

**MINUTES OF MEETING OF TOWN COUNCIL
TOWN OF BREMEN, INDIANA
March 27, 2023**

The Town Council of the Town of Bremen, Indiana, met in regular session at 4:30 p.m. on Monday, March 27, 2023, at the Bremen Town Hall pursuant to notice previously published. Council members William Daily, Rick Graverson and James Leeper were present. Also present were Trend Weldy, Director of Operations; Ben Wright, Superintendent of the Electric Department; Henry Aguayo, Superintendent of the Water Department; Chief Brad Kile, Police Department; Matt Cunningham, Superintendent of the Wastewater Department; Austin Langdon, Superintendent of the Street Department; Chief Matt Neher, Fire Department; Brian Main, Superintendent of the Park Department; Keith Fraine, Cemetery Sexton; Janet Anglemyer, Clerk-Treasurer; and Anthony Wagner, Town Attorney.

MINUTES: Mr. Graverson made a motion to approve the minutes of the March 13, 2023 meeting, which was seconded by Mr. Leeper and carried by a vote of 3 ayes, 0 nays.

CLERK-TREASURER: Ms. Anglemyer submitted the docket of claims without amendment; Mr. Leeper made a motion to approve the docket as submitted, which was seconded by Mr. Graverson and carried by a vote of 3 ayes, 0 nays. Ms. Anglemyer then presented the contract from Priority Project Resources, Inc., regarding the Jackson Street Project. Mr. Wagner and Ms. Anglemyer stated that they did not see any issues after reviewing the contract. Mr. Graverson made a motion to approve the contract, as submitted, which was seconded by Mr. Leeper and carried by a vote of 3 ayes, 0 nays. Ms. Anglemyer also told the Council Members that she and Mr. Wagner were still gathering information regarding the American Legal Publishing contract for the Town Code.

TOWN ATTORNEY: Mr. Wagner presented Ordinance 3-2023 regarding an amendment to the Town's Unsafe Building Ordinance. He explained that the Marshall County Unsafe Building Commission was no longer able to hear cases from within municipal limits, and the new ordinance would transfer that authority back to the Town Council. He asked the Council Members to declare an emergency and pass the ordinance on three readings as well. Mr. Leeper made a motion to declare an emergency and pass Ordinance 3-2023 on three readings, which was seconded by Mr. Graverson and carried by a vote of 3 ayes, 0 nays. Mr. Wagner then presented Ordinance 4-2023 regarding the change of zoning for the Center Street parcel over by Doug and Elaine Snyder and under contract for purchase by Southwire. Mr. Wagner explained that the Plan Commission had recommended the zoning change from A1 to LI(light industrial) and noted that there had been a number of neighbors at the Plan Commission meeting to discuss the plans and it appeared that most of their concerns had been addressed. He asked the Council to declare an emergency and approve the ordinance on three readings as well. Mr. Graverson made a motion to declare an emergency and approve Ordinance 4-2023 on three readings, which was seconded by Mr. Leeper and carried by a vote of 3 ayes, 0 nays. Mr. Wagner told the Council Members he had given each of them a Memorandum with a draft resolution and a draft code of conduct regarding to behavior during public meetings, and asked the Council for their input. Mr. Wagner asked the Council if they were ready to adopt the revised job description for the Director of Operations position. Mr. Leeper made a motion to approve the revised job description as submitted, which was seconded by Mr. Graverson and carried by a vote of 3 ayes, 0 nays. Mr. Wagner then raised two points of concern regarding the proposed revisions to the golf cart ordinance, specifically whether the carts should have brake lights, turn signals and other safety equipment at all times and whether the age limit in the ordinance was appropriate. The Council

discussed the draft, and Mr. Daily volunteered to lead a sub-committee comprised of himself, Chief Kile and Mr. Main to formulate a set of revisions.

OLD BUSINESS: There was no old business to review.

PUBLIC COMMENTS: Jeff Rowe from Baker Tilly appeared to review the water and wastewater utility reports for 2022. In regard to the Water Department report, he showed the Council that the Department had an adequate cash balance and that the department had remained close to budget. He advised the Council that the water rates may need to be raised by at least 15% after the last phase of current increases would take place; otherwise the water utility would lose approximately \$580,000.00 over the next 5-year period based on their estimates. Mr. Rowe also noted that the current rates were still well below the State average of \$30.50, and would still be below that amount if they were raised to \$26.50 with the rate increases. Mr. Graverson asked when the Council should consider the rate increase, and Mr. Rowe suggested they do so next year, but that the increases could be spread out and staggered.

