

TOWN OF WEST LEBANON- TOWN BOARD MEETING-December 9, 2024

The meeting of the Town Board was called to order at 7:00p.m. Present, Marty Kutsenkow Jim Kiger, David Moody, Cindy Williams, Rodney, Don Moyars, Ingrid Barce.

Financials: Kutsenkow made motion to accept, Moody seconded. Voted and approved

Minuets: Meeting minuets Kutsenkow made motion to accept Kiger seconded. Voted and approved

Austin Watkins asked why in the November minutes in the open floor his statements were summarized and not word for word, it was explained to him and stated there are recorded copies of the minutes.

USB 101 S Clinton: Wiper Corp., Kuiper had sent copies of the improvements to the property. Council thinks that there has been adequate progress made. Kutsenkow made a motion to release from the USB and Moody seconded. Voted and approved.

Interstate Builders SB1: The attorney submitted the paper work and they stated that they have retained all 8 employees from prior to the fire. Asked for a 10-year abatement on the new Real property and the personal property. Stated that they are now under contract to sell part of the property so another company will be coming to West Lebanon. They stated there is still room for expansion and have plans to expand what they produce. At this time Ingrid presented the two (2) abatements for council to sign.

Reso 2024-1209C Moody motion to accept the revitalization Kiger seconded, voted and approved.

Reso 2024-1209D Personal property, Kutsenkow motion to accept Moody seconded, voted and approved.

Insurance Bids: We received two bids for the 2025 calendar year Hoosier & Assoc. and Valley Ins. Kutsenkow stated there is a large difference in the two. Ethan Foxworthy was here from Hoosier to explain his quote. Valley Ins was a no show so the Councils questions couldn't be asked. Since the current insurance expires on December 31st Kutsenkow made a motion to accept Hoosier & Assoc. quote for 2025 Kiger seconded, voted and approved.

Jeff Rowe with Baker Tilley: Presented the results for the rate study for the Town's sewer project. He stated that the 2021-2023 expenses are very close yearly and the revenues are holding ground for that 3-year period. The revenues are above recommended schedule estimated for the 5.5 million projects. \$472 Thousand per year total revenue requirements with out a grant would be a \$104 monthly increase to the sewer bill. Possible SRF grants may qualify for or even dual USDA & SRF, he will look into these options, but Town would need to apply by 4/1/25. He stated a possible phase in of the rate increase before project starts would help. Since the project is on hold due to lack of funding Kutsenkow made a motion to table it at this time Kiger seconded, voted and approved.

Rezoning Ordinance 2024-1209A: Property is seeking having changed from Commercial to Residential. Kutsenkow motion to approve Moody seconded, voted and approved.

Reso 2024-1209A: Transfer of Tax Deed for 112-114 N High St a Four Knocks property County Commissioners deeded the property to the Town of West Lebanon approximately April 1,2025. Kutsenkow motion to accept the property Kiger seconded, voted and approved.

Reso 2024-1209 B: Transfer of approximations to cover shortage in another general fund. Kutsenkow made motion Moody seconded, voted 3-0 and approved.

Salary Ordinance 2024-1209B: 2025 Salary ordinance Kutsenkow made a motion to approve Moody seconded Voted and approved

Election of officers 2025: Moody motioned to keep the officers the same in 2025 as they are in 2024. President; Kutsenkow, Parks Superintendent and ADA as Kiger; Moody as Water & Street Superintendent. Adding that no Council meetings will be held on a holiday, if a holiday falls on the second Monday of the month the meeting will be held on the second Tuesday of the month instead. Kutsenkow motion to accept Kiger seconded, voted and approved.

Disconnect: Total of 16, Kutsenkow made motion to proceed with them Moody seconded. Voted and approved.

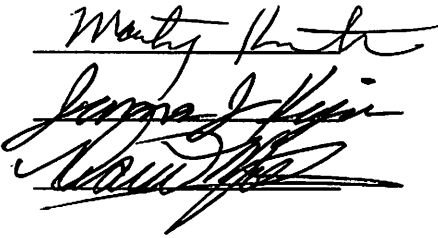
Town Marshal bid new Tires: Don Moyars submitted 4 bids for new tires on the patrol car. Kutsenkow made motion to accept Mr & Mrs. Tire for \$656.84 Kiger seconded, voted and approved.

Open Floor: Austin Watkins asked why the Marshal was asked to ask him a personal question and why was a third party sent to ask them?

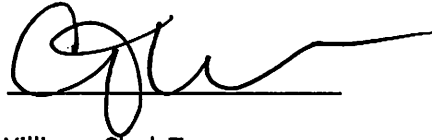
Marty stated that there are 11 cars on the lots uptown and what are the use of these cars? Mr Watkins stated he believes the Town is conspiring with another business owner to run him out of town and ruin his reputation. He then asked if the Town wants to make an offer to buy his property. Council stated they would offer \$20 Thousand he said he would give his decision at the January meeting.

Moody made a motion to adjourn and sign claims Kutsenkow seconded voted and approved

Town Council Members



Attest:



Cindy Williams Clerk Treasurer
