

**CLOVERDALE TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, JUNE 13, 2023**

The Cloverdale Town Council met in Regular Session at 7:00 p.m. on Tuesday, June 13, 2023, in the Town Hall; 154 S. Main Street; Cloverdale, IN 46120.

CALL TO ORDER: President Brandon Tancak called the meeting to order at 7:00 p.m.

PLEDGE TO THE FLAG: The Pledge of Allegiance was recited.

ROLL CALL: Present on Roll Call were Councilmembers Larry Fidler, Greg Jay, Brice Howell, Brandon Tancak and Scott Stierwalt. Also present were Town Attorney Richard Shagley, Town Manager Jason Hartman, Town Marshal Steve Hibler and Clerk Treasurer Kelly Maners.

ADDITIONS OR DELETIONS TO THE AGENDA: President Tancak added PCC Hydrogen and Interim Police Chief to the Agenda. He removed Police Reorganization and moved Resolution 2023-6 earlier in the agenda. Councilmember Howell made a motion to accept the agenda as amended. Councilmember Jay seconded. The motion carried by unanimous vote.

OCRA PUBLIC HEARING: Mike Kleinpeter, the Town's grant administrator for the Storm Water Project opened the Public Hearing as advertised for the OCRA grant the Town is applying for. Eric Smith, with HWC, shared some details and the scope of the project. Don Gedert, a resident in Stardust Hills where some of the improvements will be made, commented that he would like to receive updates as the work progresses.

ADDITIONAL APPROPRIATIONS PUBLIC HEARING: President Tancak opened the floor for any discussion on the Additional Appropriations that were advertised. There were no comments made. President Tancak closed the Public Hearing.

RESOLUTION 2023-6 AND PCC HYDROGEN: Kristin Clary with Putnam County Economic Development requested a tax abatement from the Town of Cloverdale for a new company that plans to open in one of Cloverdale's TIF districts. This will be taken to the Redevelopment Commission as well. Councilmember Howell made a motion in favor of Resolution 2023-6, A Resolution Declaring an Economic Revitalization Area (PCC Hydrogen). Councilmember Stierwalt seconded the motion. The motion carried by unanimous vote. This is the first step in offering tax abatement. Jeffery Harrison with PCC Hydrogen thanked the Council for the steps toward tax abatement. He also told the council a little about the product they will be producing, which is "green" hydrogen. The source is ethanol from corn and then the final product will be able to power fuel cell vehicles. Greg Gould, also with PCC Hydrogen and EDGE Materials, addressed public questions regarding how many employment opportunities this would bring to the Town. Initially eight jobs would be created, with annual salaries of approximately \$60,000 each and benefits. This plant will begin as a model plant for this new patented technology, drawing both national and international attention and will later expand to full production. The plan is to be fully operational by the summer of 2024.

APPROVAL OF MINUTES:

1. Regular Meeting Minutes May 9, 2023

Councilmember Howell motioned to approve the minutes. Councilmember Stierwalt seconded. The motion carried by unanimous vote.

2. Memorandum of Executive Session June 7, 2023

Councilmember Stierwalt motioned to approve the minutes. Councilmember Jay seconded. The motion carried by unanimous vote.

CLAIMS AND TRANSFERS:

General: \$239,367.64	Motion: Councilmember Stierwalt 2 nd : Councilmember Fidler
Water: \$74,056.95	Motion: Councilmember Howell 2 nd : Councilmember Stierwalt
Wastewater: \$127,823.55	Motion: Councilmember Jay 2 nd : Councilmember Stierwalt
Payroll: \$50,003.11	Motion: Councilmember Howell 2 nd : Councilmember Jay
Trojan INV #10858	Motion: Councilmember Fidler 2 nd : Councilmember Jay
Utility Supply INV #1443862	Motion: Councilmember Howell 2 nd : Councilmember Fidler

All motions were carried by unanimous vote.

TOWN MARSHAL:

- TOWN MARSHAL RETIREMENT:** Marshal Hibler announced that he is retiring. Thursday, June 15th will be his last day. He went over some highlights of his career with the Town. Councilmember Howell offered some comments and thanked him for his service. President Tancak thanked him as well.
- SRO CONTRACT RENEWAL:** The Cloverdale School Board approved the Addendum to the Memorandum of Understanding to renew the School Resource Officer Contract for another year. Councilmember Howell made a motion for the Town to renew as well. Councilmember Fidler seconded. The motion carried by unanimous vote.

