

WANATAH TOWN COUNCIL
REGULAR MEETING
MINUTES
September 5th, 2024
6:30 pm

PRESENT: Councilman Higgins, President Newburn, Councilman Sutton, Vice President Mayo, Clerk/Treasurer Ebert & Attorney Shoffner.

ABSENT: Councilman LaFoone

GUESTS: Cody Witt, Camilla Tielbic, Chuck Jonas, Fred Matuszak, Chuck Mack, Bryant Spears, Lou Savka, Jackson Spears, Dwayne Tate, Brent Duncan, Corban DeWitt, Nolan Eaton, Isabella Popovich and Nicholas Popovich.

Call To Order:

- President Newburn called the meeting to order at 6:30 pm. The Pledge of Allegiance was held.

Roll Call:

- Councilman LaFoone-Absent, Councilman Higgins-Here, President Newburn –Here, Councilman Sutton - Here, Vice President Mayo-Here, A quorum is present.

Appointments Needed

- President Newburn announced to the Council that a replacement is needed for Bryant Oehmen for the Planning Commission. No nominations were made.
- President Newburn also let the council know that Clerk Treasurer Ebert provided an updated Commissions & Boards list for their viewing.

Correspondence

- None

Approval of Meeting Minutes:

- Motion by Councilman Mayo; Second by Councilman Higgins to approve the minutes of August 1st, 2024 Regular Meeting. Vote was taken. All Ayes. Minutes were approved as presented.

Officer's Reports

- Planning Commission – President Newburn gave a report on their August 29th meeting about a rezoning request from Jeff Smoker.
- BZA – No Report
- Traffic Commission – No Report
- Park Board – President Newburn reported that they will meet in October.
- Animal Control – No Report.
- Building Commissioner –Fred Matuszak reported 3 Fences, 1 Commercial Building, 1 Driveway, 3 Accessory Buildings, 1 Porch, 1 Demolition and 1 Electrical Upgrade totaling \$2,371.40. He also reported on the new construction over at the Stone Yard. He said that the son will be taking over the business and has already leased out half of the space. He also reported that Smokers were remodeling their home and an electrical inspection has already been done so they could have power.

Clerk's Office Reports

- Personnel Committee –No Report
- Facilities Coordinator – Clerk Treasurer Ebert reported that there was an accident at the REMC building where an elderly woman jumped over the curb and hit the building. Ebert stated that she has obtained the accident report and Chester's and Indiana Farm Bureau will be giving us an estimate of the damages.
- NIRPC –No Report
- Other –Clerk Treasurer Ebert reported that there will be another Public Hearing scheduled on October 3rd, 2024 at 6:15 PM to discuss Ordinance 06-2024 Wastewater Rate increase. Text reminders will be sent the day before.

Public Works

- Chuck Mack reported the following:
 - The street paving was completed, just waiting for the Striping. Need to set up a date for this.
 - Guluth Roofing completed replacing the roof over portions of the REMC building.
 - HCA completed for the REMC building
 - Hydrants & Storz Nozzles finished
 - Tree trimming will be next.
 - There was a water leak over on Lincoln Street that needed repaired. D&M assisted with new lines on the road.
 - Sewer hook ups over at Brian Bos house

New Business

- Motion by Councilman Mayo; Second by Councilman Higgins to have Clerk Treasurer Ebert do the first reading of Ordinance 04-2024; Budget for 2025.
- Jeff Rowe from Baker Tilly presented the Preliminary Rate Analysis for the proposed sewer project and reported the following.
 - Two Funding options to choose from –
 - **Option #1- Open Market-Bond**
 - Very Flexible, however higher interest rate
 - No PER Form or Asset Management is required, and the max you can extend your loan is about 20-25 years with a current interest rate at 4-5%.
 - **Option #2-State Revolving Fund Program (SRF)** which provides the lowest rate option, 90% of projects are being funded through the SRF
 - States Fiscal Year starts from July 1st-June 1st, applications due April 1st.
 - They only purchase American parts since its federal money they are using.
 - Have to submit a PER form
 - If the town doesn't get selected for this funding after applying for this fund, the other option is called a "**Pool Program**" where twice a year the state will issue out a bond in the spring and the fall and can have a 35 year loan and a lower monthly bill.
 - Jeff also discussed the cost for each one being Open Market-\$4,110,000 at a 25 year loan and the SRF being \$4,810,000 at a 20 year loan.
 - Discussed other ways to help with the funding, one being to ask our county to donate some of their ARP Funds but we would have to be under contract with that. He will also look into our internal funds to see what is available to apply to the loan.
- Lou Savka from Triad presented his reporting and findings on the Wastewater Plant replacement project.
 - Applied to IDEM for Preliminary Effluent Limits which was received and Triad reacted accordingly.
 - Submitted two proposed treatment plan diagrams of the new wastewater plant. One being for SRF Funding for a total of \$4,810,030 and the other option to go with an Open Market Funding for the total amount of

\$4,093,500. Based on those two options, Triad has decided to concentrate on the Open Market option which is more like the plant we already have

- Desires to build a tank that is made out of concrete instead of steel for a more long lasting option.
- No PER Form or Asset Management Plan is required which is a savings to the town.
- SRF has very strict bidding requirement and Davis Bacon Wage requirements. Open Market allows us to still seek bids/quotes and negotiate a final price with the best seller. We can purchase equipment straight from the supplier.
- Believes that if using Open Market that we will have a better chance of staying under budget.

- Motion by Councilman Mayo; Second by Councilman Higgins to approve the Triad Engineering Service Agreement for \$355,000.

Unfinished Business

- Motion by Councilman Higgins; Second by Councilman Mayo to amend Salary Ordinance 04-2024 to include Wastewater pay for the General Labor position.

Financial Report and Claims Approval

- Motion by Councilman Mayo; Second by Councilman Higgins to approve the claims as presented. Vote was taken. All Ayes.

Any Other Business to come before the Council

- None

Public Comment

- None

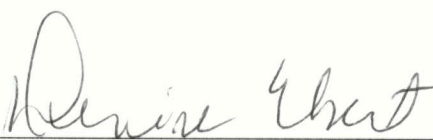
Adjournment

President Newburn asked for a motion to adjourn.

Motion by Councilman Mayo; Second by Councilman Higgins. A vote was taken. All Ayes.

Meeting was adjourned at 7:42 PM

ATTEST:



Denise Ebert
Clerk-Treasurer

