

Minutes of Regular Meeting, May 11, 2015

The Town Council of the Town of Warren met Monday, April 13, 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; Clerk-Treasurer, Marilyn Morrison; Employees, Lee Poulson, Dennis Spitler, and others.

President Glessner called the meeting to order at 5:00 pm.

President Glessner called a Public Hearing to order and turned the floor over to Marla Stambazze of Huntington County Department of Community Development (DCD) who detailed an inspection done at 312 W. Eleventh and recommended immediate demolition. Hearing no comment from the public, the hearing was adjourned. Buzzard moved, seconded by Stivers to uphold the order for immediate demolition and the motion was approved unanimously.

Stambazze submitted a listing of ten properties which have been inspected and discussed action taken or pending. Following discussion, the property at 519 E. Third was added for inspection.

Mark Mussman, Director of DCD, and Stambazze discussed the development site at I69-SR5 area. Citing that application for approval of a development area or site improvements had not been received and citing that the last Plan Commission action was in 2011, Mussman and Stambazze generally outlined the procedure needed for the planned development to go forward. Following discussion, Council, by consensus, requested Morrison prepare a letter for submission to the developer stating that the proposed utility extension would not be engineered until the project proceeded further. The project is in the Town's TIF district.

Ordinance 2015-2, an ordinance to prohibit parking against the flow of traffic, was submitted for consideration of adoption. Buzzard moved, seconded by Glessner, to adopt Ordinance 2015-2. The motion was approved unanimously.

Morrison submitted Resolution 1-2015 from the Town of Warren Redevelopment Commission which pledged Tax Increment Financing (TIF) Monies for the refinancing of the 2002 Sewer Bond. Stating that the proposed refinancing is a proper public purpose for TIF Funds and acknowledging that the project met the findings necessary, the Resolution had unanimous approval from the Redevelopment Commission. Stivers moved, seconded by Buzzard, to make Resolution 1-2015 a matter of record. The motion was approved unanimously.

Ordinance 2015-5, an Ordinance approving the refinancing of the Sewer Bond of 2002, was submitted for consideration of adoption. Financial Consultant Greg Guerrettaz briefly reviewed the ordinance previously introduced and discussed at a previous meeting. Glessner moved, seconded by Buzzard, to adopt Ordinance 2015-5. The motion was approved unanimously. Guerrettaz submitted that the next step would be to place the bond out on the open market to solicit proposals for sale. The resale is being done to reduce the percentage rate and to reduce the length of the bond.

President Glessner announced the opening of a Public Hearing on Ordinances 2015 – 3, 4, ordinances increasing water rates by ten percent and sewer rates by fifteen percent. Asking for public input and receiving none, the hearing was closed. Stivers moved, seconded by Glessner, to adopt Ordinance 2015-3. The motion was approved unanimously. Buzzard moved, seconded by Glessner, to adopt Ordinance 2015-4. The motion was approved unanimously. The rates will go into effect on the July 1st billing.

Guerrettaz submitted and reviewed the 2015 Sustainability Report which reviews the past six years of revenue and spending and projects the next three to five years in all utilities and departments of the Town. Citing the low tax rate of the Town as a plus and noting the impact of the State imposed Tax Caps and the small amount of loss of assessed value in the Town, Guerrettez stressed that continual budgetary scrutiny will be necessary to keep the Town financially sound as it is now.

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Guerrettaz briefly reviewed the proposed pay off the 2000 Building Corporation Bond – Water Treatment Plant - which had been discussed at a previous meeting. Submitted was a Notice of Redemption to be submitted to the Issuer citing the intention to redeem. Glessner moved, seconded by Stivers, to proceed. The motion was approved unanimously.

In discussion of the Wednesday Farmer’s Market, it was determined by consensus that the Town owned land at 128 N Wayne could be used as necessary as long as nothing was done to damage landscaping.

Town Marshal Spitler submitted the April activity report. Spitler requested purchase of two tasers from the Police Capital Purchase appropriation in the amount of \$2,487.56. Following review of the proposal, Stivers moved, seconded by Buzzard to approve the purchase.

Fire Chief Poulson submitted the April activity report. Citing that finding of a faulty repeater and lightning damage to the antenna was causing poor radio reception, Poulson stated that J&K had repaired the repeater and was replacing the antenna. No costs known as of yet.

Poulson, as Utility Manager, reported that ball diamond mix had been delivered to the Tower Park diamonds and that the fields had been dragged in preparation for the season. The league is to contact Poulson if further work is needed. Poulson and Surfus will be attending a training on May 21 in Akron, IN for continuing education hours for licensing.

The next meeting of Council is scheduled for June 8 at 5:30 although the time may need to be adjusted if another Public Hearing is scheduled by the DCD.

The accounts payable register was approved by consensus.

General Discussion was held.

There being no further business to come before Council, the meeting was adjourned

Submitted _____ Clerk-Treasurer
Marilyn Morrison

Town Council:

As _____ President
Julia Glessner

As _____ Member
Steve Buzzard

As _____ Member
Tracey Brown

As _____ Member
Ethan Stivers