

Waterloo Town Council Meeting  
August 10, 2021

A meeting of the Waterloo Town council was held August 10, 2021, at 6:00p.m. at the Waterloo Historical Depot present were:

Jess Jessup	Greg Iddings
Katherine Hobbs	Ken Surber
Josh Caudill	
Andrew Kruse/ Town Attorney	Renee Duszynski/ Clerk Treasurer

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

**Committee/Council Report:**

Greg Iddings has not been able to have a meeting with INDOT about Jake Brakes but has made contact. Iddings spoke with Wolfe about Mausoleum roof. Wolfe feels he can patch it.

Hobbs stated the Fire Department lost a long-time member and asks Brad Buss to say a few words. Buss went on to state Bill Walters was 88 years old and a member of the fire community for 53 years. Jessup stated he was a fire chief for Auburn for nearly 20 years. Auburn is doing a proclamation. Jessup stated Waterloo will be doing something as well.

**Communication from the President:**

Downtown buildings need a study for environment hazards before it is torn down. It was never done; it is in the process now.

Fiber is moving forward, and progress is happening. There will be more next month.

Howard will meet with a company regarding painting a water tower.

Howard is trying to put together a walk around town. She suggested a proposed route and will advertise. It was decided Wednesday August 18, 2021 at 5pm.

Howard is meeting with DNR rep for our trail August 18 at 10:30 to walk the trail for a final inspection. Jessup also stated they will choose a time to do a grand opening.

**Communication from Clerk Treasurer:** Duszynski stated it is budget time and will meet with Baker Tilley August 26 to work on estimating revenue. After that there would need to be a work session to go over the budget. It was decided Wednesday is preferred for work sessions for budget.

**New Business:**

1. Minutes/Claims: Minutes were reviewed. Motion to approve minutes made by Caudill (Iddings 2<sup>nd</sup>) passed. Claims were reviewed. Motion to approve by Caudill (Surber 2<sup>nd</sup>) passed.
2. Fund Report: The fund reports were reviewed. Caudill asks how much the Depot receives from Amtrack per month. Duszynski stated \$1050. Now that July is over Duszynski will have a better breakdown of the depot revenue losses. She explained that July was the first full month of payroll since opening back up. Jessup asked about the park fund and if it is earmarked for anything. Duszynski stated not currently.
3. Redfli Town Hall Design: Andrew Malaley from Redfli presented the engineered and stamped copies of the drawings. He explained it does not need to go to the state for approval. It will be all local approvals. He stated there will also be a door added to one of the back offices.

Jessup wanted to make the changes so there is a proper meeting room, along with making it more accessible for online meeting capabilities. It also will add security to the building.

Andrew explained the next steps of the process. It can be bid out. He also explained that Redfli offers cost plus. So, they set a rate to manage the project. This allows the town to manage the project. and to manage their budget closer. He explained that bids can be hard because of the current market. Jessup wanted to give council a month to review and decide. Andrew also explained they started as an AV company so they can provide those needs as well.

4. RP Wakefield tax abatement – Sandy Rhoads, from RP Wakefield explained they purchased a molder for woodworking. This will also provide two extra jobs. Jessup asked if this is for the future or in the arrears. She stated Future. Duszynski needs to get exhibit A legal information from the recorder's office still before it is filed. Jessup asked Kruse about the limit \$12,940,000.00 and if that is a general number or specific. Kruse stated specific and needs to be changed in the resolution to the correct limit of \$164,220. Jessup asked for questions. There were none. Motion to approve Resolution 21-05 for the tax abatement for manufacturing equipment for RP Wakefield made by Hobbs (Iddings 2<sup>nd</sup>) passed. Jessup asked if they want a second reading if not a motion to waive is needed. Motion to waive second reading made by Caudill (Surber 2<sup>nd</sup>) passed.
5. John Dockery: Tabled
6. DeKalb Economic Development: Anton King with the DeKalb Economic Development presented. He reviewed what EDC has done in 2020. There was an increase in Economic Development. He discussed some of the projects that have happened in DeKalb. He reviewed what is happening in 2021. \$112 million in investment have happened county wide so far. BFM in Waterloo was a benefactor in help from the DeKalb EDC. He explained there is also a county wide housing initiative. AES has also partnered with EDC for their next initiative to get broadband to the residents to the county. King reviewed the agreement for services. Jessup asked if there are any communities not involved. Just Altona. Kruse asked if it's normal to renew in the middle of the year? King stated it has gone that way and asks for advice. Jessup stated his presentation is not necessary since Howard is on the board. The contract can just be sent so it can be done sooner. Motion to approve agreement for services made by Surber (Caudill 2<sup>nd</sup>) passed. Surber stated it is a good investment.

7. USDA Resolution: Jessup stated it a loan resolution for \$2,357,000.00 and a grant of \$2,354,000.00 for the Waste water improvement project. It has 1.375% interest, a 40-year loan with no early pay off penalty. There is also a requirement for a maintenance fund, which can be part of our already existing fund. The town has applied for a \$5 million grant from SWIF that we are still waiting on. Laura Hamman, USDA, felt confident with our low income and high rates we will be likely to receive the money. Motion to approve the loan resolution made by Caudill (Hobbs 2<sup>nd</sup>) passed. Caudill asks for the total of the project. It will be \$9.711 million. Kruse stated he did not see any issues with the document. Motion for waiver of second reading made by Caudill (Iddings 2<sup>nd</sup>) passed.
8. Flying J: Jessup asked code enforcement Jon Williams to explain. Williams reviewed the history of Flying J trying to get the property cleaned up. Williams has provided Flying J with quotes. He has inspected and the buildings are unsafe. Williams has abated the property several times for clean up and mowing. The town sent invoices and they paid each invoice. They asked for local contacts to have it torn down. Flying J has asked the town to hire and have it torn down and then billed for their services. Williams reached out to Kruse, there are two options: contract with them to approve this process or the town will do it and then abate them and if they do not pay there would be a lien. Jessup asked if there is a lien if that makes us responsible for the tanks. Kruse stated no. Williams also stated there is evidence of vagrants producing meth in there. Caudill asked if it can be paid for out of redevelopment. They would have to approve the purchase, but it is in the TIF area.
9. Non-Conforming Business Update: Jessup asked Kruse about the enforcement of the zoning ordinance. Discussion was held. Kruse will work on a new ordinance to have a fine. There is also an option to file a lawsuit.

**Other Business:** Jessup asked Kirby Hobbs to speak about Bill Walters. There is an organization called Supporting Heroes. It helps with line of duty deaths. Now COVID has been added to the list of causes to be a line of duty death. Since he was on call and then received covid they will pursue this to get his family money from the federal government for his services. Jessup asked Hobbs to get with council about some ideas on how to honor Walters.

Floor: Deb Iddings asked why we are paying to clean the Depot. Bill Hubbard explained the Friends of the Depot. Discussion was held.

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 August 10, 2021, as such appears in the official minutes of said Waterloo Town Council, in my custody.

Meeting was adjourned at 8:02 p.m.



President, Jess Jessup



Clerk- Treasurer, Renee Duszynski