

MEETING MINUTES

GRABILL TOWN COUNCIL

Date/Time: October 09, 2024 7:00PM

Location: 13717 First Street Grabill, IN 46741

Meeting called to order by: President Claude E. Schrock

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 September 18, 2024 meeting and approved, first motion to approve made by Vice President Jeff Smead seconded by Councilman Wilmer Delagrang. All in favor.

AGENDA

•TAFT LAW-ZACH KLUTZ:

Revive Access Easement Agreement: Zach presented the access agreement to the Grabill Town Council, the Town can revoke this easement with a 90-day notice or if the easement holder is violating the easement agreement, this easement is only to be used for roadway. Revive has no right to erect any building or structure on the easement. They can only use it for vehicular access. They must maintain and repair the drive, hold their own insurance, and they may not hold any liens on this property.

Zach is asking for a motion to approve this easement and authorize it subject to minor improvement. Once this is approved by Grabill Cabinets Property LLC, Claude will be authorized to sign off.

Vice President Jeff Smead made a motion to accept the draft for the Revive Access Easement Agreement. Seconded by Councilman Wilmer Delagrang, motion carried 3-0.

•DLZ:

Waterworks Improvements:

- Project A-Distribution and Water Plant Vacation
 - Pending: Lagoon Closure (awaiting IDEM approval, NTP)
 - Pending: Patching cost approved, schedule Mid/Late October
- Project B-Water Tower
 - All tower rehab work complete; pending final punch list.

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 mostly secured
 - Confirm alignment, size and location
 - Additional meetings (Highway, public, downtown, property owners, etc.)
- Pending: County will be advertising and taking bids in October-November 2024
- Pending: Pot-Holing week of October 14, 2024 Relocation of Fiber and Gas if needed.
- DLZ coordination location of future bridge and new NIPSCO gas main
- Phase 3 (North Section, Grabill bridge section)-Pending, no bid date or funding confirmation

County ARPA Applications:

- County (BakerTilly) confirmed Town has been awarded \$2,750,00
- County has confirmed engineering costs are an eligible to paid by County ARPA grant
- NTP Engineering & scope approved at April meeting
- Pending: Separate engineering work-order agreement
- Project 76B: Sewer lift stations \$630,790
- Project 76A: Sewer lining & extensions \$2,119,210
- Pending: DLZ Supplement to Town Eng for ARPA Eng Services
- Schedule: UPDATE
 - October 2024 Page Road Property Owner Meeting
 - October 25 & November 1-Advertisement
 - November 15-Bids due/open
 - Week of November 18, 2024, Special Council Meeting
 - December-Agreements, information to County
- Grabill Road-Property Owner Meeting complete
 - Property exhibits sent out/coordination ongoing
 - Pending: Page Road-Property Owner Meeting
- Pending: Total Project Budget (ARPA Only, or ARPA + Local Bond)
- Action Item: Approval to Advertise

NIPSCO 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

CCMG 2023-2 Applications (2024 Streets)

- Town Awarded \$1,000,000 (Nov 3, 2023)**
- West and Illinois Street
- Update: Contractor-Brooks Construction
- Pending: Illinois Property Owner Meeting complete
- Schedule: Delays associated with gas services
- NIPSCO Relocation: Started September 9, 2024 and estimated completion November 1, 2024 (original was mid-October)
- Finish Storm Sewer, excavate existing subgrade/prep for curbs, pour concrete curb and gutter, Base asphalt paving-Thanksgiving 2024
- Form and pour concrete drive approaches, concrete sidewalks & ADA ramps-Early/Mid December 2024
- Surface Asphalt. Seeding, signage-Spring 2025
- Illinois Street: Property Owner Meeting Complete-Completion Spring 2025, relocation plans on-Going
- Pending: Change-Order Time extension (West Street Fall 2024, Illinois Street Spring 2025)
- Pending: Letter to Illinois Street Property Owners

CCMG Update:

- Applied for First Street by July 31 deadline
- \$996 total construction (\$249k Town Match)
- Pending: CCMG Award Notifications October 2024 +/- Bid Jan/Feb 2025 Construction

Summer 2025

•Pending: DLZ to start survey, utility coordination, pot-holing

Lead Service Line Replacement (LSLR):

- All communities have to complete an Inventory and various other compliance items.
- DLZ is working with Ryan Walls on possible grant application for the phase 2
- Update: Grant approved for LSLR (admin/inventory work)
- DLZ working with LSLR Program, deadline October 16, 2024
- Plan/letter for compliance done

Plan Reviews:

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

●**ZONING ORDINANCE:** Discussion of Container Homes. This ordinance would not supersede an existing HOA, Council had asked the Zoning Department about slaughter-houses in reverence to Grabill Meats. Zoning Department notified Town Council this would only pertain to animal processing and slaughterhouses with heavy industrial uses.

Town asked about the existing tend policy within the ordinance for more clarification. The building department clarified that this ordinance matches the States mandate regarding this.

DSWAnnexarion standards for this are the same across the board.

●**A & K:**

Lead and Copper Updates to be done on Monday. A&K to run new lead and copper samples in November, the begin setting appts up in 3 homes with the high lead hits. Ortho Phosphates testing for Lead and Copper levels, state mandating the levels for what is required for this area

●**2025 ADVERTISED BUDGET ADOPTION MEETING:**

Grabill Town Council and Public reviewed 2025 Budget and agreed with increase of annual budget. Councilman Wilmer Delagrange made a motion to accept second reading of ordinance 718-2024, seconded by Vice President Jeff Smead. Third and final reading by Vice President Jeff Smead for final adoption of Ordinance 718-2024, motion to approve seconded by Councilman Wilmer Delagrange.

●**TOWN OF GRABILL TRUNK OR TREAT:** Stephanie J Smith presented The Town Council a Trunk or Treat event for the residence of West Street. Mrs. Smith also voiced that this event would also be open to the community to also participate in. Motion to approve my Vice President Jeff Smead, Seconded by President Claude E. Schrock, Motion carried 3-0

●**A/P:**

Town Council was presented AP for October 9, 2024
Allowance Docket for September Payroll
First motion to approve payables by Councilman Wilmer Delagrange,
Seconded by Vice President Jeff Smead, all in favor.

MEETING ADJOURNED AT 8:30 PM

NEXT MEETING

Next meeting will be October 23, 2024 at 7:00PM 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