

Town of Russiaville, Indiana
Public Hearing on 345 E. College St. garage
Town Hall
August 14, 2018

Council present for the hearing were as follows
Jeff Lipinski, Don Parvin, Rob Hewitt, and Kyle Parvin.

Jeff Lipinski brought the hearing to order at 6pm.

Dave Kieser was present and stated there was an order of demolition for the garage at 345 E. College St. issued about 30 days ago, and was sent a certified notice to WRI Property Management in Atlanta, GA. It was deemed unsafe, and needed to come down. Josh Reuter from Ameritrust was here to represent the house at 345 E. College St. Josh is the new property manager. Dave Kieser stated he had contacted the previous property manager several times, and he was always going to get a quote and get it demolished, but this never happened. Dave also stated that the council and he will be willing to work with Mr. Reuter to get the garage demolished, but also it has been about 120 days of dealing with this already and would like it done ASAP. Dave told Mr. Reuter they could have it done or the Town of Russiaville could get it done and bill Ameritrust/WRI Property Management for it.

Josh Reuter asked what time frame the council would allow. The council all agreed that it had been long enough and they wanted it to be done soon. Josh stated he would tell the council his process and then they could decide if that would be ok or if the Town needed to get it done and bill Ameritrust.

Mr. Reuter said he would need to get 3 estimates, and then he would have to send it to the owner (the investment group) to approve one of them. They would then be able to demolish it within 2 weeks. However, he cannot guarantee the approval time as the owner could deny all 3 estimates, and want 3 new estimates. Don Parvin stated that at best we are looking at October if we go this route. Don said he had already run kids out of there as he knows how unsafe it is, and he knows they will be in there more as fall approaches.

Mr. Reuter agrees that this should have been taken care of by now, and he understands the council's frustration with this. He understands if the council wants to take it down themselves and bill Ameritrust.

Dave Kieser said that we appreciate Mr. Reuter coming tonight to address this situation, and to fix what should have been taken care of by his predecessor. Jeff Lipinski asked when the property would be on the market, as it had been empty for some time. Mr. Reuter said it would most likely be a rental property and be managed by WRI. It may end up being sold but he is unsure. As far as time frame, he thinks within the next 3 months work should start and shouldn't be long.

Dave Kieser asked if we decide to demolish the garage within the next 15 days, would we send Mr. Reuter the bill. Don Parvin said that he would like this done, he does not want to wait any longer. Mr. Reuter said that we could send the bill to him and he would send it to the right people or he would give us an address to send it to that they would reimburse us for tearing it down. Don asked what the time frame was for us to get reimbursed. Mr. Reuter said, honestly, he had never had this happen to where they did not have the work done before it got to this point, so he could not advise. Mr. Reuter said since he has been here in this meeting and he would stand behind us doing this and there should not be any problems in getting this turned around for reimbursement quickly.

Dave Kieser recommended to the council to have the immediate demolition of the garage at 345 E. College St.

Don Parvin made a motion to demolish the garage at 345 E. College St. and be reimbursed by Ameritrust/WRI Property Management. Rob Hewitt seconded, and the motion carried with Don, Rob, and Kyle voting for passage.

Dave Kieser said whoever we use for demolition for structures, we need to get a hold of them and get an estimate and get it approved and get it done. Don Parvin asked if he needed to get 3 estimated, and Mr. Kieser said no, as it was not over \$50,000.00. As a local public agency, we do not have to. Dave and the council thanked Josh Reuter for being here tonight and taking care of this issue and working with us to get it done.

Don Parvin said there was the issue of the tree also at 345 E. College St. that had to come down and we needed to be reimbursed for this too. Dave Kieser said he had talked to Mr. Reuter about that, and Megan Reel stated that she had given him a copy of the bill.

Council asked if there were any questions or comments from guests. There were none. The public hearing was closed.

Jeff Lipinski called the Special meeting to order.

Steve Jones was present and came in to express his and Kristy's (his wife) thanks to the Town and Don Parvin for getting the overlap on his property line straightened up. He had signed the paperwork with Megan on Monday. He appreciated the Town's cooperation with this, and said thanks for working on this. He said it was a good move and his business had been good this year.

Jeff Lipinski said Don Parvin had worked very diligently to work with the neighbors to get this done. Jeff knows it was difficult, but thanked Don for getting this done, he appreciated his efforts. Jeff said he is glad Steve Jones's business in town, he thinks the use of the property is very good. It looks very nice.

Steve said he understands the people's concerns with this, but had talked to them and had tried to calm their fears of him doing things with the property they didn't want, they just need to get the overlap fixed. Don Parvin stated we had to get 5 properties surveyed, to get it back in line. We had to pay each one of the property owners. 4 of them received money and the 5th one wanted a tree line removed instead of money. Rice Tree Company is working on it now.

Randy Vannatter brought Todd Everling to talk to the council about being a reserve on the Russiaville Police Department. Todd just retired from Howard County Sheriff's Department after 24 years of service. Randy said Todd would work midnights. There was some discussion between Randy, Todd, and the council. Todd is on the Greentown Town Council. Don asked why he didn't be a reserve on Greentown PD. He did not want the conflict since he was on council.

Jeff asked Randy what would be needed to get Todd up and going. Randy said they really wouldn't need much.

Don Parvin said he would like Todd to leave our police car here in Russiaville. He does not want the car going to Greentown. Todd said that would be fine.

Don Parvin said he had heard good things about Todd. Todd said thank you and he just treats people the way he would want to be treated.

Council asked how many hours Todd would work. Randy said about 16 to 20 hours per month.

Rob Hewitt made a motion to accept Todd Everling as a reserve deputy. Kyle Parvin seconded, and the motion carried with Rob, Kyle, and Don voting for passage.

Randy said he would drive the 2005 Tahoe.

Don Parvin said he has an issue at the walking trail. Jack and Teresa Williams property is next to where we are putting the trail. There is a head post and several T-posts there, and the ballpark people said it was their property and they took up the fence post. Don will need to call the surveyor to be able to know where to put the posts back in as it is Williams's fence line. Don just wanted this to be noted as to what was happening.

There was no further business or comments. Rob Hewitt made a motion to adjourn the meeting. Kyle Parvin seconded, and the motion passed. Jeff Lipinski adjourned the meeting.

Jeff Lipinski – President

Megan Reel – Clerk Treasurer