Marshal Hibler left the meeting at this point.

TOWN MANAGER:

- COUNTY/CLOVERDALE COMPREHENSIVE PLAN:** Adam Peaper with HWC Engineering, who is working on the County Comprehensive Plan which the Town is participating in, addressed Council. He gave an update on the information that was gathered at the Public Workshop that was held recently.
- MULTI-HAZARD MITIGATION PLAN:** Lisa Zeiner with the Putnam County Emergency Management Agency presented a 200-page Countywide plan to the Council. This would be a consistent plan throughout the County, yet specific to each Town. Resolution 2023-8 A Resolution of the Town of Cloverdale, Adopting the 2023 Putnam County Multi-Hazard Mitigation Plan was read. Discussion ensued. Councilmember Howell made a motion to approve. Councilmember Jay seconded. The motion carried by unanimous vote.
- UTILITY TERRAIN VEHICLE:** Three quotes were presented to Council for a new UTV. The quotes ranged in price from \$24,000 to \$30,000. The quality of the different brands quoted

- was discussed. Clerk Treasurer Maners made the Council aware that the Town had recently received \$26,000 in Supplemental LIT revenue that was not expected and this could be used to purchase the UTV. Councilmember Howell made a motion to purchase the Kubota, but with a different snow blade than what was quoted. He requested a Western or Boss snowblade. Councilmember Fidler seconded. The motion carried by unanimous vote.
- d. **BENNINGTON WAY UPDATE:** The project has been delayed. Some utilities will have to be relocated and a natural spring will need to be addressed. The reengineering is now complete. The changes will have an additional cost of \$27,000. This will come from the Water or Water Depreciation Fund. Councilmember Jay made a motion to move forward and accept the changes. Councilmember Stierwalt seconded. The motion carried by unanimous vote.
 - e. **BEAGLE CLUB ROAD UPDATE:** Bid packets have been sent out and are due by the end of the month.
 - f. **54 N. LAFAYETTE STREET:** The Town has a lien on this property for a previous demolition for approximately \$30,000. The property had gone to tax sale and because it was unsold moved to the Commissioners Sale. If sold at the Commissioners Sale, the lien would drop off and the Town would not recover the money invested in this property. The commissioners are willing to donate the property to the Town instead. Councilmember Jay made a motion to pursue the acceptance of this donation. Councilmember Fidler seconded. The motion carried by unanimous vote.
 - g. **COLUMBUS STREET SIDEWALKS:** The clean up and finishing of the new sidewalk installation that was completed last year remains unfinished. The Council instructed Town Manager Hartman to call the contractor one final time. If the work remains unfinished, it will be addressed by the Town Attorney.
 - h. **POET WASTEWATER AGREEMENT UPDATE:** Poet's legal team returned the Contract approved by the Town with some proposed changes. The changes have been sent to the Engineers and will then go to the Town Attorney for review.
 - i. **INDOT SIGN INVENTORY AWARD:** The three-member team appointed by the Council scored the submitting bids. HWC was the top scoring bid. This information has been forwarded to INDOT for their approval.
 - j. **SHORT TERM RENTAL EXCEPTION:** Councilmember Jay, who is also President of the Planning Commission, informed the Council that a request to make a short-term rental exception to the Historic Central Business District had been heard by the Commission. The Planning Commission is sending a favorable recommendation to grant this exception. Parking was discussed, but it didn't appear it would be a problem. Councilmember Howell made a motion to approve Ordinance 2023-5 that adds short term residential housing as a special exception in HCB zoned areas. Councilmember Stierwalt seconded. The motion carried by unanimous vote. Councilmember Howell then made a motion to waive the second reading. Councilmember Jay seconded. The motion carried by unanimous vote. This matter will now be brought before the Board of Zoning Appeals for final approval.

CLERK TREASURER:

- a. **MONTHLY REPORTS:** A monthly Appropriation and Revenue Report, and Water and Sewer Budgets were given to Council.

