

**Town Council
Regular Meeting Minutes
May 13, 2024
6:00 PM**

The Town Council of the Town of Kouts, Indiana met in the Kouts Town Hall, 210 South Main Street, Kouts, Indiana 46347 on the 13th day of May at 6:00 p.m. for the purpose of conducting their regular monthly meeting.

Council President Tyler Brock called the meeting to order and the Pledge of Allegiance was recited by all present.

Roll call was taken and the following members were present: Councilors Tim Gant, Blake Jefferson, Harold Salyer and CJ Wittmer. Also present, Clerk-Treasurer Laurie Tribble, Police Chief Michael Miller, Fire Chief Jeremy Gettler, and Building Inspector/Park Director Orville Jefferson. Tyler Brock was absent from the meeting.

Approval of Utility Minutes: *The minutes of the April 15, 2024 utility meeting minutes were presented to the council for approval. Councilor Wittmer motioned to approve the minutes as submitted and Councilor Salyer seconded the motion. Motion carried 4-0.*

Approval of Minutes: *The minutes of the April 15th, 2024 regular meeting minutes were submitted to the council for approval. Councilor Salyer motioned to approve the minutes as submitted and Councilor Wittmer seconded the motion. Motion carried 4-0.*

Approval of Claims: *The Accounts Payable Docket from April 16 to May 13, 2024 was presented to the Council for approval. Councilor Salyer motioned to approve the Accounts Payable Docket as submitted and Councilor Wittmer seconded the motion. Motion carried 4-0.*

Departmental/Contractual Reports:

****Clerk-Treasurer-Laurie Tribble reported Adam Sitka's email regarding the West Tank rehab. The tank manufacturers would prefer not to rehab an existing tank and are not quoting for large rehabilitation jobs. This changes our project because it would require three contractors to complete the work and result in higher constructions costs. He advised that we wait on the tank rehab since it was already at the end of the project and bid the rest of the project. They would then prepare a bid package and advertise separately for the rehab. Mighty Dog has been asking for a 50% deposit to get started on the garage roof. The town can't pay for services in advance. Attorney Schwerd suggested we pay as we go. Mighty Dog can submit an invoice as work is completed and a check can then be issued each day until the project is complete. Councilor Gant motioned to use the option to pay as each step of the project is completed with an invoice submitted of the work completed each time up to \$53,182.59. Councilor Salyer seconded the motion. Motion carried 4-0.***

***Attorney-**No report.

***Park-** Orville Jefferson, Park Director, reported the splash pad will open Memorial Day. They are still working on getting funds for a basketball court at Drazer Park.

***Police Department-** Chief Miller reported Sgt. Young attended schooling to become a taser instructor. When the new tasers arrive, he will be instructing the department on how to use them properly. In June they will doing rifle qualifications. They have new medical bags and life vac equipment. Cody Tratabas will be attending primary instructor school in Huntington, Indiana. Chief Miller stated he will be staying with family and would like to bring his wife along. The insurance company said he could as long as the council approved and he didn't make any law enforcement stops (accidents, traffic, etc.) along the way. Councilor Salyer motioned to approve Officer Tratabas taking his wife as long as he didn't make any stops; Councilor Gant seconded the motion. Motion carried 3-0-1 with Councilor Wittmer abstaining due to Officer Tratabas being family.

***Plan Commission-** No report.

***Building Inspector-** No report.

***Storm Water Board-** Kevin Salyer reported they approved Town and Country Paving for the Church Street Project pavement repair.

***Economic Development Commission-** No report.

***Fire Department-** Fire Chief Gettler reported two members have completed the academy, and two others have gone to Wisconsin to extrication training. He thanked the EDC for approving the grant to paint the fire department. He met with Gen Pro and went over the life safety plans. He did not receive the plans before a building permit was issued. He would like to put together a plan to make sure this doesn't happen again. It was suggested when plans are submitted, that we conduct a workshop to invite everyone to review the plans and have a group discussion. After each department has reviewed the plans and they approve, they would then sign the final plans. A stamp will be ordered for each department head sign after final approval of the plans.

New Business

EDC Appointments- Councilor Salyer motioned to appoint Jill Stricker to the EDC; Councilor Gant seconded the motion. Motion carried 4-0. Councilor Wittmer motioned to appoint Samantha Tribble to the EDC; Councilor Salyer seconded the motion. Motion carried. 4-0.

