

**NASHVILLE TOWN COUNCIL MEETING
THURSDAY, AUGUST 19, 2021**

Council members present at Town Hall: President Jane Gore, Vice-President Nancy Crocker, Councilmember Anna Hofstetter, Councilmember Tyra Miller and Councilmember Dave Rudd. Also in attendance at Town Hall: Clerk-Treasurer Brenda Young, Deputy Clerk-Treasurer Debbie Ferry, Municipal Operations Consultant Dax Norton, Town Attorney Jim Roberts, Police Chief Ben Seastrom, Administration Manager Phyllis Carr, and Records Clerk Sandie Jones.

COUNCIL BUSINESS – 6:30 pm

1) OPENING THE MEETING

A. CALL TO ORDER by President Gore at 6:30 pm.

B. PLEDGE OF ALLEGIANCE

President Gore asked all in attendance to stand and recite the Pledge of Allegiance.

C. ROLL CALL by Clerk-Treasurer Young.

D. APPROVAL OF AGENDA

President Gore added two ordinances under unfinished business: Town Park rental fees and the parking on Jefferson Street. Administration Manager Carr asked to add under her report a request to purchase flower bulbs and a recommendation from the DRC. Vice-President Crocker made a motion to approve the amended agenda. Councilmember Rudd seconded the motion. All were unanimously in favor.

2) COVID-19 STATEMENT

President Gore announced that there is no mask mandate at this point, and they are following the same guidelines as the County government. The County is now at the Orange level for positive COVID cases. She encouraged everyone to proceed with caution.

3) APPROVAL OF THE CONSENT AGENDA

A. CONSIDER APPROVAL OF THE DRAFT UNAPPROVED MEETING MINUTES – 6-17-2021, 6-25-2021, 6-30-2021, 7-13-2021 AND 8-05-2021 MEETINGS

B. CONSIDER APPROVAL OF CLAIMS (ACCOUNTS PAYABLE VOUCHERS)

C. CONSIDER APPROVAL OF 2022 INDIANA LANDMARKS CONTRACT RENEWAL

D. CONSIDER APPROVAL OF NAEC EDIT FUND REQUEST FOR ART COLONY WEEKEND SPONSORSHIP

Councilmember Rudd made a motion to approve the consent agenda. Councilmember Miller seconded the motion. All were unanimously in favor.

4) PUBLIC HEARING

A. CBDG COVID-19 RESPONSE PROGRAM – PHASE 3 GRANT PROGRAM

President Gore opened the public hearing at 6:35pm and turned the meeting over to Tara Hagen of ARa. Ms. Hagen explained this public hearing is to allow for comment on the COVID-19 – Phase 3 Grant Program. The Town was awarded \$250,000 on April 19, 2021, to give funds to businesses for retention of employees. The Town spent \$6,250 in non CBDG grant funds for grant administration services. Ms. Hagen reported that the Town distributed all \$250,00 of grant funds to 40 local businesses. There were no written comments submitted to ARa. Vice-President Crocker commented that this is very exciting to give all this money to support our businesses. There were no further comments.

TOWN COUNCIL MEETING AUGUST 19, 2021

President Gore closed the Public Hearing at 6:37 pm.

5) PRESENTATION

A. CLEAN COMMUNITY UPDATE – CATHY PARADISE

Cathy Paradise advised that the Clean Community program is sponsoring a dumpster day in September. At the event they will hand out cards for free tv disposal. They will be working with Cummins once again when the COVID restrictions are lifted. Ms. Paradise spoke about applying for grants to help sponsor clean community projects. Discussion.

6) CLERK-TREASURER REPORT

A. FUND BALANCE REPORT

Clerk-Treasurer Young advised that the fund balance report was previously sent out to the Town Council for their review.

B. AMERICAN REQUEST PLAN REQUEST FOR DRAW

Clerk-Treasurer Young reported that she has completed all the required paperwork for the ARPA funds. The Town will receive \$247,898.24 in ARPA funds in 2021-2022. She asked for a motion to allow President Gore to sign the paperwork.

Councilmember Rudd made a motion to have President Gore sign the paperwork. Councilmember Hofstetter seconded the motion. All were unanimously in favor.

C. FIXED ASSET PROGRAM

Clerk-Treasurer Young advised the Town's threshold for their fixed assets is at \$5,000. They must now have the depreciation amounts and barcode each item. MOC Norton offered to send Clerk-Treasurer Young some names of companies to help with this project. Discussion.

7) MONTHLY DEPARTMENT REPORTS

A. POLICE DEPARTMENT

Police Chief Seastrom advised he submitted his monthly report to the Town Council.

B. TOWN ADMINISTRATION

• RIGHT OF WAY REQUESTS – BIG WOODS

Administration Manager Carr presented a right-of-way request for Big Woods to hold an event in Molly's Lane on September 25, 2021 from noon to 10pm. They are requesting to block Molly's Lane from Van Buren Street to Honeysuckle Lane for the event. Administration Manager Carr noted this is the same request they have had for several years.

