

# MORGANTOWN TOWN COUNCIL MEETING

MAY 8, 2023

## **ATTENDANCE**

The meeting was called to order by Council President, Courtney Allen at 6:00 p.m. The Pledge was led by Jeremy Baker. The Clerk Treasurer noted Council members present were; Walter Abbott, Jeremy Baker, Joe Blevins and Council President, Courtney Allen. Absent was Council member, Penny Anderson.

## **EMERGENCY WATER MAIN SOUTH MORGANTOWN ROAD**

Council member, Jeremy Baker made a motion to approve the Pay Application #1 and Change Order #2 to Subsurface of Indiana, Inc. for \$57,956.59 for work on the emergency water main on South Morgantown Road. This motion was seconded by Council member, Joe Blevins. All members voted in favor of the motion.

## **WATER ADJUSTMENT & UTILITY ISSUES**

A water adjustment issue concerning the property at 550 N Highland Street was discussed by the Council. A new renter to the property came in to pay the security deposit and set up an account at that address. It was discovered that the previous Utility Clerk had put the account on HOLD and Mrs. Trout had not received a water bill for her rental house since the last tenant moved out. Mrs. Trout received a bill for \$3,703.21 and she did not understand. No one explained to her that she should have been receiving a bill even though the property was not rented. The water has been on all this time as well. Council member, Joe Blevins made a motion to write off the \$3,703.21 water bill because Becky Rose had put the account on HOLD and Mrs. Trout did not know she should be paying a water bill each month. Council member, Walter Abbott seconded the motion. All members voted in favor of the motion.

## **WINDOWS INSTALLED**

A total of 4 new windows have been installed at Town Hall by Council member, Joe Blevins. The Council President thanked Joe for doing this for the Town.

## **BASKETBALL COURT UPDATE**

Council member, Jeremy Baker talked to the Council about purchasing new backboards for the basketball court on Sycamore Street. Jeremy felt he could get the backboards for around \$2,000.00. Jeremy also spoke to the Council about purchasing 4 benches for the basketball court and possible 2 benches to be installed by the playground equipment at the park. The

benches are \$550.00 a piece plus shipping, 4 black and 2 red benches. Jeremy had a quote for resurfacing the basketball court for \$1,550.00. Council member, Joe Blevins made a motion to approve the update to the basketball court and to purchase new benches for the court and park. Council member, Jeremy Baker seconded the motion. All members voted in favor of the motion.

#### **GRAVEL FOR BASKETBALL COURT**

Council member, Jeremy Baker made a motion to purchase 3 loads of #8 gravel from Larry Starr for \$1,475.00 for the basketball court parking lot. This motion was seconded by Council member, Joe Blevins. All members voted in favor of the motion. There was discussion about purchasing a sign listing the rules for the basketball court. Having a list of rules posted would help the police department with a defense when there are issues.

#### **INSTALLATION OF SURROUND**

The Playground Company wants paid for the installation of the surround. The cost of the installation was not included in the invoice for the purchase of the surround for the Playground Equipment which was already approved. DPW, Kyle Rooks will have an invoice to present for the cost of the installation at the next Council meeting.

#### **DONATION TO COMMUNITY GARDEN**

Council member, Jeremy Baker made a motion to give the Community Garden sponsored by the New Beginnings Church \$150.00 for supplies to be used for the garden. Council member, Joe Blevins seconded the motion. All members voted in favor of the motion.

#### **LITTLE LEAGUE ADDRESS**

The Clerk Treasurer asked the Council about the address for the Little League so that the \$1,500.00 check for reimbursement of seeding supplies could be mailed to them. No one has the actual address to the Little League. The Clerk Treasurer is still holding the check.

#### **SURVEY OF SYCAMORE STREET PROPERTY**

There was discussion by the Council to have the Sycamore Street property surveyed and then marked with fence and rope. The pins have been removed so the bounties are not set. The Council would like to use the previous survey company if that information can be located. Council member, Joe Blevins made a motion to authorize the survey work to be completed by the original surveyor to determine the boundary of the Town's property versus the adjacent property owners. Council member, Jeremy Baker seconded the motion. All members voted in favor of the motion.

## **RATE STUDY FOR UTILITIES**

There was discussion concerning the Rate Study as the Town's Utility Accounts are not keeping up with the Town's expenses. There has not been a water rate increase for 8 years and 2 years for the wastewater utility. Town Attorney, Lee Robbins reported the information he received back concerning the cost for completing a Rate Study was Pat Callahan's fee would be \$3,500 to \$4,000 for each utility. But Mr. Callahan does not help with financing. There would be another cost because the Town would have to hire another company to help with the financing. London Whitey is a large dollar firm and the Town would not be interested in going with them for the rate work. Steve Brock's proposal was \$4,500.00 for each utility or \$9,000.00 for both and Steve helps with securing the financing. The Town has worked with Steve Brock for about 20 years and he has been resourceful in securing financing for the Town besides also securing extra Grants to be used by the Town. No decision was made by the Council to hire a Rate Consultant. Courtney Allen wanted to wait until the Council had a chance to meet with Jill Curry.

