

**CLOVERDALE TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, MARCH 10, 2026**

The Cloverdale Town Council met in Regular Session at 7:00 p.m. on Tuesday, March 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, Town Marshal Adam Hull and Clerk Treasurer Kelly Maners.

ADDITIONS OR DELETIONS TO THE AGENDA: President Tancak requested item 8. b. i. a. Lyssa McKee 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.

FIRE DEPARTMENT STATEMENT: President Tancak read a statement from the Town regarding the Fire Department. The statement is attached. The floor was then opened for questions, but for the sake of time, was limited to 5 people. No comments were made.

APPROVAL OF MINUTES:

- a. Regular Meeting Minutes February 10, 2026

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

CLAIMS AND TRANSFERS:

General: \$370,249.61	Motion: Councilmember Howell	2 nd : Councilmember Jay
Water: \$68,922.32	Motion: Councilmember Howell	2 nd : Councilmember Fidler
Wastewater: \$1,189,999.15	Motion: Councilmember Howell	2 nd : Councilmember Jay
Payroll: \$58,023.79	Motion: Councilmember Howell	2 nd : Councilmember Jay
Water Sol. Unl. INV #7344968	Motion: Councilmember Howell	2 nd : Councilmember Jay
Water Sol. Unl. INV #7349385	Motion: Councilmember Howell	2 nd : Councilmember Jay
Wes Tech INV #108310	Motion: Councilmember Howell	2 nd : Councilmember Jay
BL Anderson INV #038968	Motion: Councilmember Howell	2 nd : Councilmember Jay
JAMRR INV #984	Motion: Councilmember Jay	2 nd : Councilmember Stierwalt
Heritage Tire & Repair INV #2755	Motion: Councilmember Jay	2 nd : Councilmember Stierwalt
Bastin Logan INV #19986	Motion: Councilmember Howell	2 nd : Councilmember Stierwalt

All motions were carried by unanimous vote.

TOWN MARSHAL: Marshal Hull gave a monthly report on the Police Department activities.

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

- a. **IDEM RECYCLE GRANT:** The Town was awarded a recycling grant from IDEM in the amount of \$36,320.00. This will be used for concrete and some type of fencing, or screen, to relocate the recycling station from the Town Hall to the property behind Main Street that was donated to the Town by Putnam County Hospital.
- i. **LYSSA MCKEE:** Lyssa McKee, President of the Park Board, addressed the Council regarding the property directly adjacent to the new recycling space, formerly 54 N. Lafayette Street. The Town owns this property as well. She requested the Council consider putting this property under the Park Board to be used as some type of green space or pocket park. She stated while no firm plans have been made, it would be nice to have an additional green space in Town and the location would allow for kids to access it using existing sidewalks. It might also be utilized as a spot for visitors to Main Street to picnic with food purchased from local restaurants. President Tancak inquired if the recycling station would detract from the park. Her opinion was it would not, especially if a fence were installed.

Town Manager Hartman paused from the agenda to inform the council that Lyssa McKee was recently recognized as Champion Educator in Class 1A for the State of Indiana. Congratulations and applause were given.

