

# MEETING MINUTES

## GRABILL TOWN COUNCIL

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Date: November 20, 2024 7:00 PM

Location: 13717 First Street Grabill, IN 46741

Meeting called to order by: President Claude E. Schrock

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### IN ATTENDANCE

President Claude E. Schrock

Vice President Jeff Smead

Councilman Wilmer Delagrang

Clerk-Treasurer Stephanie J. Smith

### APPROVAL OF MINUTES

The minutes were read from the October 22, 2024 meeting and were approved under the contingency of corrections made. First motion to approve by Councilman Wilmer Delagrang, seconded by Vice President Jeff Smead, motion carried.

### DEPARTMENT OF PLANNING SERVICES (LAURA OBERHOLTZER & BEN ROUSSEL):

Laura presented the Grabill Town Council the revised Grabill 2024 Technical Zoning Ordinance Amendment, the following correction to be removed: Allowance of container homes. The Town Council reviewed the resolution and made a motion to accept the first reading of 1380-2024. First motion to accept the first reading made by Councilman Wilmer Delagrang, seconded- by Vice President Jeff Smead, motion carried. Second reading by title only to accept the Resolution 1380-2024 Amendment chapters 152 and 154 of the Town of Grabill State of Indiana Ordinance, first motion to accept the reading made by Councilman Wilmer Delagrang, seconded by Vice President Jeff Smead. Vice President Jeff Smead opened the floor up for questions or comments, and closed with the third a final reading of Resolution 138-2024, first motion to accept made by Councilman Wilmer Delagrang, seconded by Vice President Jeff Smead, motion carried.

### KEN BLOCK (13536 ILLINOIS STREET):

Mr. Block asked The Grabill Town Council if there was anything done or can be done regarding the residence of 13428 First Street. Mr. Block informed the Town Council that the evening of October 31, 2024, the resident of 13428 proceeded to have an open fire on his premises during 35 mph winds as well as specified no burn time ordered by the County. On the same topic of this resident, he has done extensive damage to the front facade of the property, and as a result has led to a decrepit looking property.

Mr. Block took photos of the burn site from 3 hours away. This burn site was over 40 feet long and the resident was 30-40 feet away from where the burn site was location. Mr. Block stated that a fellow neighbor brought it to his attention, the Fire Department was called and had been spoken to, but it took several moments to get the fire under control. He fears with the continuation of this behavior several property owners' and their homes safety could be at risk. Vice President Jeff Smead assured Mr. Block that he would speak with the Fire Chief and inform him of his jurisdiction concerning this matter.

### **JESSE REDIGER (13428 FIRST STREET):**

Mr. Rediger introduced himself to the Grabill Town Council as the property owner of 13428 First Street, and informed the Council that his fires are under control and ceremonial burns for his religious views.

Mr. Rediger stated that he has read the current ordinance #417 and called the non-emergency number to inform them of his burn. He stated that the fires are controlled and being watched during the entire burn time. In regard to the front of his property he stated he called the Town of Grabill several months back in question if his property was going to be included in the upcoming road construction and is waiting to get the soil treated to plant trees.

The Fire Department gave Mr. Rediger Ordinance #417 and Mr. Rediger stated that he was then informed by the fire department that had reported to his property. That there are ways to work around this ordinance to continue his open burns.

Mr. Rediger stated he spoke with several of his neighbors and none of them have voiced that they have had no issues. Yet, the fire department continues to get called.

The Grabill Town Council assured Mr. Rediger that they were going to investigate the burn ordinance as it is written and get back with him.

### **A&K:**

Erik informed the Grabill Town Council there was a pump that dropped into the station, and it broke one of the arms off of the holder. To get this station back up to 2 pumps, Erik needed to order a new holder.

Erik also informed the Grabill Town Council there was a drive going out on Page Road but will be waiting to replace this in the event it is covered by the upcoming ARPA Sanitary Project. Christmas lights were asked to be hung throughout downtown before the annual Christmas Tree Lighting on November 29, 2024.

### **DLZ:**

#### **1. WATERWORKS IMPROVEMENTS**

##### **•Project A-Distribution and Water Plant Vacation**

-Lagoon Closure (IDEM approval complete, construction pending)

##### **-1A Action Item: Approve Element Testing Service for Lagoon Closure**

•Estimated costs for services: \$3,852.50

##### **-1B Action Item: Change Order #4**

•Contract Price prior to this Change Order: \$2,145,181.42

•Increase of this Change Order: \$19,690.00

•Contact Price incorporating this Change Order: \$2,164,871.42

##### **-1C Action Item: Pay Application #17 (for 2<sup>nd</sup> Street Patching)**

•Balance due this payment: \$19,690.00

•Contract Work Performed to Date:

\$2,138,248.23/\$2,164,871.42(99%)

**-1D Action Item:** Approve and pay Fleming Invoice for Grabill Road Patching

**•NOT SRF FUNDED**

**•Balance due this payment:** \$12,250.00

•Project B-Water Tower

-All tower rehab work complete.