## **APPOINTING APPRAISERS**

Council member, Joe Blevins made a motion to adopt Resolution 2023-2 appointing appraisers due to the Council's interest in possible purchasing the structures located at 29, 39, 49 West Washington Street. Council member, Walter Abbott seconded the motion. All members voted in favor of the motion.

Town Attorney, Lee Robbins has found two appraisers to view the properties. Real Property Evaluation, which said they would charge between \$1,500.00 to \$2,000.00 for the service. Integra Realty Services would charge \$2,000.00 and would require \$1,000.00 down and the final payment at completion. Council member, Joe Blevins made a motion to approve paying Integra Realty Services \$1,000.00 down and the final payment at completion. Council member, Walter Abbott seconded the motion. All members voted in favor of the motion.

## **TITLE VI COMPLIANCE AND COORDINATOR**

The Council appointed Kyle Rooks as a replacement for Jeff Downey as the Town's Title VI Compliance and Assurances Policy Coordinator with Resolution 2023-3, which is a restatement of the ADA and Title VI Compliance and Assurances Policy and Appointment of Coordinator for the Town of Morgantown. The adoption of this policy is a condition of receiving Grant funding through DNR. Council member, Joe Blevins made a motion to authorize the appointment of Kyle Rooks and the restatement of the policy. Council member, Walter Abbott seconded the motion. All members voted in favor of the motion.

## **DPW REPORT**

Kyle Rooks reported he had a quote to patch the streets with Wallace for \$7,600.00 but Kyle was unable to get other quotes. Kyle said he would like to hold off on this to see if he would be able to come up with a couple more quotes.

Kyle Rooks said one of the mowers needs a new tire which would cost \$123.00. Kyle said he also want to purchase a couple new tires for the Ferris mower which would be \$140.00. The Council was fine with the purchase of the tires for the mowers.

## **TOWN ATTORNEY**

Council member, Joe Blevins made a motion to adopt Resolution 2023-4 approving the Town's participation in the INDOT 2023-1 Community Crossing matching grant program and authorizing President, Courtney Allen to sign all documents. The motion was seconded by Council member, Walter Abbott. All members voted in favor of the motion.

Council member, Joe Blevins made a motion to amended Ordinance 2021-8 to include weeds and tall grass as a nuisance giving the authority to issue a nuisance violation when the weeds and or grass reach 10 inches. This amendment would also allow a \$50.00 fine which can be paid in Town Hall. The motion was seconded by Council member, Jeremy Baker. All members voted in favor of the motion.

An ordinance violation bureau was established with ordinance 2021-7 which included the name of Becky Rose, utility clerk as a violation clerk. Attorney, Lee Robbins removed her name and changed it to read, "the Clerk Treasurer and violations clerk appointed by the Clerk Treasurer." Council member, Joe Blevins made a motion to adopt the change to ordinance 2021-7. The motion was seconded by Council member, Walter Abbott. All members voted in favor of the motion.

An updated animal control ordinance was given out for the Council to review. The Town has had issues and probably needs a better ordinance to deal with these issues.

## **PUBLIC COMMENT**

Bertha Trout asked if an area at her address, 550 Highland could be filled in with more dirt. DPW, Kyle Rooks asked Berth Trout to call into Town Hall and report this issue and they will have the contractor come out and fix the issue.

Dallas Woods spoke about junk in resident's yard. There are ordinances in place to address these issues so why are they not addressed. Ryan Swank said he felt that everyone in Town was in violation of some type of ordinance including himself.

Jewel Blevins spoke about living in the country and then moving to Town. She did not like all the rules and she felt freedom is not always pretty. She also said she would not expect her neighbor to do what she does. There was discussion about this issue between the Woods and Jewel Blevins.

David Huff asked how do you go about getting rid of the Golf Cart permit ordinance. His property taxes went up like everyone else and the Town is wanting to soak him for another \$30.00. David said the Town has plenty of money in Peoples Bank and the Council is spending money like they are sailors. David wanted to know what the money went for. The Golf Cart permit money is deposited into the General Fund. Town Marshal, Ryan Swank explained why it is necessary to have the permits and also to make sure everyone carries insurance on their golf cart and side by side.

The meeting was adjourned by the Council President.

MAY 8, 2023 MEETING MINUTES APPROVED & SIGNED ON JULY 10, 2023

Sharon McIntosh DATE 7/10/23

ATTEST: CLERK TREASURER

SHARON MCINTOSH

Courtney Allen

TOWN COUNCIL PRESIDENT, COURTNEY ALLEN

\_\_\_\_\_  
WALTER ABBOTT

Penny Anderson

PENNY ANDERSON

Jeremy Baker  
JEREMY BAKER

Joe Blevins  
JOE BLEVINS