Nicole Freeman of Big Woods was present to answer any questions. Vice-President Crocker asked if someone would be on-site to monitor the sound. Ms. Freeman advised that management will be at the event to monitor the sound. Vice-President Crocker asked that they keep the music no louder than 90 decibels. Ms. Freeman agreed and noted they will be ending the event at 9pm. Police Chief Seastrom advised that security for the event will be provided by Big Woods.

A resident that lives in the area of Big Woods Pizza commented that Big Woods has caused lots of problems for the residents that live in the Gibson building in this alley. There has been trash, destruction, and noise issues due to Big Woods. Discussion.

Vice-President Crocker made a motion to approve the right of way request on the condition that the

TOWN COUNCIL MEETING AUGUST 19, 2021

Gibson's are notified and consulted about the event. Councilmember Miller seconded the motion. All were unanimously in favor.

- **DEMOLITION PERMIT – JILL LANE – 23 N. JEFFERSON**

Administration Manager Carr explained that there is a small rock wall in the back alley of the house on 23 N. Jefferson Street. The homeowner wants to remove the wall to create a driveway to her property. Administration Manager Carr provided the demolition ordinance for the Council and noted that this is not a house or building. She asked the Council's approval to remove the rock wall and waive the \$100 fee. Discussion.

Councilmember Rudd made a motion to allow the removal of the rock wall and waive the \$100 fee. Councilmember Hofstetter seconded the motion. All were unanimously in favor.

- **TODD BAKER LAWN SERVICE REQUEST TO PURCHASE TULIP BULBS**

Administration Manager Carr advised that Todd Baker is requesting to purchase tulip bulbs in the amount of \$325. These tulips will be planted in the DOT triangle bed at State Road 46 and 135 and around the Village Green. Discussion.

Councilmember Rudd made a motion to approve the \$325 purchase of tulip bulbs out of Food and Beverage Funds. Councilmember Miller seconded the motion. All were unanimously in favor.

- **DRC FEATHER BANNER BAN RECOMMENDATION**

Administration Manager Carr reported that the Development Review Commission would like to ban feather banners in B1, B2, B3 and RB zones within the DRC's jurisdiction. Discussion. The Council agreed to this change. Town Attorney Roberts advised that this is a land use change and will need to have a public hearing before the Planning and Zoning Commission for their approval.

C. CONSULTANT

- **UTILITY SERVICE BOARD REPORT**

MOC Norton reported that the Utility Service Board has been working on the water and sewer budgets and this process is going very well.

MOC Norton advised that the fees for a new lift station costs \$6,600 and our ordinance is charging \$6,200. The Utility Service Board would like the Council to increase the fees in our ordinance to reflect the new pricing. Discussion.

Councilmember Rudd made a motion to set the fee at \$6,600. Town Attorney Roberts advised that the steps to increase the fee would be to: introduce an ordinance at the next meeting, hold a public hearing at the following meeting, then the Council can vote on passage.

Administration Manager Carr asked that the Council also look at increasing the water tap fees. MOC Norton explained that when Brown County Water had a rate increase in June of 2020 the Town absorbed those fees. Previously the Town had a tracker ordinance with the water rates that will allow them to increase and decrease the water rates as their costs change. MOC Norton noted that the Town's 2014 water rate ordinance eliminated the tracker rate. The USB is asking that the Council reopen the ordinance to add the tracker back in. Discussion. The Council agreed to address this at their budget meeting next week and to have the first reading of the lift station fee ordinance.

TOWN COUNCIL MEETING AUGUST 19, 2021

- **GRANT FUNDING OPPORTUNITIES**

MOC Norton reported they are to hear on August 27, 2021 about their SRF grant application.

- **APPOINTMENT TO TOWN COUNCIL**

MOC Norton advised that after extensive research it has been determined that Councilmember Miller's appointment to the Town Council was appropriate and legal.

D. TOWN ATTORNEY

Vice-President Crocker asked Town Attorney Roberts about the Council's appointment to the BZA. She would like it on record that the State's Attorney General says their appointment was done correctly. Town Attorney Roberts explained that the Attorney General will most likely refer him to the guidelines that are in place and on-line to review. He advised that the appointment is an issue for the BZA to determine and their attorney will have to address any questions or concerns.

Vice-President Crocker would like to see their BZA appointment, Donna Lutes, resignation letter from the Gnaw Bone Sewer board. She noted that Ms. Lutes is not legally allowed to serve on both boards. Discussion.

Vice-President Crocker suggested that the Council have an organizational meeting. The other members agreed.

