip Fowler made the motion that CECon be allowed to proceed, seconded by Councilmember Loren Moore. All were in favor (4 Aye / 0 Nay).

Planning / BZA:

- **Planning Commission President Eddie Menzel** brought forward the following topics:
 - o The Planning Commission has voted to increase the current permit fee schedule. The Council requested that the Planning Commission present the proposed fees for consideration and voting.
 - o Initiated discussion regarding the possibility of the Town imposing Impact Fees on all new homes being built going forward.
 - o Expressed concern regarding a repetitive lack of responsiveness by our Town Attorney. Our Town Engineer (Jessica Hartman) echoed those concerns, as did the Clerk Treasurer (Danny Chenault).

- A prospective developer for the Eagle Pointe property is considering building 300 homes on the property, and has indicated a desire to have it rezoned to R6. Mr. Menzel stated that he would like to keep it under the current PUD.
- Mr. Menzel conducted a meeting with D.R. Horton representative Chris McKinney regarding the actions that D.R. Horton took to correct a drainage issue in Homestead. Chris McKinney stated that they would act as necessary to appease the homeowners affected by the action. During that meeting it was discussed that D.R. Horton would like to proceed with developing Section 9 in Homestead and that they might offer for consideration paying the sewer tap fees for Sections 8 & 9 up front to help offset the cost of the new WWTP expansion. The Clerk Treasurer will contact Triad Associates to get an updated on how that will impact the current EDU/capacity of the wastewater plant.
- Councilmember Carol Youngblood voiced her concern on level and speed of growth that the Town is experiencing and planning, and questioned the other Council members as well as the Economic Steering Committee members as to what their "end goal" was relative to the growth.
- Econ Development Steering Committee Chairman Michael Conner spoke regarding manageable growth opportunities and sought Town Council guidance on what direction the council would like for the Econ Dev Steering Committee to proceed in. Michael Conner inquired as to how code enforcement is handled in the Town, citing several examples of current violations. Council President Robert Marley answered that the Town does not currently have a code enforcement officer in place and that the Town needs to consider acquiring one - although funding would be a challenge.

Police/Public Safety:

- The Town might be back to 1 part-time paid police officer as we enter 2021. Matthew Dalton has been promoted to Fire Chief for the Town of Mooresville, potentially limiting the amount of time he can devote to Monrovia. The Town Council will review the one qualified application that has been received. Another newspaper advertisement may need to be published.
- The Clerk Treasurer provided an update on CARES Act reimbursement requests that had been submitted to the Indiana Finance Authority (IFA).
- The Council reviewed the proposed CARES Act Funding Resolution (#04-2020) which addressed how CARES Act reimbursement monies were to be received and distributed within established Town fund accounts. Council VP Philip Fowler made the motion to adopt the Resolution as written/presented, seconded by councilmember Carol Youngblood. All were in favor (4 Aye / 0 Nay).
- The Council reviewed the proposed costs to purchase Audiovisual / Teleconferencing Equipment, necessitated by the current and potentially extended

health crisis situation of COVID-19. Costs to purchase needed equipment ranges from \$1,338 to \$1,770. Council VP Philip Fowler motioned to expend up to \$1,770 on the equipment, seconded by councilmember Carol Youngblood. All were in favor (4 Aye / 0 Nay).

- Matthew Dalton updated the Council on his recent conversation with the Director of Morgan County Rural Water (Glen Miller), after the Monrovia Clerk Treasurer had sought Dalton's opinion on the feasibility of the Town providing neighboring fire departments with a hydrant key necessary to turn on hydrant water in the Town to adequately fight fires - necessitated by MCRW's refusal to keep water on at the hydrants. Mooresville Fire Department opted not to equip his engines with the hydrant key, as the vehicles are already heavily laden with needed equipment. MCRW expressed concern regarding potential damage to the valves. NMCRW also stated that they do not have the manpower to maintain the hydrants, conduct regular pressure tests, etc., and, therefore, the hydrants are not NFPA compliant. Hydrant flow meters could be installed, at Town cost. This would enable MCRW to keep water flowing to the hydrants at all times, however the cost to install the flow meters would be extremely high.
- The Council was advised that the Town Attorney (James Wisco) had been consulted regarding the abandoned home at 155 E. Main St and that although the identified next of kin had signed for the registered letter from the attorney requesting that they contact the Monrovia Planning Commission to schedule an inspection of the home, no contact had been made. The attorney has indicated that an affidavit could be submitted to the court requesting that a warrant be issued to have the home inspected. Council VP Philip Fowler made a motion that the County Sheriff or Town Deputy Marshall be contacted to proceed with the attorney's recommended action. The motion was seconded by councilmember Carol Youngblood. All were in favor (4 Aye / 0 Nay).

