

Waterloo Town Council Meeting
April 12, 2022

A meeting of the Waterloo Town council was held April 12, 2022, at 6:00p.m. at the Waterloo Historic Train Depot present were:

Jess Jessup	Ken Surber
Josh Caudill	Greg Iddings
Pam Howard/Town Manager	Renee Duszynski/Clerk Treasurer
Andrew Kruse/Town Attorney	

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

Public Hearing:

1. Vacate Sycamore Street:

Hearing opened at 6:04 p.m.

Kruse recaps the prior hearing. Mr. Blythe is here for the petitioners in lieu of Mr. Weber. Kruse opens the hearing for new discussion. Both parties were able to present their evidence and witness prior to recess. Mr. Webb spoke with county highway and county commissioners about future development and both, highway and commissioners expressed it is under the control of the town. Webb explained Sycamore Street is the most expensive route due to a low area. Webb provided a map of seven (7) different routes to access the property owned by Mr. Squire that could be developed in the future. Mr. Webb discussed the proximity of current houses and garages to the purposed Sycamore Street. Mr. Blythe discussed the issues of Mr. Hamman's house encroaching the right of way. Howard explained that there is a possibility that Mr. Hamman can purchase a small portion of the right of way so that his house and garage are no longer in the current right of way.

Jessup asked to review the seven (7) access points. Ms. Young, head of the Squire Trust, wrote a letter detailing her concerns about future development. Mr. Blythe stated that Ms. Young prefers the West Street entrance. Jessup asked if Ms. Young stated she wanted "all available options" Jessup read the letter. Mr. Webb stated there only needs to be two (2). Kruse entered the letter into evidence. Kruse asked for input from the public. Lynn Weathers asked to show the undeveloped West Street since she owns land that would be adjacent.

Howard spoke on behalf of the town. Howard asked Hamman when he purchased and if he had any issues buying it. Howard asked if Hamman received a letter, he had not. Howard asked Webb about his other residence in Waterloo that has been unimproved. Jessup asked if that was relevant. Webb also explained that Hamman paid cash and there is no issue then, only when buying with financing since a survey would be required and could hamper the transaction. Howard read the letter that was sent to Mr. Hamman in regards to his property. Mr. Blythe asked the process for selling land. Discussion was held. Howard talked of the five (5) year plan and to add paving sycamore to that five (5) year plan.

Jessup had questions for Street Superintendent David Wolfe. Jessup asked about the "boggy" bottom. Wolfe stated it does not hold water in West Street extended. It would need core samples. Webb stated Ben Parker advised Webb there was peat moss when doing the storm and sewer drains. Mark Higgins verified there is standing water. Jessup asked Wolfe the cost of adding entrances. Wolfe stated that's on the builder. Jessup rephrased to ask Wolfe which is the most feasible. Wolfe stated Oakdale and Cedar. Oakdale land would need to be bought since it was previously vacated. Wolfe also stated he cannot speak on Sycamore because there has been no land study. Blythe gave

closing remarks stating that the homeowners are concerned with resale. He reiterates Squire favors West Street entrance. This is the least attractive option.

Kruse closed hearing to deliberate. Jessup asked council for comments. Surber sees both sides of the issue. Surber would like to see when it would be developed but would hate to close options before it gets there. Surber liked the option presented to Mr. Hamman. Iddings agreed with Surber. Iddings believed it would be beneficial to pave the part that exist. Jessup appreciated the people who have renovated and pay utilities. Jessup stated the property may need surveyed and he doesn't want to shut off access to potential property owners and utility customers. Jessup asked if council is in favor of vacating Sycamore Street as petitioned. None in favor. Jessup would like to know if council would like to discuss the potential of allowing Mr. Hamman access to the 10' that would also leave room for a road. Council was favorable to discussing the possibility with Mr. Hamman in the future. Hearing Closed at 6:44 p.m.

All evidence and documents are available in the Clerk Treasurer's office for public record and inspection.

Public Hearing:

2. Sewer Use Ordinance:

Hearing Opened at 6:44 p.m.

