

Waterloo Town Council Meeting
Special Meeting
June 15, 2021

A meeting of the Waterloo Town Council was held June 15th at 3:00 p.m. at the Waterloo Town Hall.

Member's present were:

Katherine Hobbs
Josh Caudill
Greg Iddings

Pam Howard/Town Manager
Renee Duszynski/ Clerk Treasurer
Ken Surber
Jess Jessup

The following business was discussed, and action taken: Unless specified all votes were unanimous.

New Business:

Town Manager- Howard explained that the town is taking the residents and owners of 475 S. Oak to court due to them running a business in a residential area. The town has received complaints from neighbors and code enforcement has attempted to resolve. They fix cars and take them to Hillbilly Tire in Corunna to sell them. Jessup asked if there is an enforcement in the ordinance. Howard confirmed. Jessup asked what the penalties is for a violation of zoning. Howard stated that it is a \$50/ per day fine. Jessup wanted to have Williams also use this fine to start the process with the vacant buildings downtown.

Main Street Grant- Howard explained there is a grant available, T-Mobile is partnering with Smart Growth America and Main Street America to give money for community revitalization. The town would like permission to apply for the grant to rebuild the stage at Francis Thomson Park. The Hometown Grant is awarding up to 100 towns a year with a project funding up to \$50,000 each. A discussion was held. Jessup wanted to know if the Park Board had also given permission to apply for the grant. Howard explained that the Park board has been discussing the future plans for a new performance pavilion. She also stated that the Park board would need council permission to be able to modify town property. She explained that was the reason that she approached council first and if they gave permission, she would also get approval from the Park Board. Motion to approve Howard and Duszynski to pursue the Hometown Grant for a new performance Plaza made by Hobbs (2nd by Iddings) passed.

Howard informed that the Industrial Park Sign is completed. She commented that it looks amazing!

Hobbs asked about the progress of 325 Sheridan. Howard replied they are on vacation and will complete the demolition upon return.

1. Minutes/ Claims- Minutes are reviewed. One correction needed to be made. Motion to approve with correction made by Caudill (2nd by Iddings) passed.
2. Caleo Café- Howard explained that it needed to be tabled at this time due to lawyers still working on the contract. Jessup asked for an informational update. Howard stated that \$600

per month in rent is understandable with the fear of starting out and stabilizing. There was a question if the rent included utilities or not. Howard thought utilities were not included in the rent since the owners of Caleo Café inquired about the monthly utility costs. Howard then stated Caley Café was under the impression that they were included in the cost of rent. There was a discussion of reevaluating the amount of rent after 6 months. Jessup thought a year would be better to stabilize. Duszynski asked about billing for water and sewer. A discussion was held. The best process would be to use a current three month average consumption for the town's portion. It was suggested to increase the rent to \$800 per month since the utility costs were now part of the negotiations.

Iddings asked if the outside doors were fixed. Howard stated she is not sure if it has been completed. The Street Department is looking at fixing the deck as well.


Caudill asked if the town would have any tax liability since we were going to be leasing out a portion of the Depot that is currently tax exempt. A Discussion was held. Duszynski commented that the town does not pay income tax on the current rental payments that are received for the Depot from Amtrack or the antennas on the top of the water tower.

Caudill reminded the group the objective of the project was to make the Depot cash neutral. Caudill asked a breakdown of what costs are to see how much we are making up by charging \$600/ month in rent. Howard also stated it was for the economic development. Caudill pointed out we need to have a response for tax payers if asked why the town leased out the community center.

Other Business: Duszynski explained that deputy clerk, Meghann Thompson is leaving to go work for the town of Ashley. She will be a deputy clerk there and make \$3 more and hour.

I, Renee Duszynski, the duly qualified Clerk/Treasurer, do hereby certify that the above and foregoing is a true and exact excerpt of minutes of the meeting of the Waterloo Town Council, Waterloo, Indiana, at which a quorum was in attendance and acting throughout, and held June 15, 2021, as such appears in the official minutes of said Waterloo Town Council, in my custody.

Meeting was adjourned at 5:29 p.m.


Jess Jessup, President


Renee Duszynski, Clerk/Treasurer