

Waterloo Town Council Meeting
February 14, 2023

A meeting of the Waterloo Town council was held February 14, 2023, at 6:00 p.m. at the Waterloo Historic Train Depot present were:

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

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

Public Hearing:

1. Unsafe Building:

Hearing opened at 6:05 p.m.

Kruse opened hearing. He presented the order to repair or demolish the building located at 315 S Washington Street from January 11, 2023. Miller is not present. Code enforcement officer Williams stated the owner has not obtained any permits but has had a dumpster delivered. Williams also stated it is dangerous as there are children playing in it. Scott Lehman, building inspector from Steuben County, inspected and found it unsafe. Lehman joined the hearing via phone call for statement. Kruse asked what specifically about it was unsafe. He stated the house is unsecure and a shell of a house and there are no mechanical systems in the home. Kruse asked the Town Council for questions of Lehman. There were none. Kruse asked Williams if he had contact with Miller prior to bringing this to hearing. He confirmed. Jessup asked if in the past month if any progress had happened since the hearing was delayed. Williams confirmed there has been progress, he has had a dumpster delivered and progress has been made on the detached garage.

Williams stated there has been reports of juveniles in the home. Officer Jay Oberholtzer confirmed the Marshals have been in there several times to get juveniles out.

Miller arrived at the hearing. Kruse reviewed hearing. Kruse asked if he would like to make a statement. Miller asked if it would be acceptable that he had the outside secure, siding, windows replaced, and structure repaired within 60 days. Jessup asked if the outside can be secured immediately with plywood. Miller agreed. Jessup asked what would happen with the garage. Miller confirmed it would be demolished.

Caudill asked how long he has owned the property. Miller stated 1 year. Surber asked what the intention of renovation was. Miller said to rent out.

Iddings asked how soon it could be boarded and then new doors and windows. Miller will board by Saturday and new doors and windows in 40 days. Williams would like to add that Lehman's

expert opinion that the structure is beyond repair. Iddings asked about the status of the roof. Miller stated it was supposed to have been new at purchase. Williams would like to stress that if the extension for rehab is granted the project needs to stay on track and not stall after boarding.

Kruse asked for public comment. Mavis Sutton, Library Board President, stated the library has offered to purchase the building. This would allow the owner to recoup some money instead of putting more money into it with no progress. She stated kids have brought things into the library they have taken out of the home. Lilliah Grote, Library Director, presented a letter of intent to purchase. Jamie Brummer stated she purchased a fixer upper in town and feels this project should have been done by November. Jessup stated that the library has offered him an out and after the town makes a decision there will be no second chance. Miller stated that he will see a return on investment.

Motion to modify order to state by 12:01 am Sunday the 20th of February the property is to be secure and boarded, and 40 days from today there needs to be new windows, doors and siding and the garage removed. If any of those dates are missed there will be automatic demolition with nonrecourse. A schedule for final completion must be presented within 70 days made by Jessup (Surber) passed. Caudill stressed that he should not pass this opportunity up as it is very generous. Hobbs asked if Miller provided credible evidence that it can be repaired. Hobbs is concerned that it will be found to not be repairable and then it will extend the time it sits there in this state. She stated she is not comfortable with a lack of a hard deadline. Motion to amend the motion to state the completion date is to be 6 months after the schedule is presented made by Hobbs (Iddings) passed. Motion to adopt the inspection report made by Jessup (Caudill) passed. Motion to accept credible evidence has been presented made by Jessup (Iddings) passed. Sutton asked who reported it could be repaired. Miller was the only one who stated it could be. Motion to close hearing made by Caudill (Iddings) passed.

Hearing adjourned at 6:47 pm

Jessup did roll call and the pledge was recited.

Communication from the President: None.

Communication from Town Manager:

Park Board applied for a grant from the Visitor's bureau for Veterans Park. Howard will find out the results February 15. They also found out there was a little over \$13,000 in a separate fund in the Community Foundation. The goal is to put in the parking lot and paths.

March 1st is the developer's roundtable noon to 2:00 pm at the Waterloo Historic Train Depot. There have been developers who have shown interest. Howard took Daniel Church, DeKalb County Visitors Bureau, to various properties around Waterloo to photograph to present to the developers.

