



## June 25, 2025 Town Council Meeting Minutes

Attendees: MacKenzie Taylor, Larry Randolph, Dean Smith, Dana Rutter, Vernon Miller, Corey Oberlin, Gale Gerber, Johnny Bachman, Addie Miller, Ray Rodriguez, Jackson Beck, and Carl Wheeler.

Dean called the meeting to order.

Dean made a motion to approve the meeting minutes from June 11, 2025. Larry seconded the motion. Upon voice vote the meeting minutes were unanimously approved.

**Water:** Dean said, obviously Avery is not in attendance. Did he have anything to report through you, MacKenzie? MacKenzie replied no. Dean asked if the hydrants were all done? MacKenzie said, she assumes so because they are in the payables.

**Wastewater:** Dean announced Avery passed his test, so that's exciting and a major milestone for us.

**Community Development:** MacKenzie said, Jackson Beck is here (Town Attorney) to go over the two-acre land purchase with us. Jackson began by saying he is aware of the interest about acquiring some land. Jackson told the council it's a requirement to pass a resolution, within the resolution it reinforces the Town took the correct measures and steps to acquire the land. We had two appraisals, which need to be kept for five years, and you are offering the average of the two appraisals. The resolutions were given to the town council. The Real Estate Purchase Agreement shows we are offering the gentleman the average of the two appraisals. The purchase agreement deadline is for July 3, 2025. It's a negotiating tactic. Jackson wasn't sure how much of a bargaining position the town is in. Dean made a motion to approve resolution 2025-05. Dana seconded the motion. Upon voice vote resolution 2025-05 was unanimously approved. Vernon said he would take the paperwork and give it to Harley since he's had the most interaction with him. Jackson went on to mention, this is structured like a normal purchase, title insurance will be required. Jackson said, you can use any company you want, but his office does have Elco Title Company. Larry said, he is fond of Elco Title Company and would like to use them. Jackson said, once it's signed, we can process the agreement.

Dana asked do we need to discuss raising the ordinance violation ticket charge for speeding? Jackson asked, prepare an amendment for the ordinance to raise rates for speeding? Jackson



asked, what do you want to raise it to? Dana questionably asked \$150 or \$200? Larry said hit them in the wallet or else you won't get their attention. The council was in agreement with \$200. Jackson said with updating an ordinance that includes fees or penalties this will need to be advertised in the Goshen News 30 days after the ordinance has been adopted. Larry asked Ray what his thoughts were. Ray said he guessed that works, that's about the amount for an infraction. Jackson asked when the next council meeting would be? MacKenzie replied July 9<sup>th</sup> at 5:00pm.

It was then asked about the proposed stop sign change to a yield sign. Jackson said he is able to do that when we do the next update. Where is it? Corey said it's at Cook and Elm Street, change the stop sign to a yield sign. Dana agreed and said to also add two stop signs one by Wabash and Walnut, then the other one would be at CR 42 and Wastewater Dr.

MacKenzie informed the council her, town employees, Community Foundations of Elkhart County, and Abonmarche had a great discussion about the Hawpatch Trail. We have two strong path choices right now.

Corey said he's not sure if the council knew what was going on or not. The entire length of Maple Street was not going to get paved. They were only going to mill off the top and pave the rest, we thought they were paving the entire length. Niblock went through some management changes and I think that's where the confusion began. We met with them yesterday and everything is good. Instead of milling the top off and repaving it because it could lead to cracks. They will go 150 ft towards the Welding Shop, to the west side of the parking lot and to the end of Maple Street. Around the curve to Elm Street doesn't look bad. I told them about the semi traffic and there's quite a bit of pulling in and out. With concrete under there it won't crack so bad. Dana asked, that won't delay anything? Corey said, yeah when they start next year. Corey said, no everything is going to plan now. The Notice to Proceed is dated for July 7, it's when their clock officially starts, MacKenzie said. They will officially start around the 14<sup>th</sup> or something. We are waiting on obtaining a letter from Phend & Brown for Timber Valley. We will copy the same format and mail those out to Maple Street Resident's and/or the Reality Company so they can notify residents of what will be going on. Lumber Yard should be notified as well because they won't be able to use that entrance/exit for a day or two.

**Maintenance:** Corey said the vacuum truck called me back Monday and it's not great to consider looking at it any longer because it requires a CDL to operate. Dean asked how big is it? Corey replied, it's big, and showed the council a picture. Larry asked, do you need a CDL just for town use? Dean replied, I'm sure you have to have one. Corey said he's sure it would be nice to have but how often would we really use it?

July 8<sup>th</sup> Corey has a vacuum trailer coming for a demo. I want to take it up to the car wash. It's supposed to be here at 9am and it's coming from Best Equipment. Corey said the price is \$120,000. Or you can rent one for a week and that's \$3,000. So, we'll see how the demo goes and go from there.

Geospatial explained the drain drop on Walnut Street when they were here last. Corey said, they are claiming the drain drops from 2 ft to 4ft and the same thing with the sewer lines. Dean asked, wouldn't it have to go deeper? Corey said it's where it comes from under the road at Walnut Street. Corey said it wasn't the best experience with them. Dean replied oh no.

