

NEW CARLISLE TOWN COUNCIL – GENERAL MEETING
124 E. MICHIGAN STREET, NEW CARLISLE INDIANA
FEBRUARY 26, 2008, 7:00 P.M.

The meeting was called to order by President Higgins. Present were Vice President Colpitts, Council Member Mell, Council Member Groves, Council Member Gelow and Clerk-Treasurer Sue Moffitt. Also in attendance were Roger Nawrot, Bill Herrbach, Mary Ann Swope, Bill Gumm, Ken Davis, Kathy VanLue, Chris Antonucci, Tim Kaminski, Pat Cummings, Bob Middlebrook and Carol Middlebrook.

Minutes

Council Member Groves moved to accept the minutes of the February 12, 2008 meeting as written. Seconded by Council Member Gelow, passed unanimously.

Employee Reports

Tim Kaminski:

- Researched the cost of an additional phone line for emergencies at the water treatment plant. He and Pat will meet and review the information prior to the next meeting.

Pat Cummings:

- Plans for NPUSC sewer project met all requirements per Roger and are ready for Council signatures.
- Has begun a review of the code book and believes it is not what we want. Feels we may need a work session.

Vice President Colpitts will help on this committee.

- Met with Bob Palm on land for the little league concession stand. Bob will prepare a legal description.
- Will be teaching at the IRWA Conference in Columbus, Indiana and asked Council permission to take up to four employees total (including he and Tim).

Vice President Colpitts asked if the IRWA would be paying Pat's expenses. Pat replied that they will not.

Council Member Gelow moved to allow Pat and Tim to attend the IRWA Conference with up to two additional employees. Seconded by Council Member Mell, passed unanimously.

Bill Herrbach:

- Prepared a draft lease agreement for New Prairie Little League Inc. but will need the legal description from Bob Palm to complete. Upon research he discovered that the NPLL corporation was dissolved in 2002 and will need to be reinstated prior to the lease being signed.

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Vice President Colpitts asked if there has been any progress on preparation of a tax abatement ordinance. Bill replied that he will need direction from the Council prior to preparing the ordinance. President Higgins stressed that this ordinance must be equitable and fair and Vice President Colpitts stated that we must define the areas and dollar amounts specifically.

A work session was scheduled for March 25, 2008 at 6:00 p.m. for discussion of tax abatements and TIF districts.

Roger Nawrot:

- Has begun analyzing the West Michigan Street lift station capacity. This may need upgrading prior to flows from NPUSC beginning in September. This was part of the Wastewater bond.

Recognition of Visitors:

- Mary Ann Swope presented a copy of the new Town Business Directory currently being printed. The Town has previously donated money towards the printing costs and Mary Ann asked that this be considered once again. This was taken under advisement and will be placed on the March 11th agenda.

Old Business:

- Fire Contract:

Vice President Colpitts reports that Hudson Township still has not returned the contract as it has not been approved by their attorney.

- P.U.D. Ordinance

President Higgins stated that she feels we need a complete review of P.U.D. ordinances as she feels the Council is not comfortable with the idea.

Bill stated that we would draft our own ordinance with standards and specifications decided on by the Town. All P.U.D.s would go through an approval process:

- Public Works and Engineer Review
- Area Plan Review
- Final Approval by the Council

Vice President Colpitts: We have a weak ordinance now and are vulnerable. If we don't do anything we will have P.U.D.s in Town and not have control. Feels we have to move forward with an ordinance.

Council Member Mell: Does not like the idea and feels it does not belong in a small town.

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Council Member Groves: Agrees we need to update our current P.U.D. Ordinance but is concerned with a business/housing mix. Her goal would be to improve the downtown as she feels a P.U.D. with a mix would take away from the downtown.

Council Member Gelow: Added that after attending his first Area Plan Meeting he knows that numbers do count.

Roger stated that we would be very careful with restrictions and covenants that could control even elevations and materials. The P.U.D. would allow us more control of structures than our current zoning code.

Bill stated that we could eliminate the ordinance or update.

Vice President Colpitts moved to go forward with a rough draft P.U.D. Motion seconded by Council Member Gelow and passed. Council Member Mell opposed. Bill will prepare a rough draft P.U.D. ordinance.

Council Reports:

Council Member Gelow:

- Met with John Byroni of Area Plan
- Was sworn in and attended his first Area Plan meeting

Vice President Colpitts:

- Submitted conflict of interest statements ("annual" disclosure statement) for: receiving commissions from contractors, relative of clerk-treasurer
- Attended meeting at Portage Twp. regarding fire territories. Reports another meeting, which will be open to the public, on March 6 at Center Twp. for discussion of fire territories.
- Feels that items are at times forgotten after being discussed at a meeting and asked that unresolved agenda items remain on the agenda until the issue is resolved. Discussion of salaried positions was cited as one example.

President Higgins:

- Reports insurance committee will be meeting again at 3 p.m. on Friday.

Public Comments:

Ken Davis: Complimented the new blinds in the Council Room.

Vice President Colpitts moved to pay all bills presented. Seconded by Council Member Groves, motion passed. Council Member Gelow opposed.

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Council Member Mell moved to adjourn the meeting. Council Member Groves seconded and the meeting was adjourned at 8:31 p.m.

Carolyn Higgins, Council President

Attest:

Susan I. Moffitt, Clerk-Treasurer