

October 15, 2024

The public hearing and regular meeting of the Fremont Town Council was called to order by Council President Linda Fulton at 5:00 p.m. on Tuesday, October 15, 2024, at the Fremont Town Hall. Councilmembers Dr. William Stitt, Barry Wilcox, Ashlee Hoos and Scott Glendening were also present.

Others representing the Town were:

Mary K. Parsons, IAMCA, MMC, ACPFA, ACPFIM, CPM, CMO Clerk-Treasurer

Becky Maggart, IAMC, Chief Deputy Clerk

Kurt Bachman, Town Attorney

Tony Manns, Town Attorney

Joe Patterson, Town Marshal

Jeff Olds, Water Superintendent

Others in attendance were:

Todd Thurber, DLZ

Rick Deller, Town Resident

Zach Burnau, Town Resident

Dorothy Fritz, Town Resident

Walter Pelfrey, Town Resident

Michael DeWitt, Town Resident

Carolyn DeWitt, Town Resident

Ryan Boekhout, Cold Heading

Council President Linda Fulton turned the Public Hearing over to Town Attorney Tony Manns for the Nuisance Ordinance Violations. Town Attorney Tony Manns said that after several attempts for Town Zoning Administrator Becky Maggart and Town Marshal Joe Patterson to meet with Randy Appleton or his Attorney Foy McNaughton for the inspection of property of 208 E Toledo Street for compliance. It was determined that on October 1, 2024 the property was in compliance. A bill was sent to Attorney Foy McNaughton for the Nuisance Ordinance Violations of \$1,350. and Zoning violations of \$6,600. for a total of \$7,950. Attorney Foy McNaughton contacted Town Attorney Tony Manns and said that Randy Appleton has offered to pay \$1,000 today if the Nuisance Ordinance Violation fines be reduced to \$1,000 and the Zoning Violations be waived due to his promise to stay in compliance. Discussion followed by the Council, Town Attorney Kurt Bachman and Zoning Administrator Becky Maggart. Councilmember Barry Wilcox motioned to approve as presented, second by Councilmember Dr. William Stitt, all in favor. Councilmember Dr. William Stitt motioned to approve signing of documents needed outside of a council meeting, second by Councilmember Barry Wilcox, all in favor. Town Attorney Tony Manns then presented a dismissal for the property of 201 N Coldwater Street on their Nuisance Ordinance Violation that is now in compliance. Councilmember Barry Wilcox motioned to dismiss as presented, second by Scott Glendening, all in favor. Town Attorney Tony Manns then presented a dismissal for the property of 205 W Toledo Street on the Nuisance Ordinance Violation that is now in compliance. Councilmember Barry Wilcox motioned to dismiss as presented, second by Scott Glendening, all in favor. Councilmember Barry Wilcox approved the signing of the dismissal outside of the council meeting, second by Councilmember Scott Glendening, all in favor. Town Attorney, Tony Manns then presented a continuance to November 19, 2024 at 5:30 p.m. for the property of 205 E Toledo Street to give them another month to get property into compliance due to the

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effort that has been made so far. Councilmember Dr. William Stitt motioned to approve continuance as presented, second by Councilmember Barry Wilcox, all in favor. Councilmember Dr. William Stitt approved the signing of the continuance outside of the council meeting, second by Councilmember Ashlee Hoos, all in favor. Town Attorney Tony Manns then presented the continuance to November 19, 2024 at 5:30 p. m. for the property of 406 E. Michael Street to give them another month to get property into compliance due to the effort that has been made so far. Councilmember Scott Glendening motioned to approve the continuance as presented, second by Councilmember Dr. William Stitt, all in favor. Councilmember Scott Glendening motioned to approve the signing of the continuance outside of the council meeting, second by Councilmember Ashlee Hoos, all in favor. Town Attorney Kurt Bachman explained the purpose of a public hearing for the nuisance violations, and that the Council has the authority to rescind, amend or approve the violations and fines presented by Town Attorney Tony Manns and Town Zoning Administrator Becky Maggart. Town Attorney Kurt Bachman then asked for anyone who would be speaking on behalf of the property of 908 W. Renee Drive, and no one was present. Town Attorney Kurt Bachman then swore in Town Zoning Administrator Becky Maggart and turned the Public Hearing over to Town Attorney Tony Manns. Town Attorney asked Town Zoning Administrator Becky Maggart to tell the Council the process that has led up to the Nuisance Ordinance Violation Order and fines. Discussion and questioning followed and Town Attorney Tony Manns presented on Town Zoning Administrator Becky Maggart recommending that the property is not in compliance and that fines for the violations be \$100 per week from September 10, 2024 through October 15, 2024 of \$500 is billable now, and a fine of \$100 per week be incurred until the nuisance is abated. Councilmember Dr. William Stitt motioned to approve as presented, second by Councilmember Ashlee Hoos, all in favor. Councilmember Barry Wilcox motioned to approve the signing of documents outside of the council meeting second by Councilmember Scott Glendening, all in favor.

