

The Town of Cloverdale met on Oct 11th, 2016 at 7:00 p.m. at 154 S. Main St. Cloverdale, Ind. This is a Regular meeting/ Public Hearing. 2nd reading of the 2017 budget (adoption).

President Coweta Patton called the meeting to order at 7:00 pm. The Pledge of Allegiance was recited, Attendance was called. Coweta Patton, Don Sublett, Gary Bennington and Cindy Holland were present along with Attorney Alan Yackey and Clerk Treasurer Cheryl Galloway. Larry Fidler was absent

A quorum being established, the meeting proceeded as follows.

Addition or Deletion to the agenda. Don made the motion to approve, Cindy 2nd. Vote unanimous. Approval of the Minutes for Oct 4th special meeting. Gary made the motion and 2nd by Don. Vote unanimous.

Approval of Claims/Transfer	motion Don	2nd Cindy
General \$137,079.34	motion Gary	2nd Cindy
Water \$39,314.90	motion Don	2nd Gary
Wastewater \$83,855.24	motion Gary	2nd Don
Payroll #18 \$18,091.54	motion Don	2nd Gary
Payroll #19 \$20,023.26	motion Cindy	2nd Don
Payroll #20 \$ 18,117.15		all votes were unanimous

Communications

Marshal- SGT Hallam Halloween hours will be 6pm to 8pm. No questions from the council
Clerk Treasurer- Nov 8th meeting will be changed to Nov 1st due to Election Day. Council was given a list of write off due to unpaid utility payments from the period of 2009 to 2016. Coweta ask for a motion to write off \$20,094.41 to clean up part of the books. Clerk Treasurer told council this is just a few we have more. That in 2015 The Council already wrote off \$5,529.89 per Resolution 2015-9. Then Council signed Resolution 2016-2 to write off another \$24,253.45. The Council recognized the fact that the Town needed to increase the renter deposit from \$100.00 to \$200.00 with Resolution 2015-10 to keep the write off down. The Clerk told the Council that the issue is with the landlords and their tenants. Those out of 1001 units 885 are occupied. 583 are owners and 302 are renters. Landlords make the decision to occupy their homes and the utility are held holding the bag and doing the work to retrieve the money due them for the utility usage. It is near impossible to keep up with 302 landlords and renters. The lien process has a strict time limit when you can and cannot file the lien on the landlords and the small claim route is impossible if we do not have a forwarding address which the landlords do not share. The Clerk ask to amend Ordinance 2012-4 section 9-15 and give to council for review at the next meeting and make changes and to come to a comprise with the landlords. Then the meeting was open to the Landlords. Mr. Cox disagree with everything that was being said “it is hard enough to rent the properties because of the high cost of the water and sewage bills” If it is in the landlords names it will make it that much harder to collect the money from the tenants and the tenant will not pay attention to how much water they use. The Clerk Treasures should file small claims and it takes very little effort to drive to Greencastle. The Clerk informed the audience that she does file small claims and has very small return from the court because of not having forwarding address so the sheriff cannot serve the papers. Ron Smith said every landlord here has had success from using small claims. Everyone here has done it and it works for them. Putting it on the landlord is a copout. It’s not my job to collect the utility bill. It was pointed out to Mr. Smith that you as a landlord are selecting the tenant so you have control. Mr. Smith told the council you can’t sale a place in Cloverdale right now. Dale Monett said if it is going to be in his name he will shut his tenant off the next day if it is delinquent. The Clerk said you can do that if it is your name but if it is in the tenants name we have to wait almost another month before we can legally turn off the water. Don Gedert told the audience that the Food and Beverage Tax should be used to lower the utility bill. Mr. Gedert said it is extremely hard to rent or even sale property with the attitude of this board. You’re going to catch a lot more people with sugar than vinegar. The clerk asked Mr. Gedert who picks up this write off of \$20,094.41. The citizens who pay their bills and not run off and leave an outstanding bill that’s who. Is that fair? Mr. Padgett told the audience that he was on the board for 12 years and the past utility clerk had two, three maybe four people that didn’t pay their bills. She always went after them. Mr. Padgett told the Clerk she has to step up and do her job having these write off is the clerk not doing her job. It was explained to Mr. Padgett some of the write off was 2009 some in 2010, 2011, 2012, 2013, 2014, 2015 and 2016.

Mr. Smith told the audience the towns Officials are driving everyone out of this town with the high utility rates. Mr. Padgett said most of the people on Lafayette are going to slam the doors and let you have the homes. That is how most people feel. Mr. Padgett was reminded he was on the Council when the waste water plant approved a \$4,000,000.00 bond that we are still paying on and the reason for the

waste water bill. Mr. Gedert feels that the \$200.00 deposit is working and should give it time to reduce the outstanding bill before we change any ordinance. After more discussion Coweta made the motion to write off the \$20,094.41 no 2nd the motion died. A motion was made by Don not to amend Ordinance 2012-4 section 9-15 2nd by Gary. Vote was unanimous.

Town Manager- 80 work orders this month. Lori Curry reported to IDEM what has been done and IDEM is happy with the town progress we have inspected 25 manhole and we had one overflow with a three inch rainfall. U/V lights bids are coming in around \$200,000.00 price tag so far. Brice Jones Lateral backed up in his home because of an emergency in the main line that needed to be jetted. Brice is asking for the Town to put in a Backflow preventer in his Lateral. Don made the motion to approve and 2nd by Gary. Vote was unanimous. Tom Allgree asked the Town to replace a fence post in the alley that has been run into. Don made a motion not to replace

Redevelopment: meeting on line. The Commission signed resolution for the Stardust rd. improvements

Bldg. Inspector: monthly report on line. Three bids for the demolition of 631 Stardust Way.

1) Titan \$7,500.00 2).Steve Cooper & son \$15,350.00 3) McCullough \$9,900.00 Motion to approve Titan was made by Don and 2nd by Cindy. Vote unanimous. Hicks will be in his building by Thanksgiving. Soul Harvest is still working on the church.

PARK BOARD nothing at this time

PLAN/BZA nothing at this time

New Business Public Hearing Comprehensive Plan Grant -opens 8:10 p.m.

Kristy Jerrell from Jerrell Consulting explains the grant and the point system and the cost of \$36,000.00 with the \$4,000.00 match coming from CCI. This will give the Town a comprehensive plan of where we been and where the Town will be in 20 years.

Question from the Audience

Brice Jones asked what engineer firm will be doing the study. Kristy told him it has not been determined yet. Mr. Padgett asked was this the same study done with the Hyatt/Palma study. No they were city planner not a comprehensive planner. This will be the first step for going for the Stellar Grant in 2018

Resolution 2016-12 authorizing submission and Local Match Commitment

Motion to approve was made by Don and 2nd by Cindy. Vote was unanimous.

Closed the Public Hearing 8:25 p.m.

Ordinance 2016-14 Adoption of the 2017 budget 2nd hearing. Introduction was Sept 11th Public Hearing

Motion was made by Gary and 2nd by Don Vote was unanimous.

No Old Business

Ordinance 2016-16 Salary Ordinance for the year 2017 (introduction)

Comments from the audience.

Adjourn time 8:40 p.m.

Attest


Cheryl Galloway Clerk Treasurer


President Coweta Patton

These minutes were prepared in compliances with Indiana Code 5-14-1.5-4