Howard has had a couple of meetings dealing with fiber. She has met with Surf Internet; they are running fiber to Waterloo Elementary and then Country Meadows. Discussion was held.

Easter Egg hunt is April 2nd at 2:00 pm at Francis Thomson Park.

There have been more issues with storm water that have come up.

Howard presented the engineering services for the Center Street project. It will be up to \$227,000.00 that TIF will pay for. She will provide the phases that it will be done in. Howard is asking for Town Council to approval for Redevelopment to pay for the design and engineering. Motion to approve the engineering of Center Street from Wayne to Union made by Caudill (Hobbs) passed.

Communication from The Clerk Treasurer:

Duszynski explained that the Water Department no longer has to make the monthly transfer for the bond payment. The last two payments that will go out this year will come from the debt reserve fund. This will start to show an increase in revenue for the water department.

Baker Tilley is almost finished with their water and wastewater reports and will present them once complete.

The money that was spent from the ARPA fund was for the Water Tower.

Duszynski explained that the certificate of deposit for the cemetery endowment at Campbell & Fetter Bank comes up on the 23rd. She stated she has met with several banks and would like to look into options that have a higher interest rate. Motion to cash out certificate of deposit to go out for RFP made by Surber (Iddings) passed.

Communication from Boards: None.

Approval of Minutes and Claims and Adjustments:

Minutes from January 10 reviewed. Corrections reviewed. Motion to approve as corrected made by Hobbs (Iddings) passed.

Minutes from January 30 reviewed. Corrections reviewed. Motion to approve as corrected made by Caudill (Hobbs) passed.

Claims were reviewed from year end. Claims from January reviewed. Jessup abstained. Motion to approve made by Caudill (Iddings) passed.

Adjustments were reviewed. Motion to approve made by Caudill (Surber) passed.

Introduction of Ordinances/Resolutions:

1. **Salary Ordinance 23-01:** Jessup presented the Ordinance in regard to lateral transfers for the Marshal Department. Jessup noted “probationary” was removed. Discussion was

held. Motion to approve Ordinance 23-01: An Ordinance amending 22-09 fixing the Salary Ordinance for 2023 made by Hobbs (Caudill) passed.

2. **Dormant Fund Resolution 23-02:** Duszynski presents Resolution 23-02. All were specific grant funds that were at a zero balance. Since they have been dormant, they can be removed from the fund report. Motion to approve Ordinance 23-02 Dormant Fund Resolution made by Surber (Iddings) passed.
3. **Create Sewer Relocation Fund Resolution 23-03:** Howard presented resolution. INDOT requires the funds to be held in a separate fund for the US 6 sewer relocation project. Duszynski needs a resolution to create the fund. Motion to approve Resolution 23-03 Create Sewer Relocation Fund made by Hobbs (Caudill) passed.

Old Business:

1. **Sycamore Street:** In 2022 several property owners petitioned to have the street vacated. A survey was completed, and it was found one of the homes actually sits on part of the platted Sycamore Street. Dave Wolfe, Street Superintendent, reviewed the area and stated it was feasible to split 10'x148' off to sell to that property owner. This would leave 50 feet for future development. Kruse made Town Council aware the homeowner could petition County Council for vacation of the land. Motion to offer to sell Mr. Hamman the land made by Surber (Iddings) passed.
2. **Fire Pits:** Tabled.

New Business:

1. **Council of Aging:** Tabled.
2. **Board of Council of Aging Representative:** Town Council would like to nominate Surber to the board of the Council of Aging. Motion to nominate Surber to the board made by Caudill (Hobbs) passed.
3. **Community Crossings Matching Grant:** Wolfe presented the quotes. The town was awarded the grant last fall but due to timing the project was not able to be completed prior to winter. Pavement Solutions is the only company to do slurry in the area. Wayne Asphalt and Pulver sent an estimate for mill and fill. API stepped out. Pulver came in at \$75,289.00 and Wayne Asphalt came in at \$60,780.00. Motion to approve the quotes for slurry by Pavement Solutions for \$53,618.30 and Mill and fill by Wayne Asphalt for \$60,780.00 made by Hobbs (Iddings) passed.
4. **Mausoleum Roof:** Iddings presented the pictures of the roof. Howard presented the quotes. Frank Nesler's quote is old and for comparison of how it has changed in a year. Hydrotech predicts their plastic roof will last 30 + years. It has been recommended to avoid rubber as it has been found to be faulty. The quote from Midwest is for rubber. Duszynski passed out a sample. Discussion was held. Howard stated that it can be paid for half CEDIT and half general. There is a grant available because it is a historical site, that will reimburse half, which would go back to the general fund. Motion to approve quote from Hydrotech for \$28,692.00 made by Caudill (Iddings) passed.
5. **Lawn Mower for Cemetery:** Wolfe presented three different KFG quotes. KFG Edgerton raised the trade in value up by \$500.00 and came in at the lowest at \$7,469.59 for a John Deere Zero Turn commercial grade with a 48" deck. The zero turn will be