- b. **OCRA WATER GRANT:** Eric Smith from HWC reported on the next few agenda items. Bids were received and tallied. They were broken up into Division A which consisted of work to be done at the water treatment plant and booster station and Division B which consisted of water main work around Town. Two bids were received for Division A with the low bid coming from Graves Construction in the amount of \$345,678.00. This is lower than the engineer's estimate of \$383,300.00. Five bids were received for Division B work. The lowest bid was from Dunkley Excavating for \$298,338.60. This is also under the engineer's estimate of \$351,850.00. All bids were responsive and HWC recommends going with the lowest bidders in both divisions. Councilmember Howell made a motion to accept the low bid from Graves Construction for the Division A work contingent on the release of the Grant Funds. Councilmember Jay seconded. The motion carried by unanimous vote. Councilmember Howell then made a motion to accept the low bid from Dunkley Excavating for the Division B work contingent on the release of the Grant Funds. Councilmember Jay seconded. The motion carried by unanimous vote.
- i. **WATER ENVIRONMENTAL REVIEW AMENDMENT:** Because both bids for the OCRA Water Grant were under the engineer's estimate additional funding is available. One possible use of these funds is to replace and upgrade the water line from County Road 900 to the Water Tank. This would complete the loop of upgraded main the Town has been working on for the last several years with various Grants and projects. For this to be eligible for the remaining OCRA funds, an environmental review must be done. An amendment to the Kleinpeter contract was presented to Council to include this review. The additional cost is \$4,000.00. Councilmember Howell made a motion to approve the amendment. Councilmember Stierwalt seconded. The motion carried by unanimous vote.
- c. **LIEBER/WASTEWATER PROJECT:** This project is coming to completion. The following two change orders were submitted to decrease Reynolds' contract in order to use the remaining funds to purchase a dumpster and push camera for the sewer department. This is more of a paperwork clean up and will allow the Town to use all the money awarded.
 - i. **CHANGE ORDER #5:** Councilmember Howell made a motion to approve. Councilmember Jay seconded. The motion carried by unanimous vote.
 - ii. **CHANGE ORDER #6:** Councilmember Howell made a motion to approve. Councilmember Stierwalt seconded. The motion carried by unanimous vote.
- d. **SIGN GRANT:** A Preconstruction meeting will be held this week.
- e. **CCMG:** A Preconstruction meeting will be held this week.
- f. **EAST KILEY WAY:** Greg Linton, Superintendent for Cloverdale Community Schools, contacted the Town about upgrading Brown Ave, which runs adjacent to the School Corporation's Bus Barn. Because of the School's new Fieldhouse project, traffic will be increased on this narrow road. He expressed interest in partnering/cost sharing with the Town to make upgrades to this road. No commitments were made. He also noted the current "purple cow" building was soon to become part of the Cloverdale Community School's campus. It is intended to be used as a student run Thrift store and/or Food Pantry. He inquired about upgrading east Kiley Way with sidewalks. This would create a safe walking path from the High School to the building on Main Street. This would need to be an engineered project. The School Corporation is also willing to partner with the Town on this project in the future. The Council advised Town Manager Hartman to investigate this project.
- g. **RIETH RILEY:** This company performed some work for the State north of I70 about a year and a half ago. During that project, some damage was done to the Town's sewer line. The company refused to take responsibility for the damage and the Town paid for the cost of the repair. INDOT has agreed to reimburse the Town for half of the cost of the repair.

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. **ANNUAL FINANCIAL REPORT:** An all-encompassing financial report for 2025 was presented to the Council. This was also submitted to Gateway, and the Cash and Investment Combined Statement was published in the newspaper. Councilmember Howell made a motion to approve the Annual Financial Report. Councilmember Stierwalt seconded. The motion carried by unanimous vote.

- c. **STATE OF THE UTILITIES:** Clerk Treasurer Maners presented a five-year history and five-year projection of the Water and Sewer Utilities. A copy is attached.

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

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

OLD BUSINESS:

- a. **ANNEXATION:** Attorney Shagley informed the Council the documents have been sent out for voluntary annexation. When these are returned, the next steps will be taken.
- b. **BILLBOARDS QUOTE:** A quote for \$7,464.61 to upgrade two billboards along I70, west of the Cloverdale exit was presented to Council. One of the billboards is owned by Eric Hayman. The other is owned by Putnam County Commissioners. They are both allowing the Town to use these rent free. President Tancak inquired if there was funding for the upgrades. Clerk Treasurer Maners stated the Council's project fund would be used. President Tancak stated the County was supportive of upgrading the signs attracting visitors to the Town of Cloverdale and, ultimately, the County. Councilmember Howell made a motion to approve the quote. Councilmember Jay seconded. The motion carried by unanimous vote.
- c. **AERIAL SIGN:** The old Holiday Inn sign east of the I70 exit, that is currently a big frame in the air, is owned by Eric Hayman also. He has offered the Town use of that sign as well. The cost of repairing this sign would be substantially more than the other two previously mentioned. A quote was given to Council for \$38,079.15. This would include a new sign, painting and all new electrical. Town Manager Hartman has discussed with Cloverdale Main Street, Putnam County Convention and Visitor's Bureau and the Putnam County Community Foundation about partnering with the Town to upgrade that sign. Representatives from Cloverdale Main Street were in attendance and acknowledged support of this project.

