

## Minutes of Regular Meeting, July 8, 2024

The Town Council of the Town of Warren met Monday, July 8, 2024 in a Regular Meeting at Assembly Hall, Council Meeting Room, 131 N. Wayne St, in accordance with rules of Council and applicable law.

Those present were: Council Members, Steve Buzzard, Ron Boxell, Michelle Schweikhardt, Jeremy Rufener; Clerk-Treasurer, Marilyn Morrison; Employees, Dennis Spitler, Lee Poulson and others. President Buzzard opened the meeting at 6:00.

Introduced and read were Ordinances 2024-3, An Ordinance in support of a Unified Development Ordinance to consolidate and amend Zoning and Subdivision Control and, Ordinance 2024-7, an Ordinance to place a moratorium on solar energy within the Town of Warren. Kim Hostetler, Department of Community Development and Jeff Souder, member of Warren Planning Commission, summarized actions related to the ordinances. President Buzzard asked for and received public comment.

Ordinance 2024-3, Unified, was submitted to Council for consideration of adoption. Rufener moved to table action on the Ordinance but motion failed for lack of a second. Buzzard moved, seconded by Schweikhardt, to suspend rules to allow for adoption of an Ordinance at same meeting of introduction. Voting yes: Boxell, Schweikhardt, Buzzard. Voting no: Rufener

Buzzard moved, seconded by Boxell, to adopt Ordinance 2024-3. Voting yes: Boxell, Buzzard Schweikhardt, Voting No: Rufener,

Boxell moved, seconded by Schweikhardt, to suspend rules to allow for adoption of an Ordinance at the same meeting of introduction. Voting yes: Boxell, Schweikhardt, Buzzard. Voting No: Rufener.

Schweikhardt moved, seconded by Boxell, adoption of Ordinance 2024-7. Voting yes: Boxell Schweikhardt, Buzzard. Voting No: Rufener.

Minutes of June 10, 2024 Minutes were approved by consensus.

Marshal Spitler submitted the June Activity Report.

Fire Chief Poulson submitted the June Activity Report and stated that the search for a Fire Truck continues.

No Chamber or HCUED reports.

Historic Warren has scheduled the Holiday Walk, Festival of Trees for November 22.

Ordinance 2024-5, an Ordinance to Amend the Investment Policy for the Town was submitted for consideration of Adoption. Rufener moved, seconded by Schweikhart to adopt. Motion was approved unanimously.

Ordinance 2024-6, an Ordinance to correct an Audit Error, was submitted for consideration of adoption. Schweikhardt moved, seconded by Buzzard to adopt. Motion was approved unanimously.

Utility Manager Poulson reported on PFAS chemicals which have been found in water supplies and reported that none had been found in the local supply. However, as the Town Council had approved entry to a pilot program in that regard one year prior, the Indiana Finance Authority has notified the Town that funding for the program has now been approved by EPA and requested notification from the Town as to continuing in the program. Rufener moved, seconded by Buzzard, to remain in the pilot program. Approved unanimously.

Submitted was a report from Wolverine Power, Company through which the Town purchases power, in regard to the future of power costs in the next few years. Clarified was a statement made by Town Consultant Greg Guerrettaz that power rates could increase by four times the current rate which was then misreported that local rates would increase by that amount. The town implemented a Rate Stabilization Fund several years ago to offset any sudden impact on local user's rates,

Notified was that the Indiana Finance Authority, State Revolving Loan Fund, had approved a loan in the amount of \$1,040,000 on June 28<sup>th</sup> for the emergency water main replacement on Wayne Street at the rate of 2.1 percent.

Morrison reported she had filed a request for an advance on the December Tax Draw on the TIF District for the property formerly owned by Golfo, now Ever Fresh, now Ever Fresh, as back taxes had been paid in the sale transfer to late to be included in the June distribution. That request was approved and on this date, distribution of \$128, 552.93, 95% of the amount paid, was deposited in the TIF Fund by the County. Morrison updated that Ever Fresh anticipated opening would be in early 2025.

Minutes of Regular Meeting, July 8, 2024

Submitted for consideration was a contract from Local Government Services at the proposed cost of \$150 an hour to clear problems within the Keystone Software Program. As the consultant has been given access to the software by Keystone, the work will be done off site. Problems relate to install of a program in 2020. Schweikhart moved, seconded by Buzzard to approve the contract. Approved unanimously.

Rufener moved, seconded by Buzzard, to appoint Greg Witkamp to open position on the Warren Planning Commission. Approved unanimously.

Accounts Payable in the amount of \$156581.25 was approved as submitted.

Financial Reports to be discussed at July 9 Special Meeting on budgeting.

June Payroll Register was approved as submitted.

The second report of the 2024 State Board of Accounts audit has been submitted.

Utility Manager Poulson reported that work on the four projects underway is continuing with meeting scheduled on July 9 to discuss a change necessary in the water main replacement that would not cause any delay in the project. Required water loss audit is being completed this week.

The flag poles and flags of the Veteran's Memorial have been installed at the corner of First and Main. A citizen committee will be completing planning for the area.

The next regular meeting of Council is scheduled for August 12 and will include a Special Order of Business with Huntington County Emergency Management presenting the Huntington County Multi-Hazard Mitigation Plan.

Schweikhardt expressed appreciation on behalf of the Council to the Salamonie Summer Festival Committee for a very successful Festival.

Citizens raised concerns regarding Saturn Wheel Truck traffic on Town Streets. A solution will be determined. Also raised was that the LED lights are dim in the downtown area. That will also be addressed.

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

Submitted \_\_\_\_\_  
Marilyn Morrison

Warren Town Council:

\_\_\_\_\_  
Steve Buzzard  
President

\_\_\_\_\_  
Michelle Schweikhardt  
Vice President

\_\_\_\_\_  
Jeremy Rufener  
Member

\_\_\_\_\_  
Ron Boxell  
Member