With regard to the Wastewater Department report, Mr. Rowe again noted that the utility had adequate cash balances as well. He explained that Baker Tilly could not estimate new rates due to the outstanding wastewater utility plant project, but noted that rate increases could be phased in now. Mr. Daily asked what kind of timetable would be needed to begin the process, and Mr. Rowe suggested that he could have a proposed rate ordinance drafted for an April meeting. Mr. Rowe also stated that Baker Tilly was wrapping up the asset management plan for the Wastewater Department.

Scott Graybill appeared on behalf of the Bremen Pickleball Club and told the Council that the club had raised two-thirds of their contribution for the pickleball court project, and thanked Mr. Main for his assistance so far. Mr. Graybill asked what steps would be needed to begin planning for the project, and Mr. Weldy explained some of the requirements for the READI grant process. Mr. Weldy did confirm that the club would need to have all of the money in hand to proceed further.

DIRECTOR OF OPERATIONS: Mr. Weldy submitted his report and asked the Council Members to reserve May 11 on their calendar for the dedication of the solar park. He also told the Council that the Redevelopment Commission had approved the \$500,000.00 request for the pool project and the \$100,000.00 for the Jackson Street project, and stated that both projects should be able to move forward with the remaining funding now.

DEPARTMENT HEAD REPORTS:

Mr. Wright had no new information to submit on behalf of the Electric Department.

Mr. Aguayo had no new information to submit on behalf of the Water Department.

Chief Kile had no new information to submit on behalf of the Police Department.

Chief Neher had no new information to submit on behalf of the Fire Department.

Mr. Langdon had no new information to submit on behalf of the Street Department.

Mr. Cunningham told the Council that the Wastewater Department would be contracted to clean the Lake of the Woods sewers in April, and reassured them that the project would not be disruptive to the department's operations.

Mr. Main asked the Council about the appropriation of the ARPA funds for the pool project and the Council discussed what actions that would need to be taken to appropriate the remaining funds for the pool project.

Mr. Fraine had no new information to submit on behalf of the Cemetery Department.

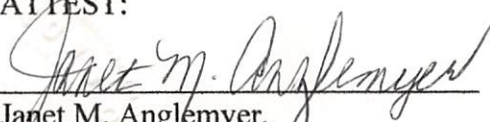
Mr. Leeper made a motion to approve the Department Head Reports, which was seconded by Mr. Graverson and carried by a vote of 3 ayes, 0 nays.

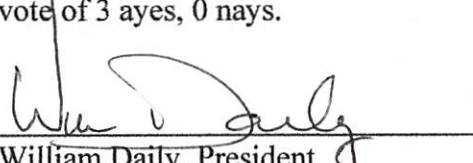
TOWN ENGINEER: Dan Byam appeared on behalf of JPR, and told the Council that the USDA had offered a loan for the entire wastewater treatment plant and interceptor projects. He explained that the loan would be spread over 40 years, but that the offer included no grant funding. Mr. Byam told the Council that Baker Tilly is looking at the rates, and that they were still pursuing SRF funding for the project in case it would be better. Mr. Byam said that subcontractors would conduct soil borings in the near future and he asked the Council to approve the Asset Management Certificate for the project. Mr. Leeper made a motion to approve the Asset Management Certificate to be executed by Mr. Daily and seconded by Mr. Graverson and carried by a vote of 3 ayes, 0 nays. Mr. Byam also told the Council that JPR recommended the Town award the bid for the 2023 Community Crossings project to E&B Paving. Mr. Leeper made a motion to award the bid for the 2023 Community Crossings project to E&B Paving in the amount of \$764,647.75 as recommended, which was seconded by Mr. Graverson and carried by a vote of 3 ayes, 0 nays.

COUNCIL COMMENTS: Mr. Graverson told the Council Members about an art contest sponsored by the Psi Iota Psi Society for the new banners to hang downtown. He showed an example of one of the winning banners, which he explained would be up for the summer before being replaced by new banners in the fall. The Council Members thanked the Psi Iota Psi Society for sponsoring the banners and the contest.

ADJOURNMENT: Mr. Leeper made a motion to adjourn the meeting, which was seconded by Mr. Graverson and carried by a vote of 3 ayes, 0 nays.

ATTEST:


Janet M. Anglemyer,
Clerk-Treasurer, Town of Bremen


William Daily, President