NEW BUSINESS:

- a. **ABANDONED PROPERTIES:** Attorney Shagley has sent out letters to property owners who are not in compliance with maintenance per Town Code.
- b. **SURPLUS EQUIPMENT:** Town Manager Hartman requested the old Vac Truck be declared surplus and able to be sold at auction. It will be sent to a heavy equipment auction where they will keep 10% of the selling price. He also requested the Town Council consider looking at the Dura Patcher, an old tractor and a Dixie Chopper lawn mower that the Town owns but seldom uses. Councilmember Howell made a motion to surplus the old Vac Truck. Councilmember Jay seconded. The motion carried by unanimous vote. Councilmembers will come take a look at the other items mentioned for future discussion.
- c. **BEAU FAUVERGUE:** He had requested to be added to the agenda, but was not in attendance at the meeting.

CITIZEN COMMENTS: There were no citizen comments.

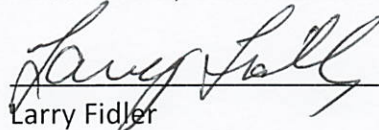
ADJOURNMENT: The meeting was adjourned by President Tancak at 8:20 p.m.

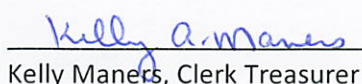
resigned 3/12/2026

Brandon Tancak, President

resigned 3/12/2026

Brice Howell, Vice President


Larry Fidler


Kelly Maners, Clerk Treasurer


Greg Jay


Scott Stierwalt



Fire Territory Proposal Statement

March 10, 2026

We find it necessary to issue a public statement regarding the proposed fire territory, due to the amount of misinformation currently being circulated. This is an extremely important matter, and we want to ensure that accurate facts are presented to the public rather than rumors or incorrect information.

During the January 2026 Town Council meeting, the Cloverdale Township Trustee, along with a representative from Baker Tilly, presented information to the council regarding the proposed fire territory. During that meeting, members of the council and the Clerk-Treasurer asked if additional financial data could be provided, as some information was not included in the initial presentation. The Trustee and the Baker Tilly representative agreed to provide this additional information prior to the February Town Council meeting.

The Town of Cloverdale is already preparing for the significant negative revenue impact that will result from bill SEA 1 (also known as SB 1). These impacts are beyond the town's control, but the council is working diligently to understand and prepare for the changes once the bill goes into effect. Revenue sources such as property tax, circuit breaker funds, TIF, LIT, EDIT, and public safety revenues are all expected to be negatively affected by SEA 1. These are critical revenue streams the town currently relies on to support multiple departments and services.

At the February Town Council meeting, the Cloverdale Township Trustee, the Fire Chief, and a representative from Baker Tilly returned to present the additional information requested by the council. The proposal included a **12.5% property tax increase on assessed value for The Town of Cloverdale and Cloverdale Township property owners**. In addition to this increase, the town would also experience further negative revenue impacts related to property tax reductions, circuit breaker losses, TIF, vehicle excise tax, and FIT revenue.

During the meeting, there was extensive discussion between the council, the Trustee, the Fire Chief, and the Baker Tilly representative. Many questions were asked, and both sides engaged in thoughtful and professional dialogue about the proposal and its potential impact.

After the lengthy discussion, a motion was made to bring the matter to a vote. However, after an extended period and **three attempts to obtain a second to the motion**, no second was made. As a result, the motion failed, and the fire territory proposal did not move forward.

It is important to clarify that **the Town Council did not vote "no" on the fire territory proposal**, as some members of the public have been led to believe. The proposal simply did not receive a second to proceed to a vote.

The council fully recognizes that there are challenges with volunteer staffing within the fire department. We face similar issues with volunteer and reserve staffing within our police department as well. There is no question that this council supports the fire department. When considering matters of this magnitude, the council must also carefully consider the financial impact on **every homeowner and business owner in our community**. We deeply appreciate the dedication and service of the men and women who volunteer and serve in our fire department. Their commitment to protecting our community is valued and respected, and this discussion is not about questioning their service, but about ensuring a financially responsible path forward for the entire community.

Additionally, rumors suggesting that the fire department will close are simply **rumors and misinformation**. The town currently has a contract with the Cloverdale Township Trustee and pays **\$35,000 annually** for fire protection services. This amount does not include the funding the department receives through contracts with other townships.

It is also worth noting that the current Town Council was not involved in the decision made several years ago that changed the amount the town pays to the Trustee for fire services.

