CLOVERDALE TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 10, 2026

The Cloverdale Town Council met in Regular Session at 7:00 p.m. on Tuesday, February 10, 2026, 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, Brice Howell, Brandon Tancak, Greg Jay and Scott Stierwalt. Also present were Town Attorney Richard Shagley, Town Manager Jason Hartman, Police Sergeant Wade Warren and Clerk Treasurer Kelly Maners. Town Marshal Adam Hull was absent.

REAFFIRM BRICE HOWELL AS VICE PRESIDENT: Some questions arose regarding proper procedure when Brice Howell was elected Vice President at the last meeting. Councilmember Stierwalt made a motion to reaffirm Brice Howell as Vice President for 2026. Councilmember Fidler seconded. The motion carried by unanimous vote.

ADDITIONS OR DELETIONS TO THE AGENDA: President Tancak requested item 10. b. Solar Farm be moved to 4. a. on the agenda. He also requested that 9. c. Numerical Readdressing be removed from the agenda. Clerk Treasurer Maners requested Ordinance 2026-2 Alley Vacate Procedures be added to the agenda. Councilmember Howell made a motion to approve the agenda as amended. Councilmember Jay seconded. The motion carried by unanimous vote.

SOLAR FARM: President Tancak read a statement from the Town regarding the Solar Farm. The statement is attached. The floor was then opened for questions, but for the sake of time, was limited to 5 people.

Doug Yates from Jefferson Township thanked the Council for the statement. He recognized the need for growth, but stated he was against solar. He stated it might be ready in the future but not now.

Scott Blair, an eight-month resident of the Town, expressed concern over the maintenance of solar farms. He also asked about any meetings the Town Council had with Energy Re. President Tancak, Councilmember Jay and Attorney Shagley all answered that meetings were held in private with no more than two councilmembers in attendance at a time and they were informational meetings only. These meetings were not handled differently than what would be done with any other developer showing interest in the Town of Cloverdale.

Karin Fidler stated, if people were talking about the individual meetings between the Town and Energy Re, that would be fact, not rumor. President Tancak stated again how and why the meetings took place. He stated the content of these meetings is what is being speculated on. He stated one example he heard last week was that the Town had been offered $10,000,000.00 as a bonus. He boldly stated this was not true and these rumors needed to stop. He stated, "this is not who we are."

Leroy Patton, a long-time resident of the area who owns property west of Town, appreciated the statement. He wanted Council to know that Cataract was originally built as a hydroelectric dam.

Hannah Bailey asked, if the solar project was to go in, would annexation be a possibility? President Tancak stated, if the project was to move forward with the County, annexation would be a possibility.

At this point, President Tancak recessed the meeting for five minutes to allow those in attendance just for the solar discussion an opportunity to leave without disrupting the Council meeting. The meeting was recessed at 7:19 p.m.

President Tancak reconvened the meeting at 7:25 p.m.

APPROVAL OF MINUTES:

a. Regular Meeting Minutes January 13, 2026

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

CLAIMS AND TRANSFERS:

General: $128,208.00	Motion: Councilmember Howell	2nd: Councilmember Jay
Water: $40,079.75	Motion: Councilmember Howell	2nd: Councilmember Fidler
Wastewater: $74,141.35	Motion: Councilmember Howell	2nd: Councilmember Jay
Payroll: $54,930.01	Motion: Councilmember Howell	2nd: Councilmember Jay
Water Sol. Unl. INV #7305618	Motion: Councilmember Howell	2nd: Councilmember Stierwalt
Water Sol. Unl. INV #7305612	Motion: Councilmember Howell	2nd: Councilmember Stierwalt
Water Sol. Unl. INV #7324563	Motion: Councilmember Howell	2nd: Councilmember Stierwalt

All motions were carried by unanimous vote.

TOWN MARSHAL: Sergeant Warren, filling in for Marshal Hull, gave a monthly report on the Police Department activities. He stated all the officers have received the new Glocks and the Sigs are almost all sold. He also stated the second flock camera is being installed by the park, on 231 facing north.

