

BOURBON TOWN COUNCIL MEETING

MAY 9, 2022

A regular meeting of the Town Council for Bourbon, Indiana was held at 6:00 p.m. on Monday, May 9, 2022, with Council Members, Ward Byers, Les McFarland, Terry Clemens, and Clerk-Treasurer Kimberly Berger present in person. The meeting was opened to the public and held at the Matchett Event Center located at 805 N. Harris Street.

A presentation was made and a proclamation read to Luigi Both's widow and his daughter retiring Police Reserve Badge number 4720.

MINUTES: Member McFarland made a motion to approve the minutes of the April 12, 2022, meeting, which was seconded by Member Clemens and carried by a vote of 3 Ayes, 0 Nays.

OLD BUSINESS: No old business to come before the Council.

NEW BUSINESS: Due to conflicts, the June Council meeting will be held on Monday, June 13, 2022, at 6:00 p.m. Member Clemens motioned to accept the change, Member McFarland offered the second and the motion passed 3 Ayes, 0 Nays.

President Byers introduced Travis Heckaman, owner of CT Polymers LLC. Mr. Heckaman presented to the Council and the audience an overview of his business. President Byers then introduced Resolution 2022-07 declaring 12340 Elm Road an Economic Revitalization Area. Member Clemens motioned to approve the Resolution, Member McFarland offered the second and the motion passed 3 Ayes, 0 Nays.

President Byers stated that the properties located at 408 E. Liberty and 201 W. Quad Streets are in total disrepair and have no utilities and asked the members to declare them unsafe under our ordinance. Letters will be sent by our attorney and given 15 days to get in compliance.

REPORTS FROM DEPARTMENT HEADS:

Ms. Berger asked for approval of claims #4328 - 4400 in the amount of \$268,915.59. Member McFarland motioned to approve the claims, Member Clemens offered the second and the motion passed 3 Ayes, 0 Nays.

On behalf of the Wastewater Department, Berger presented an update on the reoccurring sanitary sewer line problems at Shells Inc. located at 502 Old U.S. Highway 30. Shells, Inc. has retained the assistance of Stone Excavating and is working on replacing the fixtures inside their bathroom facilities. Our utility department feels that they are trying to resolve the problem and asks, at this time, not to move forward with fines.

Berger presented a quotation Flow Technics for a pump repair to the North Lift station in the amount of \$2,596.39. Member Clemens motioned to accept the quote, Member McFarland offered the second and the motion passed 3 Ayes, 0 Nays.

Berger presented a quotation from Priority Project Resources in the amount of \$4,000.00 to conduct an income survey. Member Clemens motioned to accept the quote, Member McFarland offered the second and the motion passed 3 Ayes, 0 Nays.

Ms. Berger stated that the utility department is pursuing quotes to fix a stormwater manhole at the corner of Jefferson Street and Harris before paving will take place in July.

Berger advised the Council that Morris Roofing will be starting the roof repair on the Fire Station and the Town Hall within a week.

Carl Amsden, Police Sargeant submitted the monthly report. Amsden asked the Council to place Timothy Hubert on the Reserve list. Member McFarland made a motion to approve Hubert to the Reserves, which was seconded by Member Clemens and carried by a vote of 3 Ayes, 0 Nays. Amsden advised the Council that Brandon Ewing will be graduating from the Reserve Academy on May 27th.

Roger Terry, Supervisor of Public Works, presented his activity report and the report of the Utility Department. Terry discussed with the council a bid to remove 2 trees along the Community Construction proposed construction. He stated that Clerk-Treasurer Berger would be meeting with Ryan Anderson to discuss the changes to the presented grant application later in the week.

Chuck Dewitt, Zoning Department stated that he had been sending letters to residents about the conditions of their properties. He also stated that the Plan Commission had met earlier in the evening to rezone 4 parcels at Slabaugh Fabricating.

Chad Stepp, Fire Chief, was not present, however, President Byers stated that they responded to 3 calls the prior month.

TOWN ATTORNEY: Mr. Hoover was not present.