8) PRESENTATION

A. BUILDING COMMUNITY HOUSING INITIATIVE – BROWN COUNTY REDEVELOPMENT COMMISSION – JUSTIN SCHWENK

Brown County Redevelopment Commission President Justin Schwenk reported that the Commission has been working on a way to address blight and dilapidation in the County as well as to create affordable housing. He explained that they need to have a variety of age demographics and have seen a 30.5% decrease in people ages 20-40 living in the county which means a decrease in students in our local schools. BC Redevelopment Commission President Schwenk noted the average home prices in 2018 were \$242,000 which is typically higher than what a 20-40 year old person can afford. He noted that around 50% of the homes in the county were built before 1980 and need renovations and septic updates.

BC Redevelopment Commission President Schwenk advised that their Commission is proposing the Building Community program. They will look at each parcel of land in the county and determine if it is livable, non-livable or without a house or home on the property. With this information they will look at programs and volunteer organizations to help with revitalizing distressed homes.

As for properties that have absent landowners and vacant properties, they will help to turn these into affordable housing. BC Redevelopment Commission President Schwenk explained that the Commission would create a Land Bank to recapture tax delinquent properties and turn them into livable buildings. They have already found 66 homes that may qualify. Once the Land Bank gets the property it would maintain that property. They would hire local contractors to build a home on the property or do repairs to an existing home.

BC Redevelopment Commission President Schwenk advised they will have a public comment meeting and second reading on this program on August 26, 2021 at 6pm at the Brown County High School. He invited the Town Council to attend this meeting as well. The copy of the draft charter is available at choosebrowncounty.com website. BC Redevelopment Commission President Schwenk asked the Town Council for their support by Resolution to the County Commissioners.

9) UNFINISHED BUSINESS

A. ORDINANCE 2021-07 AN ORDINANCE REGULATING SOUND

Town Attorney Roberts advised they have three proposed ordinances, but the Council will need to make decisions on how they want to proceed. Discussion. Resident Debby Rogers asked the Council via Zoom when the Council was going to address the noise issue. President Gore advised that the Council is concentrating on the 2022 budget at this time and will address this topic again at next month's meeting.

**B. ORDINANCE 2021-10 AN ORDINANCE AMENDING ORDINANCE 2014-08
CREATING A VILLAGE GREEN PAVILION RENTAL FUND TO PARK RENTAL
FUND**

Vice-President Crocker asked that they only have the first reading of this ordinance tonight so that they have more time for feedback from the community.

Vice-President Crocker made a motion to have the first reading of Ordinance 2021-10 by title only. Councilmember Miller seconded the motion. All were unanimously in favor. Vice-President Crocker read aloud Ordinance 2021-10 by title only.

**C. ORDINANCE 2021-09 AN ORDINANCE TO ESTABLISH UNIFORM PARKING
FOR S. JEFFERSON STREET**

President Gore explained this ordinance will change the angled parking on the south end of S. Jefferson Street to parallel parking. Discussion.

Councilmember Hofstetter made a motion to have the first reading of Ordinance 2021-09 by title only. Vice-President Crocker seconded the motion. All were unanimously in favor. Councilmember Hofstetter read aloud Ordinance 2021-09 by title only.

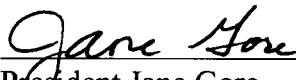
Councilmember Hofstetter made a motion to suspend the rules and have the second reading of Ordinance 2021-09 by title only. Member Rudd seconded the motion. All were unanimously in favor. Councilmember Hofstetter read aloud Ordinance 2021-09 by title only.

Councilmember Hofstetter made a motion to adopt Ordinance 2021-09. Councilmember Rudd seconded the motion. All were unanimously in favor.

10) ADJOURN

Councilmember Rudd moved to adjourn the meeting. Vice-President Crocker seconded the motion. All were unanimously in favor. President Gore adjourned the meeting at 8:13 pm.

The audio recording made at the Town Council meeting on 8-19-2021 is retained in the office of the Town Clerk-Treasurer.



President Jane Gore

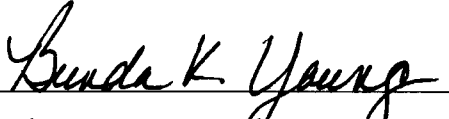
BY REMOTE ACCESS VOTE

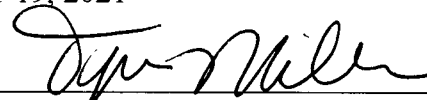
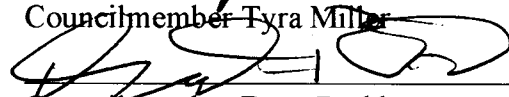
Vice-President Nancy Crocker

BY REMOTE ACCESS VOTE

Councilmember Anna Hofstetter

TOWN COUNCIL MEETING AUGUST 19, 2021


Clerk-Treasurer Brenda K. Young


Councilmember Tyra Miller

Councilmember Dave Rudd