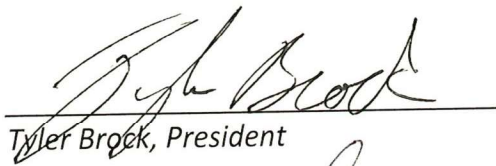
Adjournment:

Councilor Wittmer motioned to adjourn the meeting at 6:40 p.m., and Councilor Salyer seconded the motion. Motion carried 4-0.

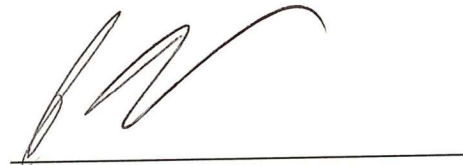
Respectfully submitted,



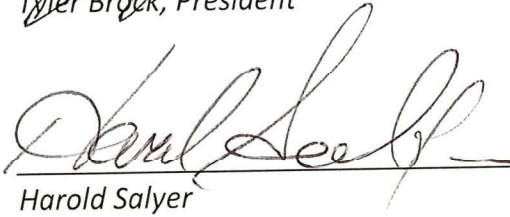
Laurie A. Tribble
Clerk-Treasurer



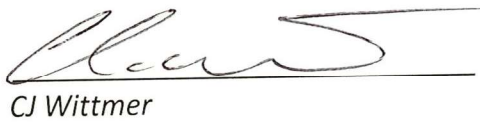
Tyler Brock, President




Blake Jefferson, Vice-President



Harold Salyer



CJ Wittmer



Tim Gant

Kouts Town Council
Special Meeting
June 5, 2024

The Town Council of the Town of Kouts, Indiana met in the Kouts Town Hall, 210 South Main Street, Kouts, Indiana on the 5th day of June at 5:00 pm for the purpose of conducting a special meeting.

The meeting was called to order by Council President Tyler Brock and the Pledge of Allegiance was recited by all present.

Roll call was taken and the following members were present: Councilors Tyler Brock, Blake Jefferson, Harold Salyer and CJ Wittmer. Also present, Clerk-Treasurer Laurie Tribble. Tim Gant, Adam Sitka and Mike Kleinpeter were in attendance via phone.

Ron Steuer-Mr. Steuer was present to discuss the Town purchasing 6/10th of an acre of land on the north side of his farm land for the water project. Mr. Steuer stated his main concern was to make sure he had access to his property. Adam Sitka, Wessler Engineering was able to determine that he does have access to his property via Mentor St per the T & E Report. Mr. Steuer stated there is a 5 ft section that crosses in front of the cabinet shop, southwest corner of the CMG property is what he is concerned about. He would like that cleared up and he would work with the price. Councilor Brock stated he believed the Commissioner's Deed took care any issues with that section. Adam Sitka stated that a 50-year Title and Encumbrance Report has been done on the property. This report is a 285-page document that had to be gone through to determine property access. The study showed that he does in fact have access to his property from South Mentor St. per Commissioners' Deed. Mr. Steuer said he was worried that someone could put up a fence, however this area must be kept clear, it is considered an easement or ROW. He said that he felt comfortable with the answers given and requested a copy of the T & E report for his records. He then asked if he put in a road in that section, would the town maintain it and plow it if it were to match town specs? Councilor Salyer stated that would be something to negotiate at that time when the road was put in.

After further discussion regarding selling price with Mr. Steuer, he was asked what was his final price. He stated his final price was \$18,000. He was given the map from the results of the T & E report as he was leaving the meeting. Mike Kleinpeter reminded everyone that the Option to Purchase Agreement must be signed by June 28 for the OCRA Grant. He and Laurie will reach out to Attorney Schwerd tomorrow for his input. The councilors were in agreement to proceed with the \$18,000 asking price, \$1,500 in earnest

money to hold the property for one year from the signing of the agreement. Laurie will report to the council after speaking with Atty. Schwerd.

Adjournment:


Councilor Wittmer motioned to adjourn the meeting at 6:00 pm, Councilor Jefferson seconded the motion. Motion carried 5-0.

Respectfully submitted,

Laurie A. Tribble

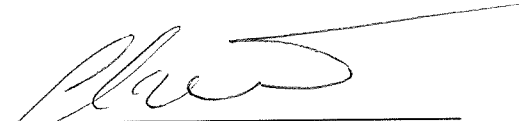
Laurie A. Tribble
Clerk-Treasurer

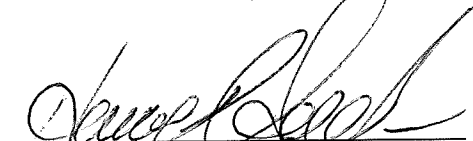

Tyler Brock


Blake Jefferson


Robert Forster

Tim Gantz


CJ Wittmer


Harold Salyer