

Regular Meeting Minutes

August 5, 2025

Present: President Terry Richey, Vice President Jason Hillenburg, Members Chad Wilson, Jamy Greathouse and Mark Wilkerson, Clerk Treasurer Danieta Foster and Atty Matthew Lorenzo

- The meeting opened with the Pledge of Allegiance.
- Agenda was presented and approved without change. Motion Jamy Greathouse, 2nd Jason Hillenburg, Carries 5-0
- Amendment to add July 17 Executive Meeting Minutes and July 17 Special Meeting Minutes. Motion Jamy Greathouse, 2nd Chad Wilson, Carries 5-0
- July 1, 2025 Executive Meeting Minutes, July 17, 2025, and July 17 Special Meeting Minutes presented and approved without changes. Motion Jason Hillenburg, 2nd Jamy Greathouse. Carries 5-0
- Claims presented and approved without changes. Motion Chad Wilson, 2nd Jason Hillenburg. Carries 5-0.
- Allowance Docket presented and approved without changes. Motion Jamy Greathouse, 2nd Mark Wilkerson. Carries 5-0.

400 S Armstrong Street

- The property owner shared longstanding issues with a non-functioning sewer system that complicates mortgage and insurance approvals.
 - A neighboring house built in the early 90s led to the cutting of the existing sewer pipe.
 - Previous contractor efforts (including a scope by Reliable) revealed that the sewer had not been connected to the system since 2000, causing financial and operational difficulties.
- Two repair options were evaluated:
 - Installing a new straight pilot pipe (just over \$17,000) for a low-maintenance fix.
 - Installing a macerator pump (around \$23,000) with concerns over electricity use and reliability.
- The sewer problem is classified as a C5 (one stage from C6), impacting loan approval.
- Discussions made to offset repair costs by considering sewer rates paid over a 25-year period. Cost of repairs will be shared between the town and the owner.

- Two approaches were considered:
 - Lining the existing pipe (approx. \$105,000).
 - Replacing the pipe by drafting specifications and contracting it as a change order.
- The approved solution will be scheduled before well drilling continues

Water Loss

- Water quality reports indicate non-compliance with water loss (30% instead of the acceptable 25% or less).
 - Factors include an aging system, unmetered fire department usage, and estimation challenges during emergencies.
 - Recommendations include improving measurement (e.g., recording hydrant usage) and obtaining monthly reports for accurate state reporting.
 - A future water project phase is expected to reduce losses significantly.
- Investigations into unusual water consumption patterns (possible leaks or pump cycle issues)

Water and sewer Rate Studies

- Baker Tilly provided a quote of approximately \$30,000 (split evenly for water and sewer studies) which is critical for securing SRF funding and adjusting future rate structures.
- Quote presented and accepted. Motion Jamy Greathouse, 2nd Chad Wilson. Carries 5-0.
- Issues with local dealerships have been reported regarding the procurement of new vehicles, especially for 2026 models.
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Property Survey and Alley Closure Issues

- An alley between 205 & 207 N Kovener Street with ambiguous boundaries and usage rights exists.
 - Plans to close the alley have been postponed until a current survey can be completed.

Owner will obtain more quotes to be considered by Mason Boicourt, Utilities Director. Motion Jamy Greathouse, 2nd Jason Hillenburg. Carries 5-0.

601 West Howard Street

Proposal to allow an exception to lot size requirement was brought before the council by Travis Lakins

- Property size: 50 by 192 feet.
- A proposal was made to split the lot into two separate lots (one facing Howard Street and one on Mill Street).
- Exception approved. Motion Chad Wilson, 2nd Jason Hillenburg. Carries 5-0.

614 Bard Street

- Proposal to allow an exception to lot size requirement was brought before the council by Travis Lakins
- Lot dimensions: 110 feet wide by 132 feet deep
- A proposal was made to split the lot into two separate lots
- Exception approved. Motion Jamy Greathouse, 2nd Jason Hillenburg. Carries 5-0.

US 31 Project Discussion

- Suhkwinder Singh presented a proposed idea to develop a property on S. US Hwy 31.
- Utility availability was discussed.

Project Pay Applications

- Several pay applications were received:
 - Division A (well project): Equipment payment with a retainage of \$14,502.94 from a \$20,000 invoice for Mitchell and Stark. Approved. Motion Jamy Greathouse, 2nd Chad Wilson. Carries 5-0.
 - Division B (plant extension): A pay application for \$60,437.94. Approved. Motion Jamy Greathouse, 2nd Mark Wilkerson. Carries 5-0
 - A separate application from McGuire for \$27,000. Motion Chad Wilson, 2nd Mark Wilkerson. Carries 5-0.
- Separately, a well permit issue arose due to a 30-inch non-pressurized SDR/ADS pipe near the well, which must be addressed before the permit is granted.

- Ordinance 2025-2 passed on July 1, 2025 will be vacated. Motion Jamy Greathouse, 2nd Chad Wilson. Carries 4-0. Abstain Jason Hillenburg.

Tornado Siren

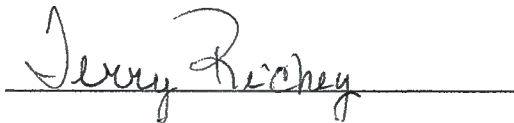
- The old tornado siren was evaluated and, following inquiries from Grassy Fork Township regarding its purchase or donation, it was decided that the town would donate to Grassy Fork. Motion Mark Wilkerson, 2nd Jamy Greathouse. Carries 5-0.

Resolution and Ordinance

- Resolution 25-4 approved a temporary \$100,000 loan (\$80,000 from Cum Cap Development and \$20,000 from Water UTL Depreciating) to General Fund. Motion Jamy Greathouse, 2nd Chad Wilson. Carries 5-0
- Ordinance 2025-1, wage increases. Approved 4% increase across the board. Motion Jamy Greathouse, 2nd Chad Wilson. Carries 5-0.

Adjournment

Motion Jason Hillenburg, 2nd Jamy Greathouse. Carries 5-0.



Terry Richey/President



Danieta Foster/Clerk Treasurer