more efficient. Motion to approve quote from KFG Edgerton made by Caudill (Surber) passed.

6. **Marshal Employee:** Oberholtzer stated two officers have recently left. Jody Cartwright has applied for the position. He has an extensive background in law enforcement. He would be a great asset to the department. Oberholtzer has spoken with his supervisor and gave great reviews and has offered to increase the pay for Purdue Officers. Cartwright stated he would still like to move forward with Waterloo, it is closer to home and would offer more time with his family. Jessup thanked him for his service and commitment and wants to ensure his decision is sound. Cartwright discussed his rationale and is certain of his decision. Caudill stated he was able to sit and talk with Cartwright and believes he will be a good fit. Jessup spoke on the importance of law enforcement to our community. Motion to move forward and offer Mr. Cartwright the position made by Caudill (Surber) passed. Jessup welcomed Mr. Cartwright.
7. **Marshal Policy:** Tabled.
8. **Depot Employee:** Howard presented Scott Armstrong for the depot position. Howard checked references and received good reviews. This would be his first job. The current depot employees did come in an meet with Scott as well. He did not seek work until 2022 due to the pandemic. Iddings asked if he thought the job would be a good fit. He said it was all things he was capable of. Motion to approve application for employment made by Caudill (Iddings) passed.
9. **Old Warrants:** Duszynski presented two uncleared checks totaling \$26.00 that can be receipted back in. Motion to approve old warrants made by Iddings (Surber) passed.
10. **Grant Township Fire Contract:** Hobbs stated the first contract was approved in December. Grant Township then sent out a revised contract. The town, township and lawyers all met and came to an agreement. Hobbs reviewed the changes; mainly to provide budget information to track shared expenses. Jessup reviewed errors in spelling and noted in number 4 the words "Workers Compensation" need removed. Motion to approve Grant Township Fire contract with corrections made by Hobbs (Caudill) passed.
11. **GIS Contract:** Howard presented the contract for GIS. Since 2019 there has been a lot of progress and the contract needs to be revisited to align with the current needs. It is not to exceed \$12,000.00 over the next year. Duszynski asked if it would include cemetery costs that may incur. Howard emailed Ritter to find out. Motion to approve GIS Contract made by Hobbs (Surber) passed.
12. **Poka-Bache Interlocal Agreement:** Kruse had previously reviewed the interlocal agreement. It will consist of eleven entities that will determine the cost and the town can get out after a year. Discussion of the proportion of the cost was held. Hobbs is concerned with the requirements of trails in the future and how cost and grants would be impacted in the future due to the current trails in place. Discussion was held. Howard will have Jen Sharkey come and present.

Other: Bob Davis, resident of 450 S Wayne Street, has been here since 1962 and has never had any issues. He stated that a town employee has a sign in a window facing the street that is insulting towards him.

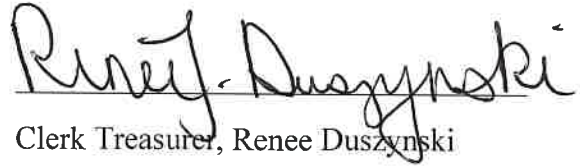
Floor: None

I, Renee Duszynski, the duly qualified Deputy Clerk, 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 February 14, 2023, and, as such appears in the official minutes of said Waterloo Town Council, in my custody.

Meeting was adjourned at 8:59 p.m.



President, Jess Jessup



Clerk Treasurer, Renee Duszynski