TOWN MANAGER: A written update on the various projects by Eric Smith of HWC was submitted to Council. A copy is attached.

a. **OCRA WATER GRANT:** A pre-bid meeting was held. Any bids received will be opened Feb. 12th at 2 p.m. at the Town Hall.
b. **LIEBER/WASTEWATER PROJECT:** The vac truck will be picked up later this month.
c. **SIGN GRANT:** Several bids were received. The low bid was for $121,100.00 which was less than the engineers' estimate. Most of this grant is a reimbursable grant. However, this portion, where the state did the bidding process for us, requires the Town to pay the 10% local match directly to INDOT. The invoice from INDOT for the amount of $12,110.00 was presented to Council. Councilmember Fidler made a motion to approve the invoice. Councilmember Howell seconded the motion. The motion carried by unanimous vote. The signs will be ordered and replacement will begin soon.
d. **CCMG:** HWC tallied the bids from last month. They recommended the Town go with the lowest bid from Baumgartner and Co., LLC for $112,120.55. Councilmember Fidler made a motion to accept the lowest bid from Baumgartner and Co. and to give President Tancak signing authority on behalf of the Town. Councilmember Howell seconded. The motion carried by unanimous vote.
e. **BATTERY CHARGER:** The Generator at the sewer plant needs repaired. A quote was presented to Council from Buckeye Power Sales to make the necessary repairs. Councilmember Howell motioned to approve the purchase. Councilmember Fidler seconded. The motion carried by unanimous vote.

CLERK TREASURER:

a. **MONTHLY REPORTS:** A monthly Appropriation and Revenue Report, and Water and Sewer Budgets were provided to the Council in their packets.
b. **OUTSTANDING CHECKS:** A list of checks that have been outstanding for two years were presented to the Council. Per Indiana Code 5-11-10.5 these checks were declared void. Clerk Treasurer Maners notified the Council these amounts had been receipted back into the funds they were originally drawn from. Also, per Indiana Code 32-34-1.5-4 all outstanding checks for one year which were utility meter deposit returns have been declared void and receipted back into the fund they were originally drawn from. All outstanding checks from utility meter deposits will be sent to Indiana Unclaimed.

ORDINANCE 2026-1 AMENDING TOWN CODE (First Reading): Councilmember Howell made a motion to approve this ordinance. Councilmember Stierwalt seconded. The motion carried by unanimous vote.

RESOLUTION 2026-1 RAINY DAY TRANSFER: Councilmember Fidler made a motion to approve this resolution. Councilmember Stierwalt seconded. The motion carried by unanimous vote. The Resolution is adopted.

ORDINANCE 2026-2 ALLEY WAYS (First Reading): Councilmember Howell made a motion to approve this ordinance. Councilmember Stierwalt seconded. The motion carried by unanimous vote.

OLD BUSINESS:

a. **FIRE TERRITORY:** Fire Chief Kerry Shephard addressed the Council. He stated the reason prompting the formation of a Fire Territory is the need for additional revenue. Additional revenue is needed for several reasons, including increased operating and equipment costs, increased run volume and aging volunteer fire fighters with a lack of younger volunteers to replace them. President Tancak inquired about insurance payments to reimburse the department for runs the fire department responds to. Chief Shephard stated the amounts were spelled out in Indiana Code, but you didn't make a lot of money off that. It was stated departments can bill insurance companies up to $250.00 per engine. President Tancak asked how many claims were submitted for 2024 and 2025. Trustee Dale Monnett said none but reminded the Council he was only trustee one of those years. Discussion ensued on how to obtain insurance information for billing. The need for additional funding was acknowledged by the Town. Susan Cowan with Baker Tilly fielded some financial questions on SEA 1 and the Fire Territory. Because of the State's LIT restructuring, the Town's Public Safety LIT and EDIT funding will go away in 2028, which is approximately $200,000.00. The Town can petition the county for additional LIT funds based on the new structure, but the revenue numbers this will yield are uncertain. The Fire Territory will not additionally affect LIT. President Tancak pointed out the Town's loss of revenue and uncertainty due to SEA 1. In addition, he reminded everyone that forming this Fire Territory would increase Town residents' property taxes by 12.5%. Discussion ensued regarding tax rates. Elaine Pearson with the Cloverdale Township Advisory Board wanted to be clear the territory would not be hiring full time firefighters, but the plan is for hiring part-time firefighters to cover the day shift. Councilmember Fidler made a motion to move forward with the fire territory. There was no second. The motion died. President Tancak asked Trustee Monnett to set up a meeting in the next few days to further discuss fire protection for the Town.

b. **ANNEXATION:** Attorney Shagley informed the Council the petitions have been sent out for voluntary annexation. When these are returned, the process will proceed.

