

October 19, 2021

The Trail Creek Town Council met in regular session on Tuesday, October 19, 2021, at 7:00 p.m., at the Town Hall, 211 Rainbow Trail, Trail Creek, Indiana. Mrs. Jennifer Heath, Council President not in attendance. Council Vice President, Scott Silcox led council in the pledge of allegiance and led the meeting.

Special Guests: Tony Rodriguez, Director of Community and Economic Development of LaPorte County and Matt Reardon, MCR Partners here to discuss the possibility of having a TIF (Tax Increment Financing) District in Trail Creek.

Tax increment financing (TIF) is a public financing method that is used as a subsidy for redevelopment, infrastructure, and other community-improvement projects in many countries, including the United States. The original intent of a TIF program is to stimulate private investment in a blighted area that has been designated to be in need of economic revitalization.¹

Using TIF, municipalities typically divert future property tax revenue increases from a defined area or district toward an economic development project or public improvement project in the community. TIF subsidies are not appropriated directly from a city or town's budget, but they incurs loss through forgone tax revenue.²

After an informative presentation by Mr. Rodriguez and Mr. Reardon council asked a few questions, and then thanked our special guests for their time. Also, Trista Hudson with Cender and Daulton here to offer her assistance in creating the TIF District as there is some paperwork involved.

Minutes A motion was made by Mr. Pizarek to approve the meeting minutes from September 2021 as written, motion was seconded by Mr. Kubik and then was unanimously carried.

Approval of Fund Report: Clerk Treasurer, Joshleen M. Denham gave council the Fund Report for September 2021. A motion was made by Mrs. Gralik to approve the fund report, motion was seconded by Mr. Kubik and the motion was unanimously carried

Approval of Claims: Clerk Treasurer, Joshleen M. Denham gave council the accounts payable register for October 2021 in the amount of \$105,599.07. A motion was made by to approve the claims by Mrs. Gralik, the motion was seconded Mr. Kubik by and then unanimously carried.

Correspondence: None

MS4: Kate in attendance to report:

- Ollic's Bark Park Bridge has been competed by Garner Construction and came in under budget. The bridge is made of composite material that will last up to thirty years. The plantings will start tomorrow.
- October 2021 total social media hits was up 1,561 from September which was 422,734.

It was mentioned by Mr. John Doyle that the Town should set a letter of "thanks" to Mr. Rick Brown, MS4 LaPorte County.

Attorney: Bill Herrbach in attendance to report:

- 110 Harding; Town Engineer and Attorney for the town investigated this property and found that the parcels are split. Mr. Herrbach contacted the owner of one parcel, Mr. Luna however he has not communicated back with the town.
- 1929 Coolspring; Clean up will began soon. Ms. Denham, Clerk Treasurer will contact and schedule the clean-up with Chuck It. The cost per 7x12 trailer load will be \$ 700.00 paid for by the estate. Ms. Denham will coordinate with Marshal Dick so that he can place a deputy there during the cleanup.

Engineer: John Doyle, Town Engineer in attendance to report:

- Community Cross Match Grants for 2022: LTAP Plan must be approved first for grant eligibility. LTAP Plan due December 01, 2021. This year the plan must be broke into three parts and upload through the data management system. Jeff with John Doyle's office has been added to the LTAP account for the town. He will be working on the categories and uploading through the portal for approval.

Park: No Report

Planning and Zoning: No Report. Council Member, Peter Pizarek asked why he has not seen the conditions of the approved variance for the Moose Lodge from September 24, 2021. Bill Herrbach indicated that the board does not need to approve the conditions. Council would serve as the appeals board.

Building Report: No Report

Police Department: Marshal Dick in attendance to report:

- Halloween Trick or Treat will be Sunday, October 31, 2021, from 4:00 pm to 6:00 pm. The Marshal and the Clerk will be down at Nelson Park with candy, hot chocolate and other goodies. The Marshal indicates that there will also be two other units on duty.

Street Department: Street Commissioner, Chris Ott not in attendance.

- Leaf Pick up dates will be October 25 through December 10, weather permitting. This has been put on both the website and Facebook.
- Tennis Courts will be closed for the season.
- Truck #35 (dump truck) is at Pyramid for the DOT inspection
- Sticks, Limbs and Branches will be picked up this week as well after storm damage. Please keep separate from the leaf pile.
- Landscaping to start at Ollie's Bark Park tomorrow.

NIRPC: no report

Old Business:

- **Golf Carts:** Council Member, Peter Pizarek drafted some information regarding the potential use of golf carts in Trail Creek. Low speed vehicles are recommended. After a lengthy discussion, this subject will be tabled. A motion was made by Mr. Pizarek to table the golf cart discussion until we find out more about the signage. motion as seconded by Mr. Kubik.
- **2022 Budget Adoption;** Ms. Denham read aloud by fund the budgets for 2022. A motion was made by Mr. Pizarek to adopt 2022 budgets as written, motion was seconded by Mrs. Gralik and unanimously carried.
- **Coolspring Fire Contract;** Coolspring inadvertently forgot to produce a contract for 2021. Ms. Denham contacted Coolspring Fire Fighter, Ryan Miller and has since received the contract for 2021 and 2022. Ms. Denham would like to get them paid for the year; however, the contract must be approved prior to payment. A motion was made by Mr. Pizarek to approve the fire contact as written; motion was seconded by Mr. Kubik and then unanimously carried.

Public Comment:

- **308 Edgemoor:** Sabina and Benoit Bouwens are the new property owners and have recently received a complaint regarding the parking of their RV. Marshall Dick explained the ordinance. Attorney Herrbach and Marshall Dick to investigate this. Mr. Benoit mentioned his concern for other possible ordinance violations in Trail Creek.

Clerks Comment: No Report

Council Comment:

- **Herald Argus:** Mr. Pizarek would like to have them stop delivering this paper when not asked for. He considers it litter and would like to have something done about it. Ms. Denham indicated that residents who don't want the paper can call them and give their address to stop delivery. No motion was made to have a letter sent to the Dispatch.
- **Quiet Zone:** Mr. Pizarek would like to create a CSX Train "quiet zone" area, so that they don't blow their horns at 11:00 pm at night. This would cost the town \$6000.00 to \$6700.00 to create. Payment would be made to CSX. Attorney Herrbach to investigate further.

Adjourn: A motion was made by Mrs. Gralik to adjourn the meeting at 8:25 pm, motion was seconded by Mr. Pizarek and then unanimously carried.

APPROVED:



Jennifer Heala, Council President



Scott Silcox, Council Vice President

ATTEST: 
Joshleen M. Denham, Clerk-Treasurer
November 16, 2021