Council President Linda Fulton closed the public hearing and opened the regular town council meeting at 5:30 p. m.

Approval of Minutes- Councilmember Scott Glendening motioned to approve the September minutes, second by Councilmember Barry Wilcox, all in favor.

Approval of Claims, Payroll, Comp Time, Fund Report and Appropriation Report- Councilmember Barry Wilcox moved to approve claims, payroll, comp time, fund and appropriation reports as presented, second by Councilmember Ashlee Hoos, all in favor.

OLD BUSINESS:

2023 Community Crossing update- Todd Thurber from DLZ said API will be completely finished, weather permitting, in the next two weeks.

2024 Community Crossing Streets update – Todd Thurber from DLZ said E&B Paving is planning on starting the project in spring of 2025, with the preconstruction meeting in February 2025. Todd Thurber from DLZ said that 2024 -2 Community Crossing Street Project for Pearl Street was submitted and the announcement for awarding will be in November.

Alley Update- Todd Thurber from DLZ said API is planning on starting October 21, 2024 weather permitting.

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Sidewalk Projects update- Todd Thurber from DLZ said that on the Coldwater Street Sidewalk project, they are working on concepts and design and will be ready to bid by the end of the year. Todd Thurber from DLZ said that T&S will start the Hope Drive Sidewalk project the beginning of November, weather permitting.

Lead service line updates- Todd Thurber from DLZ said the lead service line study is complete and should be submitted by October 16, 2024.

Discussion on Screw press bids- Clerk Treasurer Kathy Parsons said that one bid came in for the project from Mason Engineering for \$412,995 and that it looked like they covered everything. Clerk-Treasurer Kathy Parsons asked for Council to approve legal review by Town Attorney Kurt Bachman, and if compliant, then to approve awarding the bid and signing before the council meeting on November 19, 2024. Councilmember Barry Wilcox motioned to approve as presented, second by Councilmember Scott Glendening, all in favor.

Approve final Trash Contract- Council President Linda Fulton discussed and asked for questions or concerns from the Council about the trash contract from Washler Inc. Councilmember Barry Wilcox motioned to approve the contract as presented, second by Councilmember Dr. William Stitt, all in favor.

NEW BUSINESS:

Utility Credits- Councilmember Scott Glendening motioned to approve the utility credits as presented, second by Councilmember Ashlee Hoos, all in favor.

Tax abatement requests- Council President Linda Fulton presented Resolution 2024-03 for the tax abatement for Cold Heading. Councilmember Barry Wilcox motioned to approve the tax abatement as presented, second by Councilmember Ashlee Hoos, all in favor. Council President presented Resolution 2024-04 for the tax abatement for Ajax Metal. Councilmember Dr. William Stitt motioned to approve as presented, second by Councilmember Barry Wilcox, all in favor. Councilmember Barry Wilcox motioned to waive the second reading of both resolutions, second by Councilmember Ashlee Hoos, all in favor.

Approve Fire Contract- Councilmember Barry Wilcox motioned to approve the Fire Contract for Jamestown as presented, second by Councilmember Scott Glendening, all in favor.

Budget Reduction Ordinance 2024-06 – Council President Linda Fulton presented the Budget Reduction Ordinance 2024-06. Councilmember Barry Wilcox motioned to approve as presented, second by Councilmember Scott Glendening, all in favor.

