

Minutes of Special Meeting, April 28, 2015

The Town Council of the Town of Warren met Tuesday, April 28, 2015 at Assembly Hall, Council Meeting Room, 131 N. Wayne Street, in accordance with rules of Council and applicable law.

Those present were: Town Council, Ethan Stivers, Julia Glessner, Steve Buzzard, Tracey Brown; Clerk-Treasurer, Marilyn Morrison; Financial Consultant Greg Guerrettaz and Huntington County Tab. President Glessner called the meeting to order at 6:15 pm.

Discussed was recovery of costs related to the July 5, 2013 building collapse at 122 N. Wayne Street owned by Mark and Jan Weight. Following review of the cost sheets from Hagerman Construction and costs paid directly by the Town, Glessner moved, seconded by Buzzard that a letter be forwarded to the Weights requesting that the total cost of clearing, salvaging, and restoration of the area in the amount of \$290,000 be invoiced giving thirty days for a response. The motion was approved unanimously.

Introduced was Ordinance 2015-5, an Ordinance concerning refinancing of the 2002 Sewage Works Revenue Bond. Greg Guerrettaz of Financial Solutions Group, local consultant, reviewed the terms of the financing citing that the reduction in the length of the term of the bond and putting it out on the open market could result in a substantial savings. The bond is currently held by United States Department of Agriculture, Rural Development, and is a result of the 2002 Sewer Separation and Plant Expansion. As the process involves TIF monies from the I-69 area, the Warren Redevelopment Commission has scheduled a meeting for Wednesday, April 29th to also review the refinancing and consider a resolution of support. As for the use of the TIF funds, Morrison reported that she and Utility Manager Poulson had met with Ben Adams of Commonwealth Engineering in regard to extension of the existing water and sewer mains in the I-69 area and to discuss the timing of the project and an estimated cost. Adams estimated the cost at approximately \$50,000. Timing of the project is dependent on the approvals of permits for the proposed Wall Trailer project. Representatives of the DCD reported that no development plans had been approved and no permits had been issued. Therefore the engineering of the extension project was put on hold.

Discussion was held with Guerrettaz in regard to Ordinance 2015-3, an ordinance setting a thirty percent (30%) increase in sewer rates. Reviewing data and reviewing planned projects and realigning the timing of the projects, Brown moved, seconded by Glessner, that Ordinance 2015-3 be amended by reducing the rate of increase to fifteen percent (15%). The motion was approved unanimously.

Guerrettaz recommended that Council proceed with the establishment of a Stormwater Utility now that the separation of storm and sanitary sewers is nearing completion. Council concurred and set a date for consideration of the establishment in five or six months so that data can be updated. An earlier recommendation was a fee of \$5 per unit.

In review of Ordinance 2015-4, establishing a Water Utility rate increase of ten percent (10%) and citing the need for repair or replacement of the Tower Park Water Tower, Guerrettaz recommended that the increase remain at 10% with review scheduled in 2016 if a grant is sought for replacement of the Water Tower. Council concurred with the recommendation.

Morrison reported that the DCD (Department of Community Development) had inspected properties at 603 Jones, 312 W. Eleventh, and a trailer located at 118 Seventh Street but final inspection reports have not been received. However, the owner at 118 Seventh is proceeding with removal of the trailer and the cleaning of the lot. Council, by consensus, added the property at 201 N. Grover.

General discussion was held concerning the sale of the AT&T lease on the Eleventh Street Water Tower with no decision being made.

Submitted _____ Clerk-Treasurer
Marilyn Morrison

Town Council:

As _____ President
Julia Glessner

As _____ Member
Steve Buzzard

As _____ Member
Tracey Brown

As _____ Member
Ethan Stivers