The Public Hearing was introduced at 6:30 p.m. on a recommendation from the Plan Commission to rezone the property located at 502 Shaffer Road from A (Single Family Residential to B (Two Family and Group Home District.

PATRON'S COMMENTS: Paster Matt Cottrill (304 Rose Lane) of the United Pentecostal Church was first to speak and presented an updated preliminary drawing to the Council. He stated that a 60' x 90' building would be constructed and attached to the existing structure.

Ms. Andrea Hart (406 S. Harris) Day Care Director, stated that the enrollment at the current location was at maximum capacity per the State of Indiana and that they are currently using

Sunday School classrooms during the week to house the day care children. She stated that it is a problem to keep moving classroom supplies to accommodate Sunday School classes on Sunday. The daycare operates from 5 a.m. to 5 p.m.

Tricia Campbell (403 Shaffer Road) spoke in opposition of a commercial building being placed in a residential area. She stated that she was concerned with the additional traffic, safety of children crossing the road, signage, and additional lighting. Ms. Campbell presented a letter from Angela Doss that voiced her concerns in opposition.

Dena Wattenbarger (309 Arnold Street) questioned why the vacant lot that the United Pentecostal Church owns on North Bourbon Street is not being used to construct the new daycare facility. Pastor Matthew Cottrill responded that they would like to use that location for a Family Life Center and currently, they did not have the funds to construct that.

Mark Cottrill (502 W. Sunset Drive) stated the location was the ideal spot for children.

Ryan Frick (501 Shaffer Road) concerned with the extra traffic.

Becky Westafer (502 Shaffer Road) concerned about the extra traffic and the affect on property values.

Gretchen Rettinger. United Pentecostal Church Preschool director stated that they do not solicit outside enrollment for preschool. All the preschool students are in house daycare residents.

Tricia Campbell spoke again to reaffirm if there is a clause for rezoning back to residential if passed. Chuck Dewitt stated that the Plan Commission voted to rezone with that stipulation in place

Mikalaya Howdeshell stated the current facility needs more room.

P.J. Hanley (1102 N. Main) brought up what is stated in the comprehensive plan about leaving residential districts residential and not spot zoning. However, he felt concessions should be made for growth.

David Sauer (901 Triton Drive) states that he works 2nd and 3rd shifts and was concerned about the added noise to the neighborhood and not being able to rest during the day.

Lyta Dohner (1006 N. Lincoln Street) concerned with the added traffic.

Bill Harvey (107 Virginia Street) stated that the noise level would not be any different than normal. He stated that when the marching band practices in the summer you can hear it all over town.

Jordan Breeden (505 Lincoln Street) stated that a daycare located on Shaffer Road would be a great convenience for him since he works for Triton Schools. He also stated that the school has security cameras that would help with security at the daycare facility.

Kayla Stewart also spoke in favor of the rezone because the Town needed to grow.

At 7:08 p.m. Member Terry Clemens moved to close the public hearing after there were no additional public comments. Member McFarland offered the second and the motion passed 3 Ayes, 0 Nays.

COUNCIL MEMBER COMMENTS: Member McFarland stated that this was a hard decision for him after working on the comprehensive plan in 2017. He offered suggestions as to maybe adding a stop light or stop sign on Shaffer Road to help with the traffic.

Member Terry Clemens stated that he felt that the present vacant lot in close proximity to the church should be utilized for the daycare. He also stated that he was a member of the comprehensive plan committee and felt that spot zoning was something that was not in the best interest of the town.

President Byers stated that this was a difficult decision for him but had done a lot of research by engaging with community members. He feels childcare is a huge issue and in many communities, day care facilities coexist in residential areas.

Member McFarland made the motion to approve the rezoning of the property at 502 Shaffer Road, President Byers seconded the motion and it passed 2 Ayes, 1 Nay with Member Clemens voting against.

ADJOURNMENT: Being no further business to come before the Council, Member Clemens made the motion to adjourn at 7:45 p.m., a second was offered by Member McFarland and carried by a vote of 3 ayes, 0 nays.

ATTEST:

Kimberly A. Berger, Clerk Treasurer

Ward Byers, President