

**MINUTES OF MEETING OF TOWN COUNCIL
TOWN OF BREMEN, INDIANA
April 27, 2026**

The Town Council of the Town of Bremen, Indiana, met in regular session at 4:30 p.m. on Monday, April 27, 2026, at the Bremen Town Hall pursuant to notice previously published. Council Members Mike Leman, William Daily, Bryan Miller and David Bailey were present. Also present were Keith Fraine, Director of Operations; Meghan Atkins, Clerk-Treasurer; Ben Wright, Superintendent of the Electric Department; Henry Aguayo, Superintendent of the Water Department, Chief Trent Stouder, Police Department; Austin Langdon, Superintendent of the Street Department; Chief Matt Neher, Fire Department; Nate Lockwood, Cemetery Sexton; Ken Jones, Town Engineer and Anthony Wagner, Town Attorney.

PLEDGE OF ALLEGIANCE: The Council recited the Pledge of Allegiance.

MINUTES: Mr. Daily made a motion to approve the minutes of the April 13, 2026 meeting, which was seconded by Mr. Bailey and carried by a vote of 4 ayes, 0 nays.

CLERK-TREASURER: Ms. Atkins submitted the docket of claims without amendment; Mr. Daily made a motion to approve the docket as submitted, which was seconded by Mr. Bailey and carried by a vote of 4 ayes, 0 nays.

TOWN ATTORNEY: Mr. Wagner reported that the second appraisal on the apartment building had arrived and suggested that the Council set an Executive Session to discuss how to proceed. The Council set an Executive Session for 4:00 p.m. on Wednesday, May, 6, 2026.

NEW BUSINESS: Mr. Wagner explained that Mr. Fraine had received inquiries from several parties regarding the vacant parcel on Birkey Street. Mr. Wagner explained several of the options for disposing of the real estate but said that an appraisal would be necessary to start. Mr. Bailey made a motion to proceed with the appraisal of the lot, which was seconded by Mr. Miller and carried by a vote of 4 ayes, 0 nays.

OLD BUSINESS: No old business was brought before the Council.

PUBLIC COMMENTS: Dr. Robert Kolbe appeared before the Council and expressed concern with a proposed gas station rumored to be planned for the property at 1016 West Plymouth Street. He described some of the health risks of gas stations but also expressed concern about the quality of food and tobacco products that could be sold at the convenience store.

Ann Holmes appeared before the Council and supported Dr. Kolbe's statements and asked the Council to make efforts to keep up the Town's appearance.

Annette Haining, Marshall County Tobacco Education Coordinator, appeared before the Council and explained how harmful tobacco vaping is for the public, particularly teenagers. She claimed that the Town could use its zoning ordinance to add restrictions to the existing State framework.

Alfredo and Jackie Alvarado presented statistics regarding vaping and requested that the Council enact ordinances to limit the distance of tobacco sellers in other locations in the community and for a full moratorium on any new tobacco sellers. Ms. Alvarado also noted that she grew up living close to a gas station and that she was a young cancer survivor.

Lois Sheely appeared and read a letter on behalf of Dan Chamberlin.

Jay Bunge appeared and explained that his home was immediately near to the proposed site and expressed concern over information he had received regarding the operation of a gas station so close to his property.

Allison Bogunia appeared and expressed concerns regarding the health impacts of another tobacco retailer and the physical appearance in the community.

Jamie Bellman appeared and introduced himself as the owner of a local gas station/convenience store. He explained that the previous speakers were correct about their health and environmental concerns and described his experiences with the regulatory processes involving the sale of tobacco. He claimed that the purported owner of the property would not observe the regulations regarding the sale of vape products. He also claimed that the gas tanks are vented 24/7 and that every property that he owns contains fuel contamination.

Todd Huff appeared and told the Council that he had moved back to Bremen to raise his family here and asked the Council to be mindful of what is best for children.

Ms. Sheely told the Council she would submit a letter from Jared Siple outside of the meeting.

The Council thanked the participants for attending and discussed several approaches for addressing the concerns. Mr. Daily asked Mr. Wagner to prepare an amendment to the zoning ordinance to address some of the concerns.

DIRECTOR OF OPERATIONS: Mr. Fraine submitted three (3) CF-1 forms on behalf of Digger Specialties, which Mr. Leman signed.

Mr. Daily left the meeting for another commitment.

Mr. Fraine confirmed that the second appraisal for the apartment building had been completed and submitted his report.

DEPARTMENT HEAD REPORTS:

Mr. Langdon had no new information to report on behalf of the Street Department.

Mr. Wright proposed that the Electric Department add soccer field lights at Jane's Park. He explained that the proposal would bring the field to IHSA standards to host tournaments. Mr. Wright told the Council that the Department would buy the materials but that a contractor would install the pillars and lights before the department ran the electric service. He also noted that he was working with Mr. Main on adding bleachers and concrete. The Council asked him how quickly the work could be done and Mr. Wright estimated that it would be ready for the fall season. Mr. Wright stated that the estimated cost was \$165,000.00 and the Council discussed the process for procuring the materials. Mr. Wagner asked Mr. Wright to meet with him after the meeting to identify the proper process.

Mr. Aguayo had no new information to report on behalf of the Water Department.

Mr. Lockwood had no new information to report on behalf of the Cemetery Department.

Chief Neher had no new information to report on behalf of the Fire Department. Mr. Leman asked Chief Neher a question about setting up a fundraising event for Corvillia during the Fireman's Festival.

Chief Stouder had no new information to report on behalf of the Police Department.

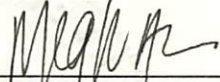
Mr. Miller made a motion to approve the Department Head Reports, which was seconded by Mr. Bailey and carried by a vote of 3 ayes, 0 nays.

TOWN ENGINEER: Mr. Jones submitted change order number 2 for the wastewater treatment plant project in the amount of \$8,237.00. Mr. Miller made a motion to approve the change order as submitted, which was seconded by Mr. Bailey and carried by a vote of 3 ayes, 0 nays.

COUNCIL COMMENTS: No Council comments were offered.

ADJOURNMENT: Mr. Bailey made a motion to adjourn the meeting, which was seconded by Mr. Miller and carried by a vote of 3 ayes, 0 nays.

ATTEST:



Meghan Atkins,
Clerk-Treasurer, Town of Bremen



Michael Leman, President