Howard explained the ordinance needed to change wording from FROGS (fats, rags, oils and grease) to FOGS (fats, oils and grease). The oil cannot be measured in rags, it was removed. A traceable amount of oil must be in there, so it was .05 ml. Jessup asked for questions. There are none. Motion to approve amended sewer use on 2nd reading made by Caudill (Iddings) passed.

Hearing Closed at 6:48 p.m.

Regular Meeting 6:48 p.m.

Communication from the President: Jessup stated Waterloo Antiques, a new business, will open May 1, 2022, in the old Gibson's building located at 160 W Van Vleek Street Waterloo, IN. Howard, Jessup and Kruse have been working on business ordinance to implement a business permit process.

Communication from The Town Manager: Howard stated county passed UTV ordinance, however, Waterloo still does not allow them on the roads.

Easter egg hunt in the park went well with 179 kids and 3000 eggs. Main Street will do flowers in the park from 5 p.m. – 7 p.m. Wednesday May 4, 2022.

May 14, 2022, is the kickoff for Veteran's Park. \$317,000.00 is needed for this phase. Howard described the layout. There will be a band, food and fun.

Communication from The Clerk Treasurer: Duszynski stated she met with IT, BD Managed Services, and reviewed some new security features they have. Previously their cyber attack education program was geared toward large companies and now they offer a package for small companies. They also now offer a new multi factor authentication system. They are going to work on providing more information and a quote.

She explained that the audit was complete and that the SBOA was working on getting the final documentation. She stated she learned a lot in the audit process and that there will be some changes that will need to be implemented in the near future. The fire department was not listed in the salary ordinance and Duszynski will set up a meeting with Hobbs to discuss the Salary Ordinance. Jessup explained liaisons for the people. Jessup stated that the town is in the process of making sure everything is up to speed.

During the audit the SBOA provided beneficial feedback on the AFR. It was discovered the grant from the DNR for the trail was part of a larger federal grant from the DOT. She will need to revise and resubmit the AFR. This will not be an issue since it was submitted in a timely manner.

Communication from Committees: Sallie Pease, President of the Waterloo Redevelopment Commission provides an update for the Town Council. She stated the commission met with and interviewed two (2) potential members. Pease felt they would be great fits. The board's goals are to eliminate blight and provide economic development. Pease reviewed the potential candidates. One, a long-time citizen of Waterloo, who is passionate about leveling Waterloo. The other is newer to the town but is very passionate to grow Waterloo.

Pease advised Baker Tilley will be at the meeting April 27, 2022, to present their budget at the Depot at 5:00 p.m. They are open meetings. Pease reviewed a few projects redevelopment has done.

Approval of Minutes and Claims: Minutes from March 7, 2022, tabled.

Minutes from March 8, 2022, reviewed along with corrections. Motion to approve as corrected made by Caudill (Iddings) passed

Claims reviewed. Jessup asked why there was a past due bill to the City of Auburn. It was not received in the mail, and once it was realized that it had not been paid out a replacement was issued. Jessup verified IPEP, worker's compensation insurance, is paid annually. Motion to approve made by Caudill (Surber) passed.

Old Business:

1. Cedit Plan – Duszynski explains corrections. She added back in the things that were removed from the previous year. Jessup clarified this will allow flexibility in what the funds can be used for. Motion to approve made by Surber (Iddings) passed.

New Business:

1. Depot Attendant – Christina Damron applied for the attendant position. Christina is the spouse of Tony Damron the current attendant that was hired last month. Howard called references. Christina had great reviews. Christina is also on Friends of the Depot. Kiesha Wiseman will be no longer be working at the Depot as of April 21, 2022. Kiesha will train Christina the next coming days. Kruse clarified husband and wife can work together if it is not a supervisory role. Motion to hire made by Iddings (Surber) passed.
2. Redevelopment Appointments – Howard introduced Russ Goodman and Sabinia Keen. Both Russ and Sabinia have expressed interest. Goodman read the comp plan and seems eager. Russ and Sabina will now speak to council. Jessup asked each why they would like to be on redevelopment. Sabina wants to make a difference. She remembers what the town use to be and she wants to make it better. Russ has come to love Waterloo and wants to get involved with the town. Jessed asked both candidates to define the town. Sabina discussed the sense of small-town community. Russ discussed

the suffering and future potential of downtown. Discussion was held. Surber is impressed with both candidates. Motion to accept Mr. Goodman and Ms. Keen to redevelopment made by Surber (Caudill) passed.

