

TOWN OF DAYTON INDIANA

The Dayton Town Council met February 16, 2015 for a "Special Meeting" at 6:00 am. Members present were Ron Merkel, John Swick, Dave Leininger and Mike Harris. Tammi Nice was absent. Town Attorney, Joe Bumbleburg was absent. This is an open door meeting. Ind. Code 5-14-1.5-6.1

Mr. Swick called the meeting to order.

Mr. Swick asked Mr. Hickman from MacAllister Machinery to explain the rezone schedule of their project and what timetable the project is on. Mr. Hickman of MacAllister explained about their building project, filing of "Commitments" with Area Plan, rezoning schedule for MacAllister, north and south retention ponds for the property, berms and landscaping along the perimeter of the property, putting a hammerhead cul-de-sac at the end of Hine Drive, for the 11 acres they bought and the 15 acres they are in the process of buying. The 15 acres are contingent on the town council approving the rezone. He explained the "commitment" letter to area plan and to Dayton saying what MacAllister would do to the property, berms, landscaping, hammerhead cul-de-sac, etc, so they could get the property rezoned.

The council discussed in detail about the project and what needed to be done to keep the project on track. Mr. Leininger asked the property would be used for. Mr. Hickman said that they are going to have a small equipment rental, a large equipment rental, and large farm machinery sale area. No other buildings are planned to be built for years to come. The lot area would be in stone. The AG division would be put on the East side of the new area. Discussed was future employment for the town. MacAllister would go from 30 employees to 40 employees within a year to eighteen months. The other divisions may add 30 to 40 jobs in the near 12 to 18 month future.

Discussed was putting the rezone on a fast tract so the move in date could be around the middle of June.

Mr. Leininger asked about vandalism of the machinery. Mr. Hickman said that so far they had hardly any vandalism at all.

Mr. Merkel spoke about the high cost recovery fees that MacAllister had already paid to the town. They still have to spend a lot of monies for the improvements, for the hammerhead cul-de-sac, retention ponds and are deeding over some right of ways. He asked the council to think about giving them some relief on some of the recovery fees for the new 11 acres. The council discussed the idea of revamping some of the fees for developers. Mr.

Swick said to wait until after the rezone to give the council time to think about this.

Mr. Hickman asked the council if after the rezone meeting in March that the council could hold a special meeting to vote on the rezone instead of waiting until April. The council said that that would be ok and would hold a meeting on Thursday March 19, after the area plan meeting on Wednesday.

Mr. Swick spoke about the BFS dinner on March 11 at 6pm at Purdue for the council members. He signed the council up for the event.

Marshal Taylor explained the OSSI update. We are not online but are proceeding. The IT guys have been out working on it. Marshall explained the existing passive GPS system and the new active GPS system online. He explained the differences between the two GPS's. The active system hooks up to their laptop, is available only to him and is on only when on duty when the laptops are on. He asked that the council eliminate the passive GPS system. He said that the old readings were not accurate. The council discussed the issue. Mr. Harris made a motion put the old passive GPS's on the shelf until we need them. Mr. Merkel seconded the motion and the motion carried 4 yes votes and Mr. Leininger voting against.

Mr. Taylor explained the need to buy a new laptop for the new police car. The quote was \$1000 to \$1100. Mr. Leininger made a motion to spend up to \$1100 for a new laptop for the new police car. Mr. Merkel seconded the motion and the motion carried.

Marshal Taylor explained that he had bought some evidence tags and bags, fire extinguishers for the cars and notebooks. He explained the future need to get two more computers for inside the police station.

Mr. Merkel explained about Mr. Conner's housing development south of town. The process for annexing the land, supplying water and sewage, and the rezoning of the land was discussed. This development would be for 3rd and 4th time home builders that are looking for higher end housing.

Mr. Merkel said that the town would need to repair more driveways entrances in Cagels Mill addition like was done in 2014.

Mr. Leininger and the town council discussed the "Office 365" program.

Mr. Swick explained the contact procedure for utility problems that arise in town. He said that the contacts be Ms. Nice or Mr. Leininger. Then contact Mr. Whitlock or Mr. Hahn after that. The council said to call Mr. Whitlock or Mr. Hahn first.

Mr. Koehler the council to be thinking about paying off the Town Hall loan and the USDA loan. This would save about \$9500 for the town. The council discussed the future annexation and zoning of the land north and West of MacAllister.

Attest:

Clerk-Treasurer

Presiding Officer