LOWELL TOWN COUNCIL
WORK SESSION
JANUARY 10, 2022

A Work Session of the Lowell Town Council was called to order on Monday, January 10, 2022, at 6:00 P.M., by President Todd Angerman. Members present were Todd Angerman, John Alessia, John Yelkich, Mike Gruszka, and Shane Tucker. Also present were Clerk-Treasurer Judith Walters, Town Manager Craig Hendrix, Town Attorney David Westland, Police Chief Jim Woestman, GIS Director Greg White, and one interested citizen. The purpose of the work session was general town business.

Marketing Video - The first draft of the video about Lowell to attract businesses done by Tomfoolery Productions was reviewed. Council members agreed they would like a little more information explaining the video is to attract businesses and developers and to have a statement at the end to contact Town Manager Craig Hendrix. The video will be shared with others to use as a marketing tool for Lowell. The Council agreed they would like to see the video updated in the future to include events that happen in Lowell such as the Labor Day Parade and Lion's Car Show.

Current Alcohol Permits - Town Manager Craig Hendrix had received an updated list of current alcohol permits in the Town of Lowell from the Indiana Alcohol & Tobacco Commission. There are different type of two-way or three-way permits issued such as beer restaurant, beer, wine and liquor restaurant, grocery type, liquor store type and package store type. Mr. Hendrix stated that Bennett's Pub & Play was able to get a new license based on the increased population in Lowell during the last census. Discussion followed on open permits and the costs involved. Attorney David Westland stated there is legislation to unlock more liquor licenses in your community by designating riverwalks along a river or ditch He explained they are currently researching that process in St. John.Mr. Hendrix stated the Town is concerned because some business owners have expressed the need for additional licensing in Lowell to attract businesses to open in Lowell. Mr. Hendrix stated if a license becomes available in Lowell, the town should buy so we could control where they go. Discussion followed and Council asked Attorney Westland to look into the creating a riverwalk area and Mr. Hendrix will also look into the historic designation and see if more could be opened that way.

Vacation of Stormwater Easement in Beverly Estates - This item is on the agenda for the regular meeting, and Mr. Hendrix explained a study of the area showed this stormwater pond doesn't do anything and is not needed and by vacating it the developer will be able to build houses on it. The final plat is before the Plan Commission on Thursday.

Update on Public Works Maintenance Building - Mr. Hendrix stated he is meeting with the architect on Tuesday to re-group and stated he will have

more information at the next work session. Council will need to decide if they want to still do a "design build operate transfer" or do a traditional public works bid. He hopes to have the project bid out in March. Mr. Hendrix stated the Mohawk property, being purchased by Mr. Austgen, is moving forward as it is contingent upon a zoning change.

Sewer Rate Study - An updated draft of the sewer rate study being done by Krohn & Associates had been received today. Mr. Hendrix asked Council to review before next work session when Mr. Thompson will be present to review. The study shows the proposed rates in three different phases going from a current rate for a minimum user of $20.40 to 28.00 in Phase 1, $35.94 in Phase 2, and a flat fee of $52.00 in Phase III by January 1, 2024. Mr. Hendrix stated the increase is needed for each customer paying their fair share for the cost of services and for the development of the 5-year capital plan of the plant and sanitary system. Discussion followed. Mr. Hendrix stated he understood the plan is to purchase the readings from American Water until we phase into a flat fee. President Angerman stated he thought it was the consensus of the Council to continue to bill customers based on water usage as the costs to receive the readings from American Water was minimum. He stated he was concerned about a flat fee and the impact it would have on minimum users. Councilman Alessia stated he would like to see more data of the costs. Clerk-Treasurer Judy Walters asked if a summer sprinkling credit was still going to be offered during the summer months and if not what the impact it would have on rates.

No further discussion, the work session adjourned at 6:00 P.M.

Todd Angerman, President

Attest:

Judith Walters, Clerk-Treasurer