Following the February meeting, I personally met with the Trustee to discuss possible solutions to the financial concerns. During that conversation, I presented several ideas that I believed could help address the issue. However, the Trustee indicated that those ideas would likely not receive enough support from his committee or the fire department. He also stated that he may present a **new fire territory proposal later this year**.

We remain committed to working toward responsible solutions that ensure continued public safety while also protecting the financial stability of our community.

Sewer

	2019	2020	2021	2022	2023	2024	2025	Growth 2019-2025	
Ending Fund Balance	\$147,589	\$78,198	\$106,879	\$94,853	\$114,330	\$223,639	\$158,825*		
AVG Customers	907	918	929	944	959	963	966	58	6%
<i>tap fee revenue</i>	\$2,000	\$3,000	\$2,500	\$8,000	\$1,500	\$11,750	\$40,000	\$38,000	95%
Revenue	\$819,780	\$769,217	\$851,179	\$831,553	\$842,255	\$920,380	\$974,558	\$154,778	16%
<i>sewer fees only</i>	\$784,280	\$744,787	\$802,371	\$786,046	\$812,557	\$881,983	\$895,501	\$111,221	12%
Expenses	\$883,134	\$838,609	\$822,498	\$843,580	\$822,777	\$811,071	\$932,207*	\$49,073	4%
<i>employee wages</i>	\$112,748	\$116,406	\$129,878	\$128,780	\$129,483	\$152,517	\$157,068		

* Values adjusted due to delayed reimbursements

Expenses are outpaced by revenue increases. Sewer is in good condition & trend is expected to improve.

Sewer Depreciation

Year	2019	2020	2021	2022	2023	2024	2025
Ending Fund Balance	\$78,334	\$124,310	\$180,367	\$96,922	\$90,578	\$119,226	\$104,027

Year	Projected Expenses	Revenue	Comment
		\$119,226	fund balance beg 2025
2025		\$81,984	
	\$66,000 (+\$100,000 ww op)		Land
2026		\$81,984	
	\$7,084.09		2 Skimmer Arms
2027		\$81,984	
2028		\$81,984	
	\$150,000 (+\$200,000 F&B)		?OCRA local match (25%)
2029		\$81,984	
2030		\$81,984	
TOTAL	\$223,084	\$611,130	

Non project expenses 2025	
Lift 3 Repairs	\$3,500
Bob Cat Repair	\$3,236
Transmission work Brad truck	\$2,563
Bob Cat Repair	\$3,282
Install Sewer main on Doe Creek	\$12,500
purchase Sewer Sampler	\$5,500
Total:	\$30,582

Other Expected Expenses
2032 lawn mower 10 yrs old
2032 Richard truck 20 years old
lift stations???
S. put/putnamville expansion

We are planning ahead for big projects while still leaving some savings for smaller repairs and the unexpected.
We will continue to pursue external funding sources to help offset costs to the Town.

Water

	2019	2020	2021	2022	2023	2024	2025	Growth 2019-2025	
Ending Fund Balance	\$126,820	\$170,864	\$205,142	\$156,385	\$100,538*	\$240,885	\$238,419		
AVG Customers	1017	1027	1044	1059	1074	1077	1081	64	6%
<i>tap fee revenue</i>	\$2,000	\$ 6,500	\$2,500	\$10,300	\$2,500	\$7,050	\$23,443	\$ 21,443	91%
Revenue	\$617,864	\$643,313	\$676,616	\$665,679	\$650,215	\$785,646	\$702,560	\$ 84,696	12%
<i>water fees only</i>	\$565,674	\$577,195	\$572,792	\$579,026	\$577,299	\$616,585	\$620,381	\$ 54,707	9%
Expenses	\$698,124	\$599,268	\$642,339	\$714,435	\$706,062	\$645,299	\$705,026	\$ 6,901[‡]	1%
<i>employee wages</i>	\$139,740	\$149,050	\$162,763	\$165,360	\$189,920	\$192,780	\$195,378		

*Purchased water line then reimbursed by Redevelopment

‡ Paid off a bond in 2022, but have replaced the expense with rising cost of chemicals and utilities

Early bond payoff has allowed Revenue to offset the rapid rise in operating Expenses up to the present. If the new taps result in customers, revenue increases may offset expenses.

