

Public Workshop @ 6:30 P.M.
Cancelled due to power outage.

**TOWN OF ARGOS
REGULAR COUNCIL MEETING
WEDNESDAY MARCH 1, 2017**

CALL TO ORDER:

Council President Dustin Johnson called the meeting to order at 7:34 PM.

ROLL CALL:

Present for the meeting: President Dustin Johnson, Vice President George Null, Members Suzanne Umbaugh, Charles R. Snead, Clerk-Treasurer Lisa Mullaney and Attorney Derek Jones. Member Stauffer were absent.

MINUTES:

Minutes from the February 15, 2017 Regular Session were submitted for approval. Vice President Null motioned to accept the minutes and Member Umbaugh seconded. Motion carried unanimously.

CITIZEN INPUT –

Vice President George Null congratulated Jim Master from The Pilot News on publishing his first book.

Mark Umbaugh – MCEDC –

Mr. Umbaugh read the report for the activities of the MCEDC from Jan. 17,2017 – February 28,2018.

OLD BUSINESS:

Attorney Report:

Attorney Derek Jones stated he had drafted Resolution 2017-3 for permission to buy the Colonial Estates property for \$\$102,000.00 with a promise of \$42,000.00 being donated back to the Town's making the actual purchase price \$60,000.00. Vice President Null motion to accept Resolution 2017-3 as written. Member Umbaugh seconded, motion carried 3 to 1 with Member Snead opposing.

Attorney Jones also stated that purchasing the roadways in Colonial Estates required complicated legal descriptions and he would like to work with Marshall County Title Company as he has used them in the past with positive results. Vice President Null motioned to allow Attorney Jones to work with Marshall County Title Company on the legal descriptions of the property for the roads in Colonial Estates. Member Snead seconded, motion carried unanimously.

Attorney Jones then presented the pole attachment agreement for RTC. In lieu of payment of the pole attachments RTC agrees to provide the Town Buildings with internet and phone services. RTC has signed the agreement and Attorney Jones was presenting it for the Council's signature. Member Umbaugh motion to accept the RTC pole attachment agreement as written. Member Snead seconded, motion carried unanimously.

Attorney Jones also stated that the ITAMCO land swap has been recorded and that the Town would be responsible for paying taxes of \$417.00 per year for the next two years since taxes are paid in the rears. In the end, we will receive a deed for the substation property and they will receive the deed for the property inside of their parking lot for an even land swap.

Attorney Jones is also working with Superintendent Burroughs and Assistant Superintendent Lindstrom on possibly vacating easements on the ITAMCO property.

Lastly Attorney Jones stated he sent the letter about the old Speedway gas station and has not received a response. He would need the Council to vote on making the Council the unsafe building authority. If they decide to take action under the unsafe building statutes. Member Snead made a motion to make the Council the unsafe building authority. Vice President Null seconded, motion carried unanimously.

Member Umbaugh motioned to accept the Attorney report. Member Snead seconded, motion carried unanimously.

Cemetery Bids:

Two sealed bids were received by the Clerk's office and were opened by Attorney Jones. First bid was from DNS Lawn Care & Repair LLC. That bid was \$12,500.00 per year for the three-year period. Second bid was from Hoffer Lawn Services. That bid was \$11,000.00 for the first year. \$11,300.00 for the second year and \$11,500.00 for the third year. Both bids were presented with required references and required liability insurance documentation. The Council will now call all references and award the contract at the Cemetery meeting on March 15th @ 7:00 p.m.

Board Openings/ MC Tourism, Cemetery Board, BZA and Plan Commission:

Openings still available for the MC Tourism, Plan Commission, Redevelopment and BZA.

Other Old Business:

Vice President Null presented the Council with a rough draft of a bid notice to demolish the old library. He will present the final draft at a later meeting.

NEW Business:

Ordinance 2017-3 Water Ordinance:

After the completion of the water rate study by Umbaugh and Associates the new water rates were introduced. Lisa Huntington of Umbaugh and Associates explained that a household using an average of 5000 gallons of water would see a monthly increase of \$3.50. Member Snead motioned to accept Ordinance 2017-3 for the first reading. Vice President Null seconded, motion carried unanimously. A public hearing for the rate increase will be held on March 15th at 7:15 p.m.

Ordinance 2017-4 Sewer Ordinance:

After the completion of the sewer rate study by Umbaugh and Associates the new sewer rates were introduced. Lisa Huntington of Umbaugh and Associates explained that a household using an average of 5000 gallons of water would see a monthly increase of \$1.50. Vice President Null motioned to accept Ordinance 2017-3 for the first reading. Member Snead seconded, motion carried unanimously. A public hearing for the rate increase will be held on March 15th at 7:15 p.m.

Council Member Reports –

Member Umbaugh, Vice President Null, President Johnson all gave a monthly report of the various activities they did such as meetings, emails and phone calls on behalf of the Town.

CLAIMS

Clerk-Treasurer Mullaney presented the March 1st claims which totaled \$269,137.44. Member Umbaugh moved to accept claims #224 through #264 and Member Stauffer seconded. The motion carried unanimously.

Boards:

Downtown property owner Charles Riddle stated he would love to participate on a board if there is one he could not a resident of Argos but a business property owner. Clerk/Treasurer Mullaney stated she would have to research it and would let him know if anything was open.

New Façade Program –

Vice President Null stated he has been approached by an individual who would like to see another façade program started for the downtown area. They would be will to do a partial match with the Town is that were to happen. The Council would like to hear the proposal first.

ADJOURNMENT

With no more business brought before the board Member Umbaugh moved to adjourn the meeting and Vice President Null seconded. The motion carried unanimously. The meeting adjourned at 8:29p.m.

Dustin Johnson, President

ATTEST:

Lisa Mullaney, Clerk-Treasurer