NEW BUSINESS:

a. **COVERGENT:** A contract to renew the annual IT agreement with Covergent (formally EAS) was presented to Council. The cost is $17,026.93. Clerk Treasurer Maners informed the council this was a $408.00 increase over last year. Councilmember Howell made a motion to approve. Councilmember Jay seconded. The motion carried by unanimous vote.

Before President Tancak opened the meeting up for public comment, he wanted to thank the Town utility employees for their round the clock efforts recently with the snowstorm. He acknowledged the good job that was done and the effort that was put into keeping the streets and sidewalks as safe as possible.

CITIZEN COMMENTS: Brian Smith, owner of the local Cloverdale Barber Shop, also expressed appreciation to the Town for their efforts and especially for the assistance to the downtown business area during the recent snowstorm.

Leroy Patton also noted the Town did a good job.

ADJOURNMENT: The meeting was adjourned by President Tancak at 8:41 p.m.

Brandon Tancak, President

Brice Howell, Vice President

Larry Fidler

Kelly a. Maners

Kelly Maners, Clerk Treasurer

Greg Jay

Scott Stierwalt

Thank you to everyone who has shown up to tonight's meeting. Whether you live within the town of Cloverdale, or somewhere within Putnam county or from the surrounding counties. Over an extended period, this council has heard privately from individuals and companies who are in favor of a solar farm and we have heard from individuals and companies who are against a solar farm. This council has listened to our county elected officials and volunteers discuss this in person, online and in some instances, voting on the matter that has consumed a lot of time, resources and money from both sides. I can assure you that each council member from the town of Cloverdale has done their homework to understand what a project of this magnitude would mean for our community, all the pros and cons.

Energy RE and the family-owned business that seek to turn farmland into a solar farm have been heard by almost everyone within the county and beyond. Some will argue that a landowner shouldn't need approval to put solar panels on their own property. Some will argue that it will drive down their property value because their land will be surrounded by solar panels. Some will argue that the town could have the best sidewalks, streets and public park in the Midwest. I could go on and on with examples at the end of the day....

I want to be clear, very clear on what I'm about to say next as the rumors we have been faced with about this project are getting out of control. To the point of that, we thought it would be best to address the matter, even though not once have we been asked in a public meeting about the matter. Instead, we were asked about it at our homes, our businesses, even our place of employment. The town of Cloverdale does not have an economic development agreement with Energy RE for this project. The town of Cloverdale is not working with anyone concerning annexation of the proposed land. That's the facts! The town of Cloverdale has absolutely nothing to do with the proposed project!

Over the past several years, we have been financially responsible for positioning the town for responsible for growth. Staying stalemate is not an option, we need growth. Housing, commercial and industrial opportunities as some examples. We welcome developers and investors as we have laid a lot of groundwork most of the public do not see or know about because it's not tangible. We welcome you to meet with the landowners, town and county officials. The town of Cloverdale is poised for great success now and in the future.

I would like to remind everyone that regardless of your stance on this project, using social media to attack a person's business because of their personal belief on this project is uncalled for. We all have the same rights as the person sitting on either side of us. We must remember that it is okay to agree to disagree but do it with dignity, not personal attacks that truly could affect one's business and lively hood because of their beliefs.

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Town of Cloverdale
Project Status Update
February 2026
Submitted by HWC Engineering

Cloverdale North US 231 Water Supply Improvements (READI)

Phase II (CR 900, I-70 Crossing and US 231 North of I-70)

All work is complete. Water main was extended as far north in the US 231 Corridor as remaining funding from READI allowed. All committed READI funds have now been drawn down.

Cloverdale Wastewater & Lieber Regionalization Project

SRF has approved the purchase of the vactor truck and that transaction is in process currently. Based on review of the budget and the Town's records of Project Expenditures, there will be less than $10,000 remaining in project funding after the vactor truck is purchased and final payment is made to Reynolds. We will confirm the fund balance with SRF and then coordinate use of any remaining funds with the Town.

Cloverdale Water Plant & CR 900 Main Improvements (OCRA Project)

The project was advertised for bids in early January and bids are scheduled to be received on February 12, 2026. There are two Divisions of work, one for the remainder of CR 900 water main, and one for work at the water plant and booster station. Currently there are multiple bidders possible for each Division of work. We will provide a recommendation based on our review of the bids at the Town's March meeting.