Water Depreciation

Year		2019	2020	2021	2022	2023	2024	2025
Ending Fund Balance		\$327,859	\$345,209	\$361,573	\$335,238	\$344,373	\$318,446	\$147,024

Year	Projected Expenses	Revenue	Comment	Non project expenses 2025	
		\$318,446	fund balance beg 2025	Road Repairs	\$24,353
2025		\$95,748		Bob Cat Repair	\$3,236
	\$103,087		READI local match	Water Tower Inspection	\$8,500
	\$100,000		OCRA local match	Transmission work Brad truck	\$2,564
2026		\$95,748		Bob Cat Repair	\$3,283
	\$39,400		Remaining OCRA local match	Chlorine Gas Solenoid Valves	\$2,102
	\$20,000		Well Cleaning (2)	Backwash Supply Valve	\$6,185
2027		\$95,748		Water plant generator repairs	\$5,360
2028		\$95,748		Emergency water main repair	\$2,250
	\$20,000		Well Cleaning (2)	Relocate Bennington Way water line	\$3,050
2029		\$95,748		Total: \$60,883	
2030		\$95,748		Other Expected Expenses	
	\$150,000		?OCRA project local match (+\$200,000 F&B)	2032 lawn mower 10 yrs old	
	\$200,000		Water tower painting	2032 Richard truck 20 years old	
TOTAL	\$632,487	\$892,934	\$260,447 difference	VFD (variable freq. drive) 10 yrs	\$12,000
				Radio Towers	\$100,000/2

We are planning ahead for big projects while still leaving some savings for smaller repairs and the unexpected.
We will continue to pursue external funding sources to help offset costs to the Town.

Food & Beverage

	2019	2020	2021	2022	2023	2024	2025	Growth 2019-2025	
Ending Balance	\$205,749	\$197,226	\$234,228	\$348,212	\$315,675	\$421,839	\$540,093		
Revenue	\$94,070	\$92,904	\$102,789	\$113,983	\$117,348	\$113,975	\$118,253	\$24,183	20%
Expenses	\$113,503	\$101,427	\$65,786	\$0	\$149,885	\$7,810	\$0		

Year	Projected Expenses	Revenue	Comment
		\$421,839	fund balance beg 2025
2025		\$115,000	
2026		\$115,000	
	\$200,000		OCRA water local match
	\$15,000		New Software water portion
	\$11,000		VFD (variable freq. drive)
2027		\$115,000	
2028		\$115,000	
	\$200,000		OCRA WW local match
2029		\$115,000	
2030		\$115,000	
	\$200,000		OCRA Water local match
TOTAL	\$626,000	\$1,111,839	\$485,839 difference

Year	Food & Beverage Uses
2019	Pipe patching, WW camera, generators for Lift stations 1 and 2
2020	WW Blower replacement
2021	WW 2nd Blower replacement
2023	Engineering towards the Lieber WW project
2024	Utility Lines along Bennington Way

Food & Beverage (as intended) allows use of 1% tax on local restaurants to offset Utility Operating Expenses for local Residents. This helps to keep utility rates lower than they would otherwise be.

Grants 2023-2026

Project	Total Project Cost	Other Sources/Grants	Town Pad	Status
Sewer Project	\$8,755,000	\$5,185,000	\$3,570,000	ongoing
1-70 Water Project	\$1,869,850	\$1,432,110	\$437,740	complete
I-70 Water Line Upgrade and Relocation	\$579,089	\$574,866	\$4,222	complete
Storm Water Project	\$1,040,600	\$600,000	\$440,600	complete
Lead and Copper Survey	\$15,000	\$15,000	\$0	complete
OCRA Water Project	\$1,139,400	\$750,000	\$389,400	ongoing, amounts subject to change, bids came in lower than grant awarded
Total:	\$13,398,939	\$8,556,976	\$4,841,962	

Good management by the town has resulted in \$4.8 million expenditure over four years to achieve a total of \$13.4 million of improvements. 66% of improvements were paid for using county, state and federal funds. This has resulted in saving the residents and businesses of Cloverdale significant money by keeping utility rates low.

Discussion/Conclusions

- Sewer Rates have not changed for 10 years.
- Water Rates have not changed for 14 years.
- Good planning and management has led to additional revenue for needed local infrastructure from growth & grants.
- Paying off prior bonds early has freed up cash to offset rising costs due to inflation.
- The Sewer Utility is in good financial position.
- The Water Utility is at a break even point. We need to monitor and re-evaluate over the next couple of years.
- We're in a good position and we need to continue to broaden our customer base.