REDEVELOPMENT COMMISSION: Nothing at this time

PLANNING COMMISSION AND PARK BOARD:

- a. **VACANCY:** President Tancak stated anyone interested in one of these positions should contact Clerk Treasurer Maners.

ORDINANCES AND RESOLUTIONS:

- a. **ORDINANCE 2023-3 READI FUND: (2nd READING)** This Ordinance would establish a Fund to receive READI money for the Town's I-70 Water project. Councilmember Howell motioned to approve. Councilmember Stierwalt seconded. The motion carried by unanimous vote.
- b. **ORDINANCE 2023-4 AMENDING SALARY ORDINANCE: (1ST READING)** Councilmember Stierwalt motioned to approve. Councilmember Jay seconded. The motion carried by unanimous vote.
- c. **RESOLUTION 2023-5 ADDITIONAL APPROPRIATION:** Councilmember Howell motioned to approve. Councilmember Stierwalt seconded. The motion carried by unanimous vote.
- d. **RESOLUTION 2023-7 OCRA GRANT:** Two motions were made in favor of this Resolution for both giving the Council President signing authority and also committing local match to this project. Councilmember Howell motioned to approve both of these parts. Councilmember Stierwalt seconded both. The motions carried by unanimous vote.

NEW BUSINESS:

- a. **STARDUST HILLS SPEED LIMIT:** Councilmember Stierwalt addressed the Council regarding speeding issues in Stardust Hills and suggested a solution would be to lower the speed limit. A few audience members spoke up at this time. Don Gedert interjected that there is a street light problem as well. Barb Jay said she thought the State was responsible for the speed limits. Councilmember Fidler suggested the police department take special note to enforce the rules that are already in place in the areas of concern and see if that takes care of the issues. Attorney Shagley will research lowering speed limits on Town roads. Trimming trees that are in right of ways was also discussed. Town Manager Hartman will address this issue.
- b. **UTILITY OFFICE REMODEL:** A Quote for \$16,680 to remodel the Utility Office and Entryway was presented to the Council. This would update the infrastructure and protect the records room of the Town. This was planned for during the Budget process. Discussion ensued. Councilmember Fidler made a motion to approve the quote. Councilmember Jay seconded. The motion carried 4-1. Councilmember Howell was the dissenting vote.
- c. **INTERIM POLICE CHIEF:** Councilmember Jay motioned for Sergeant Hull to act as the Interim Police Marshal. Councilmember Fidler seconded. The motion carried by unanimous vote.

CITIZEN COMMENTS:

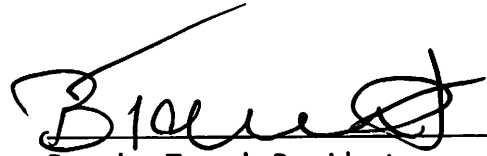
- a. **STARDUST HILLS HOA:** no comment

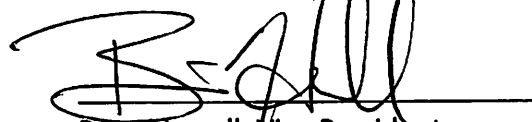
Don Gedert informed the Council that a camper was placed on some property in Stardust Hills. He requested the Town take action to remove this. Attorney Shagley, who also represents the Stardust Hills Homeowners Association, said that is a violation of the HOA bylaws and the issue had been addressed by them. Town Manager Hartman said he had also investigated the matter and it is not in

violation of the current Town Code. The Town Code allows RV's to be placed on property in town for up to one year while the resident is constructing a home on the property.


Mr. Gedert also inquired about a plan for the repaving of the roads in Stardust Hills. Town Manager Hartman said Stardust Way is being addressed as part of the Storm Water project.

ADJOURNMENT: The meeting was adjourned by President Tancak at 8:43 p.m.

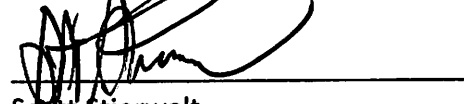

Brandon Tancak, President


Brice Howell, Vice President


Larry Fidler


Kelly Maners, Clerk Treasurer
Rebekah Kelly, Deputy Clerk Treasurer


Greg Jay


Scott Stierwalt