Fire Truck Loan agreement 2024-07- Council President Linda Fulton presented the Fire Truck Loan Agreement 2024-07. Councilmember Scott Glendening motioned to approve as presented, second by Councilmember Barry Wilcox, all in favor.

Tax Prep Ordinance fee 2024-08- Council President Linda Fulton presented the Tax Prep Ordinance fee 2024-08. Councilmember Dr. William Stitt motioned to approve as presented, second by Councilmember Ashlee Hoos, all in favor.

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DORA Discussion- Council President Linda Fulton presented to the council to possibly have a DORA, Designated Outdoor Refreshment Area, from May 1st to October 1st from 4 p.m. to 9 p.m., for the center one block radius of the State Road 827 and State Road 120. Council President Linda Fulton asked Council to approve Town Attorney Kurt Bachman to research to determine if this is a possibility. Councilmember Barry Wilcox motioned to approve as presented, second by Councilmember Scott Glendening, all in favor.

Updating Personnel Policy- Council President asked for approval for updating the personnel policy. Councilmember Barry Wilcox motioned to approve as presented, second by Ashlee Hoos, all in favor.

Approval to get quotes for Comprehensive Plan- Councilmember Ashlee Hoos motioned to approve getting quotes for the Comprehensive Plan as presented, second by Councilmember Dr. William Stitt, all in favor.

Property Purchase- Council President asked Council for approval to negotiate on the purchase for property. Councilmember Barry Wilcox motioned to approve as presented, second by Councilmember Scott Glendening, all in favor.

Sidewalk Easement- Councilmember Barry Wilcox motioned to approve the easement for the new sidewalk on Hope Drive with Fremont Community Church, second by Councilmember Ashlee Hoos, all in favor.

Trash Rate Ordinance introduction 2024-09- Councilmember Barry Wilcox motioned to approve the introduction of the Trash Rate Ordinance 2024-09 and set the public hearing on November 19, 2024 at 5:30 p.m., second by Councilmember Ashlee Hoos, all in favor.

Councilmember Barry Wilcox motioned to waive the second reading of all Ordinances and Resolutions presented at this council meeting, second by Councilmember Ashlee Hoos, all in favor.

Clerk Treasurer Mary K. Parsons asked for approval for the Town to donate some old Christmas decorations to the Scouts of America that has no value. Councilmember Dr. William Stitt motioned to approve the donation, second by Councilmember Barry Wilcox, all in favor.

REPORTS:

Fire: Report was submitted.

Police: Report was submitted. Town Marshal Joe Patterson asked for approval to outfit the new police vehicle. Councilmember Barry Wilcox motioned to approve the purchase as presented, second by Councilmember Dr. William Stitt, all in favor.

Zoning: Town Zoning Administrator Becky Maggart said one property will be sent to the attorney to set a hearing.

Street: Report was submitted.

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Water: Report was submitted. Water Superintendent Jeff Olds said nothing to add.

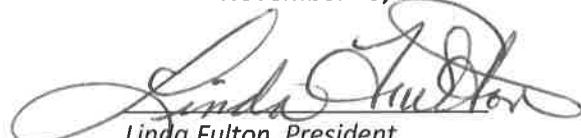
Wastewater: No report was submitted.

Park: Report was submitted.

Councilmember Barry Wilcox wanted to thank the water department for quickly repairing the water main break on Saturday.

Motion to adjourn at 6:01 p.m. by Councilmember Barry Wilcox, second by Councilmember Ashlee Hoos, all in favor.


November 19, 2024


Linda Fulton, President

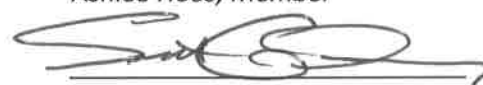
Attest:


Mary K Parsons, Clerk-Treasurer
IAMCA, MMC, ACPFA, ACPFIM, CMO, CPM


Dr. William Stitt, Vice President


Barry Wilcox, Member


Ashlee Hoos, Member


Scott Glendening, Member