Sewer:

- A sewer lien and delinquent sewer account report was distributed to the Council.
- A manhole repair bid received from Wallace Construction, totaling \$1,400 was reviewed by the Council. Councilmember Carol Youngblood motioned to accept the bid, seconded by Philip Fowler. All were in favor (4 Aye / 0 Nay).
- The Council was provided an email from the WWTP manager (Shawn Massingale) regarding rock/gravel/stones that are clogging several lateral lines in Homestead. His assumption is that the debris entered the lines when the developer tapped into the manhole behind Frabergs as part of the Dentist Office construction. The Plant Manager also expressed concerns regarding unauthorized access to the Homestead lift station and the discovery of beer bottles and other debris inside the fenced in

area. The Council agreed that the fencing needs replaced in order to better secure the area, and that estimates need to be obtained.

- A Wastewater Bill Comparison Chart was distributed to the Council, prepared by Therber, Brock, & Associates, LLC. The chart reflected Monrovia monthly fees as compared to the fees of residents of more than a dozen communities in and around Morgan County.
- Eubanks Electric will be the Town's after hours sewer emergency service contact beginning 1 January 2021. The contact phone number will be on the wastewater billing statements beginning January 2021.

Streets: The Council was provided an update from the Crawfordsville Division of INDOT regarding the traffic related concerns presented to INDOT in the September Council Meeting.

Old Business:

- **Town Web Design Proposals.** The Council was provided two (2) web design proposals. The proposals included varying levels of program offerings at a cost of:
 - Intelli-Leap: Design cost of \$8,000, yearly maintenance fee of \$2,500
 - AP Solutions: Design cost of \$2,600, yearly maintenance fee of \$1,800

After reviewing the proposals, Council VP Philip Fowler made a motion that the proposal from Intelli-Leap be approved and the Town proceed with their web design.

Councilmember Carol Youngblood seconded the motion. **All were in favor (4 Aye / 0 Nay).**

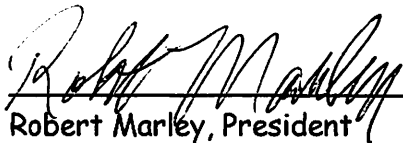
New Business:

- The Clerk Treasurer notified the Council that a new service agreement with Endeavor Communications had been entered into which resulted in the Town saving roughly \$1,920 annually in telecommunication costs.
- The Council was provided a copy of the 1782 Notice for Budget Year 2021. With no changes needed, the Clerk Treasurer will sign the notice and provide a signed document to DLGF.
- The Council was provided/reviewed the October Employee Hours Report.


Additional Business - Councilmember Loren Moore stated that there is not currently a battery back-up system in place for the municipal building computers or video security system. Council VP Philip Fowler made a motion that the necessary back-up battery system be purchased, seconded by Councilmember Loren Moore. **All were in favor (4 Aye / 0 Nay).**

With no additional business to discuss, Council VP Philip Fowler made a motion to approve the October 2020 bank reconciliation and pay town and wastewater claims for November 2020. Councilmember Carol Youngblood seconded the motion. All were in favor (4 Aye / 0 Nay).

Council VP Philip Fowler moved to adjourn the Town Council Meeting at 9:10 pm. Councilmember Carol Youngblood seconded the motion. All were in favor (4 Aye / 0 Nay) and the meeting was adjourned.



Robert Marley, President
Monrovia Town Council

Attest:


Danny Chenault, Clerk Treasurer
Town of Monrovia