

LOWELL TOWN COUNCIL
WORK SESSION
July 24 2023

A Work Session of the Lowell Town Council was called to order on Monday, July 24, 2023, at 5:35 P.M., by President Todd Angerman. Members present were Michael Gruszka, Todd Angerman, John Alessia, John Yelkich, and Shane Tucker arrived at 6:05. Also present were Clerk-Treasurer Judith Walters, Town Manager Craig Hendrix, Town Attorney David Westland, GIS Director Greg White, and Police Chief Jim Woestman and Fire Chief Chris Gamblin. Also present were Tri-Creek School Superintendent Andy Anderson, one citizen, and Corby Thompson with Krohn & Associates via Zoom. The purpose of the work session was general town business.

Presentation of ADA Transition Plan - Town Manager Craig Hendrix reviewed the ADA Self-Evaluation and Transition Plan that is needed to stay in compliance with federal and INDOT guidelines to get funding. He stated the Title 6 Plan had been approved earlier in the year. Mr. Hendrix is the ADA Coordinator for the Town Lowell who will address any questions or concerns regarding discrimination against individuals with disabilities, and reviewed the grievance procedures. Mr. Hendrix had evaluated all buildings owned by the Town of Lowell and identified physical barriers and will develop a schedule and budget for the Transition Plan. For example, the Town Hall building needs handicap striping re-done and a handicap sign installed and the service counter for the Clerk-Treasurer's office exceeds allowable height. He stated the plan is to resurface the parking lot and the service counter in the building department would be used if needed. He has solutions and estimated costs for each facility, and stated the Transition Plan is meant to be a continuously developing document and will require sustained review and monitoring of the progress and execution of the plan. Curb and sidewalks modifications were also reviewed and Mr. Hendrix stated the Town includes modifications to bring curb ramps and sidewalks into compliance in its street resurfacing and site improvement projects. A resolution to approve the ADA Transition Plan will be approved during the regular meeting.

Discussion of Sanitary Sewer Connection/Capacity/Inspection Fees - Corby Thompson, via Zoom, had reviewed the current capacity/collection fees and reviewed three difference methods to be used to determine costs - incremental cost method, equity buy-in method, and a combined cost approach. After review and his recommendation, the Council preferred the combined cost approach, which will have a connection fee of \$3100 and collection fee of \$1700 for a combined total of \$4800. Our current connection fee is \$2015 and collection fee is \$1635 and hasn't been increased since 2004. The fee would be paid only for new construction and does not affect the current ratepayers. The sewer inspection fee was also discussed with an increase recommended of \$100. Council asked to see what surrounding communities charge. An ordinance and public hearing will have to be set and Attorney Westland and Mr. Thompson will work on moving forward.

TIF residential development - A discussion followed on new legislation that will allow municipalities to capture residential area property tax increment on all single dwelling homes. The amount captured could also be used for Public Safety methods, such as salaries. The amount captured would not be captured by overtaxing units but the town could be used as a pass-through and an agreement could be negotiated with the school district to get their portion of funding. The law allows to capture the amount beginning in 2023 and the amount would depend on growth. Council discussed the two developments

currently proposed that could be captured. Further information will be sought to move forward and a meeting will be set to discuss with the school board.

Discussion of GO Bond for Street Reconstruction - The 2016 bond will be paid off at year end, and Mr. Thompson had reviewed the current GO bonding capacity and stated the Town is limited to \$4.2 million. He stated due to the increased in our assessed valuation, with the current levy we should be able to pay off the debt in three years. Mr. Hendrix stated he wanted to use the money for matching funding for road projects and drainage projects, but could be used for any construction project. More discussion will be held at the next work session.


Discussion of SRO Officer - Andy Anderson, Tri-Creek School Superintendent, was present to discuss the memo of understanding between the town and Tri-Creek School on the school resource officer. The school is asking for a change that if the SRO officer is off of work for any non-professional duty reason and a substitute officer is not provided by the Town of Lowell to the school corporation that the missed days will not count toward the 180 days of school resource officer service, and the invoices to Tri-Creek be adjusted. This would include if officer used any earned vacation, personal or sick time. Attorney Westland asked if a substitute is sent and Chief Woestman stated they don't always have someone available. Clerk-Treasurer Judy Walters pointed out that the police budget is based on the funding received from the SRO grant from the school to help pay his salary and the officer is entitled to paid time off. If the amount received was not included they may not be able to have an additional officer. Councilman Alessia suggested not allowing vacation time during the school year. Mr. Anderson was more concerned if the officer is sick for a number of days and they are paying for a service they are not getting. Discussion followed. Council agreed to amend the agreement to include upto five days being allowed. The agreement will be amended and presented at the next meeting.

Nassau Park Update - Agreement with Dean & Barbara White Foundation - Will be acted on during regular meeting.

Trash Proposal from Republic - A proposal from Republic Waste for an extension from September 1st to December 31st in the amount of \$21.09 per unit had been received. An extension of the contract for an additional four years had also been received and will be acted on in January 2024. The amount of monthly service with administrative fee will change to \$22.09 beginning September 1st. The extension for one year will be acted on during regular meeting.

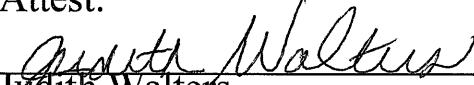
American Valuation Agreement for APA - will be acted on during regular meeting.

No further discussion, the work session adjourned at 7:05 P.M.



Todd Angerman, President

Attest:



Judith Walters
Clerk-Treasurer