

Waterloo Town Council Meeting
October 24, 2023

A meeting of the Waterloo Town Council was held October 24, 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 was taken: Unless specified all votes were unanimous.

1. Budget Meeting:

The hearing opened at 6:04 p.m.

Jessup opened the budget meeting. It was presented at the Town Council Meeting 2 weeks ago. There was no comment from the public. Motion to adopt the 2024 budget was made by Caudill (Surber) passed.

The hearing adjourned at 6:09 p.m.

2. Unsafe Building Hearing: 905 Ruman Street

The hearing opened at 6:09 p.m.

The Town Council acts as the Unsafe Building Committee and Kruse will run the hearing. Kruse provided an outline of the hearing. He asked Jon Williams, Code Enforcement, for a synopsis. Williams stated the home was purchased seven years ago but left abandoned. There have been several complaints about the property, and it has been abated 5 times. On July 7th Case 23-03 was open. Scott Lehman from Angola inspected. He found it in violation of Code 94.07 (4) and Code 94.7 (6). On September 6th Williams prepared a notice to demolish or repair. The owner stated he had planned to repair it. Williams informed the owner he would need to present a plan to the Unsafe Building Committee. Williams read the plan for repair.

Kruse asked the committee for questions. Jessup asked if there was mold. Williams stated that none was seen, but there had been no formal mold testing done. No other questions. Kruse entered the photographs in evidence. Jessup asked if the items in the timeline lined up with the items in the report. He confirmed with the representative that it was understood that way. Jessup confirmed an inspection would take place the first week of December. Caudill asked if it would be inspected to ensure work was done properly. Williams explained the inspection process. Caudill said that it was sad to see that it has been in this condition for so long. Howard asked if the house would continue to be a public nuisance if it was repaired but left empty and fell apart again. Williams replied, yes it would be.

Josefa Schaper, Co-Owner, is present. Property Max is the property owner, they own 20-30 houses. The end goal would be to sell the home. She apologized for the inconvenience to the neighbors and understands the need for something to be done. Josefa Schaper asked what made it unsafe. Williams read the Ordinance. Broken windows, a ceiling caved in, are all factors into the safety of a building.

Kruse asked for public comment. John Thomson stated doors have been left open. He has seen evidence of people being there and animals, trash, etc. There are children in the neighborhood. He expressed great concern for mold. Josh Love stated he has had issues with trees on the property that have damaged his property. The previous owner left a waterbed cut open in the home. He also feels there is an issue with mold. He expressed his frustration that they would be allowed 60 days after 7 years of neglect. Jessup stated the committee will not be ignored and if the proposed plan is not followed through the order to demolish will be reinstated, but this process has to be followed in order to be legal.

Jessup asked the owner if an independent person can test for mold. Schaper said that may be possible. Another neighbor stated the apple trees are also overgrown and a danger to the neighborhood. Iddings stated the Street Department has trimmed those trees. The owner is not interested in selling the home.

Jessup reads the findings. Motion to adopt the inspection report made by Hobbs (Iddings) passed. Motion to accept that the home can be repaired or rehabilitated according to option "B", Modifications: Test for mold prior to start and upon completion if mold is found during the first test, made by Jessup (Surber) passed. Caudill stated this is a very generous timeline, they would do well not to miss a date.

The hearing adjourned at 6:51 p.m.

Jessup did roll call and the pledge was recited.

Communication from the President: None.

Communication from Town Manager: None.

Communication from The Clerk Treasurer: None.

Communication from Boards and Committees: None.

Approval of Minutes and Claims and Adjustments: None.

Old Business:

1. **US 6 Speed Limit Letter:** Jessup presented the letter he'd written to INDOT to Council from them to review and sign.
2. **Business District Zoning Issues:** Jessup presented the Town's zoning map. Jessup discussed some of the issues with downtown zoning and housing. Discussion was held. This zoning has been in place since 2005. Howard explained the process for

taking legal action for non-conforming properties. Jessup would like Howard to make a map showing potential corrections involving zoning for homes in the downtown.

New Business:

1. Personnel Policy Revision:

Article 1: Hobbs reviewed changes to the format. She suggested the signature page be on a separate sheet. Discussion was held and the change agreed upon. Changes reviewed.

Article 2: Discussion was held regarding how the notification of policy changes should be made; the section was updated to reflect that the town will try to communicate changes, but the responsibility for knowing the current policy lies with the employee. Kruse suggested that suggestions in Section D be allowed via email. Discussion was held and the change agreed upon. Changes reviewed.

Article 3: Further clarity of wording will be needed in the harassment section. Changes reviewed. Surber would like to add the protocol for making ADA requests in Section B. Discussion was held and the clarification to the ADA section added.

Floor: None.

Other:

Upcoming meetings: November 27th or 29th for fire.

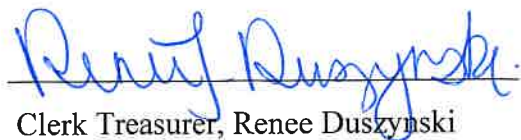
A dinner for committees, council, and employees will be held at BFM from 6:00 pm to 8:00 pm on November 6th.

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 October 24, 2023, and, as such appears in the official minutes of said Waterloo Town Council, in my custody.

Meeting was adjourned at 8:10 p.m.



Vice President, Josh Caudill



Clerk Treasurer, Renee Duszynski