

**LOWELL TOWN COUNCIL  
WORK SESSION  
FEBRUARY 26, 2024**

The regular meeting of the Lowell Town Council was called to order on Monday, February 26, 2024, at 6:30 P.M. Members present were Todd Angerman, John Alessia, Shane Tucker, and John Yelkich; Jill Murr, Clerk-Treasurer. Staff present were Town Manager Craig Hendrix, Police Chief Jim Woestman, Fire Chief Chris Gamblin, GIS Director Greg White, Town Attorney David Westland and Corby Thompson, Krohn & Associates. Buzz Krohn, Krohn & Associates, and Thomas Everett, Barnes & Thornburg joined via Zoom.

Town Manager Craig Hendrix noted the work session was for the overlapping taxing units to inquire on the Residential TIF items on the RDC agenda for this evening's public hearing. Town Attorney David Westland stated that comments made during the work session are not part of the RDC public hearing. You will need to speak during the public hearing to have your comments be part of the record.

A letter was submitted by the library. It was stated that twenty-five years is a long time. With over 300 people in their programs, they may need more room and were concerned about their bonding capacity. Corby Thompson responded that this will not affect their bonding capacity. This will still be the same.

Heidi Laub, West Creek Township Trustee, asked "what if there is a housing crisis" and on the risk if there is a bond issue. Town Council responded that obligations are not planned at this time. Issues with the current wastewater system were discussed. Ambulance is going to need more and no additional income. Heidi inquired if there could be a contract to ensure dollars go towards ambulance, how long could an agreement/contract be for? David Westland responded that you could make an annual agreement with annual review. You can't do anything in the long term and commit a future Council too. Buzz Krohn noted that they will get the same increase in max levy regardless of this.

It was noted that once a bond is issued, the twenty-year period starts; this would be the only way to commit a future Council. Craig Hendrix noted that we have been trying to build relationships and hope to continue doing so moving on. Andy Anderson, Tri-Creek Schools, had no questions or comments.

Corby Thompson stated that there are restrictive uses for the funds, which are the same as the current TIF. There was discussion on unique uses versus common uses as well as pass-throughs. Buzz Krohn stated that pass-throughs offer no more funds than the levy. There is more benefit doing projects versus pass-throughs. Funds are to be spent in the area they come from. Administrative costs for the residential TIF are most expensive establishing the TIF. There are nine separate TIF areas.

Todd Angerman stated that potentially TIF funds could be used for improvements, such as the wastewater treatment plant, versus raising the rates. There were multiple discussions. It was noted that if you never obligate the funds to a bond issue, there is no expiration date.

The Work Session adjourned at 6:45 pm.

  
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Todd Angerman, President

Attest:

  
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Jill Murr, Clerk-Treasurer