

MEETING MINUTES

GRABILL TOWN COUNCIL

Date/Time	September 4, 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 August 21, 2024 meeting and approved, first motion to approve made by Councilman Wilmer Delagrang, seconded by President Claude E. Schrock.

AGENDA

●TAFT LAW (Zach Klutz):

-NIPSCO reached out to have a meeting with Taft Law as well as DLZ regarding the bike path as well as switching the transfer station location.

-Taft Law preparing the ordinance regarding changing the no parking hours on Main Street. Zach asked the Town of Grabill for a copy of the original ordinance specifying the existing no parking hours. This would be for amending and restating the ordinance and referencing the original ordinance number for finalization. Clerk-Treasurer Stephanie J. Smith agreed to obtain this information for Taft Law before the September 18, 2024 meeting.

●DLZ:

Waterworks Improvement:

Project A-Distribution and Water Plant Vacation

- Communications work ongoing.
- Pending: Lagoon Closure (awaiting IDEM approval, NTP)
- No action items

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 2024
- Review/Discuss: 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.)
- DLZ coordinating location of future bridge and new NISPCO gas main
- Phase 3 (North Section, Grabill bridge section) -pending, no bid date or funding confirmed

County ARPA Applications:

- County (BakerTilly) confirmed Town has been awarded \$2,750,000
- 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
- Pending: Total Project Budget (ARPA only, or ARPA + local bond)
- Update: Schedule:
 - Sept 2024 Page Road Property Owner Meeting
 - Oct-Nov 2024 Bidding
 - Dec 2024 Award/Contract
 - 2025 Construction
- Grabill Road-Property Owner Meeting-complete
 - Property exhibits sent out/coordination ongoing
 - Pending: Page Road-Property Owner Meeting

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
- Action Item: **NTP given to NIPSCO as non-reimbursable, awaiting start date and schedule**
- Pending: **Change-order time extension (West Street-Fall 2024, Illinois Street-Spring 2025)**

CCMG Update:

- Applied for First Street by July 31 2024 deadline
 - \$996k total construction (\$249k town match)
 - Pending: CCMG Award notifications-October 2024 +/-
 - Bidding-Jan/Feb 2025
 - Const- Summer 2025
 - Action Item: **Authorize start of survey, utility coordination, pot-holing**

Lead Service Line Replacement (LSLR):

- All communities must 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)
- Action Item: **DLZ to start LSLR program**
- Action Item: **DLZ/Ryan-Erik to review lead/copper testing data and develop a plan for compliance**

Plan Reviews:

- Henry Lengacher Property/Drive
- Our Country Home
- Action Item: **Revive Brands-Review/discuss proposed driveway**

●**A&K:**

- DLZ/Ryan-Erik to review lead/copper testing data, draft up letter for IDEM for lead/copper Compliance
- Erik Ponder informed Town Council that A&K is roughly 80% complete with compliance data

Necessary for compliance letter.

● **REVIVE HOME BRANDS:**

- Maps provided by Revive as well as by DLZ to show mapping. DLZ informed the Town's infrastructure is all included within the fence line. Vice President Jeff Smead voiced offering easement of property located behind Revive. In the event the Town needs to utilize the property for any reason.
- Town Council is asking that Revive Home Brands provide their own paid engineering to draw up, how they intend to dig that property out and put the stone in for review for Town of Grabill's engineers, showing that it is acceptable for that weight and traffic
- Taft Law, informed Council to put the agreement into a formal easement. This would not be an exclusive easement, Revive would not have an easement that excludes the Town use of the property. The Town would be allowing Revive Home Brands access to the property for a specific purpose with the Town retaining all rights including possession, use and access while honoring the use of the property by Revive for the purpose intended. The easement being put into place would protect the Town from negligence/ill use of the property use by Revive Home Brands.
- Taft Law to draft up easement and run the proposed easement by Town engineers DLZ.

● **2024 GRABILL ZONING ORDINANCE TECHNICAL AMENDMENT SUMMARY:**

- Taft Law informed the Town of Grabill needs to review the actual Zoning Ordinance and discuss and make changes or approve and adopt at future Council meeting.

● **A/P:**

- Council approved Accounts Payable for July 17, 2024 and August 7, 2024. Accounts Payable for EOM July as well as all past payrolls August 2, 2024 and August 16, 2024. First motion to pass by, Vice President Jeff Smead, seconded by Councilman Wilmer Delagrange all in favor.

MEETING ADJOURNED AT 7:59PM

NEXT MEETING

Next meeting will be September 18, 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