Corey has a call in with Best Sweeping Specialists to get the streets swept. Corey asked, do you want to do it now or after Farmer's Day? Dean said wait until Farmer's Day, unless they need it bad. Corey said, Washington Street looks pretty crappy. The council told Corey to get a quote.

Corey put a light on the flag pole out front. He said let him know how it looks.

**Marshal:** Ray said, the cameras may be installed sometime next week.

**Park:** Vernon gave the council a quote from Middlebury Electric, this is for the receps in the ball park pavilion/concession stand area. Vernon said he doesn't have a quote for the posts. Dean asked power already runs to the posts, right? Vernon said from one transformer to the next one, he (not exactly sure if he was meaning Floyd or someone else from Farmer's Day Committee) wants a 50 amp breaker on that post. The rest is just changing the boxes and breakers. Vernon said I don't know how much that will be. Vernon said he was just told to get them fixed. Larry said \$2,450 isn't bad. Dean made a motion to approve the quote from Middlebury Electric for the ball park pavilion receps. Larry seconded the motion. Upon voice vote it was unanimously approved.

Dean asked Vernon if he had seen boys playing with the hydrant? Vernon asked Dean, should I put a lock on it? Dean replied, don't pull it out. Would that cause more trouble? Vernon asked which hydrant he was talking about? Dean said, the one west of the pavilion. Vernon said he has not seen any issues with that one, but the one by the volleyball court he has seen issues with. Vernon said, if you want me to it can be locked. Larry said, you could show up there and it'd be running full stream. Vernon said, sometimes for reunions people need water so he suggested he could only unlock it for park rental days or something. The suggestion was agreed upon.

Vernon told the council he asked MacKenzie previously about purchasing a drag for the diamonds. Vernon said he messed up on the catalog picture, the size was a 3x6 and the other

one he had was a 6x3. So, he ordered the wrong one and returned it. The cost was more because of the shipping to return. The grand total with the new piece of equipment and shipping was \$764, Vernon apologized for that. The council assured him no worries. Vernon said it works great and he is using it a ton.

**Clerk Treasurer:** MacKenzie said she would like to have a budget meeting sometime next week with the employees. MacKenzie is seeking a wish list from everyone for 2026 along with price estimates of equipment or whatever it is they think they need. MacKenzie asked the council to start thinking about wages for 2026 so she could prepare mock budgets for review. She mentioned she will be working with Janet again on building an appropriate budget. MacKenzie is aiming for the 2<sup>nd</sup> meeting in August as the public hearing date and an adoption date for the 1<sup>st</sup> meeting in September.

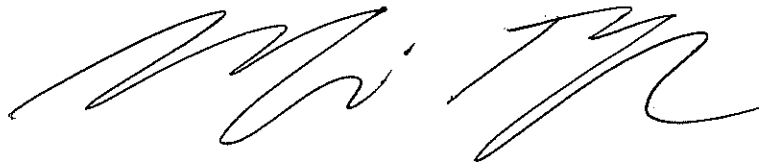
**Old Business:** Johnny Bachman was in attendance to go over any remaining questions for the Borden Wasteaway contract renewal. Johnny said, the biggest question was about the increase going from 4% instead of 3%. CPI and the cost of living essentially is common goods or change over the year. Last years CPI is about 5.2% so at 3% we are losing money each year as prices go up. We enjoy being apart of this community and we don't want to jump up the price 5% to capture what we've lost. Therefore, we thought 4% would be a nice medium. Johnny explained the two options; you could stick with the renewal price at a locked in 4% for the next three years. Or, you could go off of the CPI, with that being said this July we could lock in 3% for the year. Then, come July 1 of 2026, we would go off of the CPI price, if it goes lower than 3%, you'll still remain at 3%. If it goes higher than 3%, let's say 6%, then you will pay that 6% increase. So, it's a little big more of a gamble for your budget and what resident's will pay. The council agreed, as well as MacKenzie, it's the safest bet to lock in at 4%. There's no telling what the economy will be like in the next couple of years, but at least a consistent low rate is intact. Dean signed the Borden Wasteaway contract, which will allow them to continue as our trash service providers for the next three years. Dana asked Johnny, how do we go about getting a new trash can? Dana said his lid was zip tied on. Johnny said typically you would have to call our customer support team and they would deliver a new one to you on Monday and pick up your old/broken one. It will be the same standard size as you have now.

Oak Street, Petra's old home came back up in discussion. MacKenzie said, there is actually a crew there taking care of it. Corey told the council they should go drive by; you can actually see the house now. The council asked who hired him? Mike said his neighbor talked to someone and supposedly they bought the house on a site unseen, and realized the house is not in good condition. Dean said let's hope for the best in them cleaning it up.

**New Business:** Carl said he likes the doors. This will help someone down the line.

Dean made a motion to pay bills. Larry seconded the motion. Upon voice vote the bills were unanimously approved.

Dean made a motion to adjourn. Dana seconded the motion. Upon voice vote it was unanimously approved to adjourn.

A handwritten signature in black ink, appearing to be "Mi. Tm" or similar, written in a cursive style.