

310 LANE STREET
NORTH JUDSON, IN 46366

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Town of North Judson
Special Meeting Minutes

September 9, 2024, 5:30 P.M.

The North Judson Town Council met in Regular Session at the North Judson Town Hall, 310 Lane Street, North Judson, IN on the above date and time with the following present: Council President Rowe, Vice-President Brown and Councilmembers Felchuk, and Banks were able to attend.

The Pledge of Allegiance was recited.

Council President Rowe asked for approval of the agenda. Council Vice President Brown moved to approve the agenda. Councilmember Felchuk seconded the motion, and all council members present concurred.

Business

Town Ordinance No.2024-05: 2024 Salary Ordinance Amendment

Clerk-Treasurer Rowe conducted the Second Reading of Town Ordinance No.2024-05: 2024 Salary Ordinance Amendment that would be effective on September 16th, 2024. Council President Rowe explained that the only change to the document is the insertion of the Interim Town Marshal position to be paid at a rate of \$27.32/hour excluding overtime paid biweekly out of the General Fund.

Councilmember Felchuk made a motion to approve the Second Reading and Adopt Town Ordinance No.2024-05: 2024 Salary Ordinance Amendment. Council Vice President Brown seconded the motion and Councilmember Banks concurred; Councilmember Rowe abstained.

Discussion: Lien Release – 419 Main Street

The Council discussed their options for releasing/terminating the outstanding sewer lien for the property at 419 Main Street. Attorney Schramm advised that it would be easier to release the liens rather than coming up with an agreement over the property, but he was not sure if the County would accept the release as is. CT Rowe stated that he did speak with Attorney Blair Todd and informed him that the Council would be discussing the termination of the liens during tonight's meeting. Rowe stated that after going through the records, he configured the lien total to be \$1,979.75 which was lower than the total they presented at the meeting on September 3rd though there would be county fees assessed on that lien as well. Council President Rowe asked how much it would cost to take down the house to which Town Manager Leszek stated that he believed it could be around \$20,000.00 to get the house torn down and removed from the property. Council Vice President Brown believed that the Town should not release the liens that would apply to anyone buying

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property from the Tax Sale; despite the Mann's pursuit of the property which is not a guarantee. Councilmember Felchuk agreed stating that the precedent is important in this situation. Council President stated that when Doug Wilde inherited his parents' property, he was still responsible for all the taxes and bills that came with it and there was not much the Town could help with in that situation. The Council all agreed to not terminate the sewer liens. CT Rowe stated that he would get in contact with Blair Todd in the morning to inform him of the Council's decision.

Conflict of Interest

CT Rowe explained that he had a Conflict-of-Interest form completed by Councilmember Eric Lewandowski for the Council to approve.

Councilmember Brown made a motion to approve the Conflict of Interest for Councilmember Eric Lewandowski. Councilmember Felchuk seconded the motion and all members present concurred.

Recognition of Guest

Leslie Zank explained that she wanted to have the sewer tap installed on her Sycamore Street property so that she could get her coffee shed going before winter arrived. She stated that she did not have the \$1,500.00 it would cost her to get the sewer tap installed. Zank wanted to see if the Town would be willing to add \$100.00 to the cost of her utility billing as a way to allow her to make payments. Council President Rowe asked if the Town had any sewer line payment plan and CT Rowe stated that they did not. Leszek stated that the \$1,500.00 is just for the Town to tap into the main sewer line and then Zank will need to hire a contractor of her own to install the plumbing to her shed. Zank stated that she did not know that the water and sewer had two different fees so she did not take out a loan that would cover both water and sewer taps. Council President Rowe asked if she had gone to one of the banks to see if she would be able to get a small business loan. Zank explained that she did not want to take out a loan from the bank. After some discussion, it was stated that the Town would not be able to provide a loan in this regard.

Additional Business Deemed Necessary by the Council:

Nothing to present.

Adjournment

Councilmember Felchuk moved to adjourn the meeting. Commissioner Vice President Brown seconded the motion, and all members present concurred.

Meeting adjourned at 5:57 P.M.



John Rowe, Council President

Attest:



Andrew J. Rowe, Clerk-Treasurer