3. DeKalb Economic Development – Anton King from DeKalb EDC presents. DeKalb Economic Development will try to get in front of the town prior to the beginning of the year of 2023. Jessup reviewed 2021 annual report. Jessup asked about broadband and housing strategies. King discussed the upcoming initiatives. Caudill would like to see development along US 6 to I-69. King reviewed contract. The fee \$7069 is the same as last year (2021). Kruse approves the language in the contract. Motion to approve made by Surber (Caudill) passed. Surber believes this is a great investment.
4. DeKalb County Strategic Plan – Howard reviewed the county plan. The portion for Waterloo would be \$1500. This will help every community move in the same strategic manner. This will be two and a half (2 ½) days in April, Ball State will be there to develop this. Iddings believes it is a good idea. Jessup has concern and wants to ensure Waterloo is considered proportionally. Motion to approve made by Caudill (Iddings) passed.
5. Mausoleum Roof – Howard explained the roof is bad. Wolfe was able to get one quote. Iddings gave contact information for John Bry from the historical society. The historical society will have a person come look at the roof. The town will then seek to get a grant to for the roof to determine the findings of the conditions. There is a potential matching grant to repair the roof up to \$50,000.00. Iddings believed the mausoleum has a good chance for this grant. It will not be granted until June of 2023 and it is uncertain and this time if the town will receive the grant. Jessup asked if it could wait that long. Iddings believes it can. Discussion was held; tabled until more information is gathered.
6. Town Hall Office – Duszynski reviewed plans. This will make the walls in front of the desks shorter so that the clerks can more easily see customers. It will also add some nice bookcases for the public records to be easily accessed and a table in the lobby for the online payment computer and people who come to do research in the cemetery records. The cost will be \$4011. Prices will go up May 2, 2022. Jessup liked the idea. Howard advised the film for the windows in conference room are still being worked on. Motion to accept made by Iddings (Surber) passed.

Other:

Fund report reviewed.

Jessup would like to set a meeting to review the ARP funds. Work sessions are open to the public as well. Jessup suggested it may be beneficial to have redevelopment there also. Caudill is glad to see the property at US 6 and I-69 is looking good. The house is down.

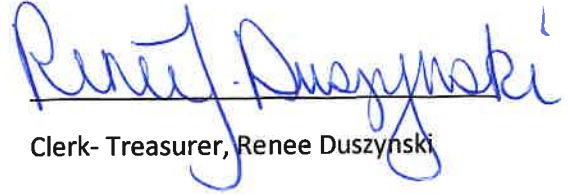
Floor: Danielle Landers (Crowe) and Lynn Weathers, aunt, on behalf of her grandmother who lives at 1005 Maple stated there is an easement that was a railroad easement. Auburn and Waterloo are the only two (2) entities that did not give the landowners adjacent, the land back. They are seeking different legal counsel since there has been a conflict of interest with the previous lawyers, McKenna & Stuckey due to them being involved with DeKalb County and City of Auburn. Fort Wayne, Jackson, Saginaw railroad was to have no rights and it was sold at a tax sale in 2021. She references document number 20607067 in the recorder's office. Kruse advised to have the attorney communicate with his office.

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 April 12, 2022, as such appears in the official minutes of said Waterloo Town Council, in my custody.

Meeting was adjourned at 8:37 p.m.

A handwritten signature in blue ink, appearing to read "Jess Jessup", written over a horizontal line.

President, Jess Jessup

A handwritten signature in blue ink, appearing to read "Renee Duszynski", written over a horizontal line.

Clerk- Treasurer, Renee Duszynski