## 2. TRAIL

- DLZ/Town/Zach developing a possible plan for trail location thru NIPSCO property
- Phase 1 (West Section, Leo-Cedarville, Grabill) Section to bid in Fall 2024
- Phase 2 (Grabill Section)
  - County funding confirmed, would like to bid Fall 2024
  - Utility Conflict: Fiber optic line installed 2023 without Town approval
  - Property and R/W secured
  - Additional meetings (Highway, public, downtown, property owners, etc.)
  - **2A Update:** Pot-holing complete (done by County Highway)
  - **2B Update:** County took Bids November 19, 2024 (Fleming lowest bidder for Grabill Section)
  - **2C Pending:** Contract and NTP Dec 2024, Clearing/utilities/mob early 2025
- DLZ coordinating location of future bridge and new NIPSCO Gas Main
- Phase 3 (North Section, Grabill bridge section) - pending, no bid date or funding confirmed

## 3. COUNTY ARPA APPLICATIONS (see attached)

- County (BakerTilly) confirmed Town has been Awarded \$2,750,000
  - Project 76B: Sewer Lift Stations \$ 630,790
  - Project 76A: Sewer Lining & Extensions \$ 2,119,210
- County has confirmed engineering costs are an eligible to paid by County ARPA grant
- NTP Engineering & Scope approved at April Meeting
- **3A Pending:** DLZ Supplement for ARPA Services (Final Bid Docs, Bidding, Construction)
- Schedule: (update)
  - Nov 1 & 8 - Advertisement
  - Nov 20 - Bids due/open @ 11:00 AM
    - Project 76B: Sewer Lift Stations
    - Project 76A-1: Grabill Road Sewer Extension
    - Project 76A-2: Page Road Sewer Extension
    - Project 76A-3: Sewer Lining and Cleaning
  - **3B Wed Nov 20 Council Meeting Items**
    - **Action Item:** Accept Bids for Projects ARPA Projects
    - Review Bids and ARPA Budget
    - Consider Preliminary Award
    - Consider Special Meeting December 4 (Award pending Budget determination)
  - December 11 Council Meeting - Execute Owner/Contractor Agreements
- Grabill Road - Property Owner Meeting complete
- Page Road Property Owner Meeting pending

## 4. NIPSCO COORDINATION PROPERTY

DLZ coordinating location of future bridge and new NIPSCO Gas Main

- DLZ work on bridge plan to coordinate with NIPSCO gas main
- DLZ has requested a conference call with NIPSCO
- **Pending:** NIPSCO is working on a conference call date/time with DLZ

## 5. CCMG 2023-2 APPLICATION (2024 STREETS)

- **Town Awarded \$1,000,000** (Nov 3, 2023)
- West and Illinois Street Contractor-Brooks Construction
- **Gas Relocation Complete**
- **West St:** Road work completion planned by December 2024  
Surface Asphalt, Seeding, Signage – Spring 2025

- Illinois St: Completion Spring 2025, Relocation plans on-going

#### 6. CCMG 2024-2 APPLICATION (2025 STREETS)

- Applied for First Street by July 31 deadline
- \$996k total construction (\$249k town match)
- CCMG Award Notification – Nov 7, 2024, Bid Jan/Feb 2025, Const Summer 2025
- Pending: Utility coordination and potholing
- Ongoing: Design, Bidding January - Feb 2025, Const Summer 2025

#### 7. LEAD SERVICE LINE REPLACEMENT (LSLR)

- All communities have to complete an Inventory and various other compliance items.
- DLZ is working Ryan Walls on possible grant application for the phase 2
- Grant approved for LSLR (admin/inventory work)
- Inventory Submitted (complete - Ryan/Erik/DLZ)
- Plan/letter for compliance done
- **Update:** Customer Verification Form submitted by Town of Grabill

#### 8. ANNEXATION & PLANNING

- **Action Item:** Motion to remove/hold on individual property Annexation or Waivers, and develop a more Comprehensive Approach to Future Annexation.

#### 9. PLAN REVIEWS

- Henry Lengacher Property/Drive.
- Our Country Home
- Revive Brands DLZ/Zach preparing easement documents
- Henry Lengacher Connection

#### 10. CCMG 2025-1 APPLICATION

- Applications open and due by end of January 2025
- Construction 2026 or late 2025
- **General: Discuss January 2025 Application**

The Grabill Town Council made a motion to accept the bids as submitted for the Sanitary ARPA Project including projects 76A and 76B and to take those under the advisement from Towns' Engineer, Legal Counsel and Rate Consultant. Vice President Jeff Smead made a motion to so move, which was then seconded by Councilman Wilmer Delagrange and the motion carried.

The Grabill Town Council made a motion to allow DLZ to approach and work with the property owners along Grabill Road and to obtain signatures for the Sewer Easement and that the property is to be donated to the Town of Grabill. Vice President Jeff Smead made a motion to so move, which was then seconded by Councilman Wilmer Delagrange and the motion carried.

The Grabill Town Council made a motion for DLZ to approach Baker Tilly and the County to inquire if there is an option to move funds from 76A to 76B. Vice President Jeff Smead made a motion to so move, which was then seconded by Councilman Wilmer Delagrange and the motion carried.

The Grabill Town Council made a motion in addition to the engineering that was approved for the design services in the beginning of the year 2024, and to move forward on the signing of the contract for the construction, geo-tech and easement services for the ARPA project. Vice President Jeff Smead made a motion to so move, which was then seconded by Councilman Wilmer Delagrange and the motion carried.

#### **GRABILL TOWN COUNCIL:**

Final leaf pickup scheduled for December 7, 2024 all leaves to be placed in bio-degradable bags and placed at the curb.

RDC Spending Plan was presented for 2025, Grabill Town Council reviewed and approved the spending plan for 2025.

Grabill Town Council reviewed the incoming bids for the upcoming ARPA Sanitary Project.

**A/P:**

Grabill Town Council was presented the AP for November 2024

Allowance Docket for November Payroll

First motion to approve payables by Vice President Jeff Smead, seconded by Councilman Wilmer Delagrang motion carried.

**MEETING ADJOURNED AT 9:15 PM**

**NEXT MEETING**

Next meeting will be December 11, 2024 at 7:00 PM at 13717 First Street Grabill, IN 46741

Submitted by:

Stephanie J. Smith

Clerk-Treasurer Town of Grabill

Approved by:

Claude E. Schrock

Town President Town of Grabill