

**Monrovia Town Council Meeting
June 22, 2021
Festival Community Building
50 Walnut Street, Monrovia, IN 46157**

The meeting, was called to order at 6:30 pm by Town Council President Philip Fowler and was immediately followed by the pledge of allegiance and a prayer.

Attendance

Present at the meeting: Philip Fowler, President, District 4; Bonnie Silsby-Inman, VP, District 3; Carol Youngblood, District 1; Loren Moore, District 2; Kevin Collier, At large; and Danny Chenault, Clerk Treasurer.

Guests/Citizens:

In attendance were; Diane Hubbard (Community Liaison for Rep Jim Baird), Town Attorney James Wisco, Jonathan LaTurner (Division Mgr, DLZ Indiana, LLC), and approximately 20 guests and community citizens.

Town Council Meeting Minutes: Councilmember Loren Moore made a motion that the 24 May 2021 Meeting Minutes be approved as written. The motion was seconded by Council VP Bonnie Silsby-Inman. **All were in favor (5 Aye / 0 Nay)**, and the motion passed.

Claims Packet and Bank Reconciliation: Councilmember Kevin Collier moved that the May Bank Reconciliation and June Claims Packet be approved, seconded by Councilmember Loren Moore. **All were in favor (5 Aye / 0 Nay)**, and the motion passed.

Old Business:

- **Town On-Call Engineer:** Jonathan LaTurner, Division Manager at DLZ Indiana, LLC spoke regarding his company's capabilities and experience as it relates to the Town if they are selected as the Town's on-call engineering company. Following the discussion, Councilmember Kevin Collier moved at DLZ Indiana, LLC be approved to represent the Town as its on-call engineering company, seconded by Councilmember Loren Moore. **All were in favor (5 Aye / 0 Nay)**, and the motion passed.

- **Preliminary PUD Plan 20-01 Approval – Eagle Pointe (Ryan Homes):** The Council tabled a vote in this matter on 24 May 2021 while procedural concerns made by a citizen attending the public hearing were addressed. Council President Philip Fowler cited the identified concerns and provided a detailed response for each one, confirming that proper procedures had, in fact, been followed. Several meeting attendees voiced concerns that all matters against the development had not been addressed. Council President Philip Fowler stated that all had been addressed, either in previous Plan Commission and Town Council meetings, or in the meeting currently being conducted. Council President Philip Fowler then requested a vote on Preliminary PUD Plan 20-1 by a show of hands. Four (4) were in favor with Councilmember Carol Youngblood voting against. Preliminary PUD 20-01 was approved **(4 Aye / 1 Nay)**.

- **House Demolition at 155 E. Main Street:** Kyle Binhack spoke to the Council. He is purchasing the property and requested that the Council not proceed with entering into a demolition agreement with the previously selected demolition company. It is his plan to have the home demolished by September 2, 2021. All Councilmembers were in agreement to let Mr. Binhack proceed and to not sign a contract for the previously approved demolition.
- **Planned Usage of American Rescue Plan Act Funds:** With an adopted ordinance establishing a fund for receipt of funds received through the ARP Act, the Clerk Treasurer requested that the Council establish a plan as soon as possible for how the funds will be used.

New Business:

- **Amendment to Ordinance 2021-02 (Golf Cart Ordinance):** The initial draft of the adopted ordinance included Recreational Off-Road Vehicles as an applicable vehicle for the ordinance. However, Recreational Off-Road Vehicles were omitted from the adopted ordinance. The Council discussed holding a public hearing on July 27, 2021 regarding amending the ordinance to include these vehicles. Council member Kevin Collier made a motion that the Council proceed with the public hearing, seconded by Council VP Bonnie Silsby-Inman. Four (4) were in favor, with Councilmember Carol Youngblood voting against (4 Aye / 1 Nay), and the motion passed.
- **Resolution 2021-02 – Voiding of Old Outstanding Checks:** Councilmember Kevin Collier made a motion that Resolution 2021-02, voiding outstanding checks from the previous 2 calendar years (ending on 12/31/2020) be approved. Councilmember Loren Moore seconded the motion and the motion passed with all in favor (5 Aye / 0 Nay).
- **Consider Approval of Amendment to PUD 05-01 (S&D Investments):** The Council reviewed the Findings of Fact from the Plan Commission, prepared on June 8, 2021 as well as the June 8 Plan Commission Minutes. The Plan Commission has submitted an Unfavorable recommendation to the Town Council. Councilmember Kevin Collier moved that the amendment **not** be approved. Council VP Bonnie Silsby-Inman seconded the motion. The amendment to the PUD was denied with all voting against it (5 Aye / 0 Nay).
- **Smart Rural Community Award – Request to Display a Sign:** The Council expressed concern regarding the location of the sign which was preferred by Endeavor Communications (Intersection of SR 39 / SR 42). Councilmember Kevin Collier made a motion that display of the sign be approved, but in a different location (TBD). Councilmember Loren Moore seconded the motion and it passed with all in favor (5 Aye / 0 Nay).
- **Service Agreement With United Consulting in Support of Engineering Services Associated With Water Steering Committee Activities:** Discussion was tabled while the Council obtained a proposal and more clearly defined cost estimates.

- **2022 Budget Preparation:** The Council reviewed the scheduled budget preparation report submission requirements and Town Council Meetings associated with budget preparation, submission, and adoption for the 2022 budget. It was determined that a Town Council Budget Workshop would be scheduled for July 20 2021.

Department Head Reports:

Police: None

Planning/BZA: None.

Sewer: The Council was provided the most recent Sewer Lien Notice Report.

Legal: None. Although, Town Attorney James Wisco did comment on several agenda item matters as they were being discussed.

Streets: Council VP Bonnie Silsby-Inman, after extensive efforts to solicit bids from reliable contractors, advised all in attendance that Always Seal Coating & Paving had begun work on the numerous potholes in the Town's area of responsibility and should be completed soon.

Additional Business:

- **Snow Removal:** The Council discussed the current sub-contractor for Town snow removal. It was determined that it would be best to meet with the sub-contractor at the July 27, 2021 Council meeting and to seek additional snow removal bids as well in preparation for the upcoming snow season.
- **No Parking Signs – Homestead Section 7:** The Town Council was advised that the Land Development Manager for DR Horton has agreed to have the “No Parking” signs in Section 8 removed if the Council so desires. For several reasons, including to maintain consistency in sign display through Homestead, the Council agreed that the signs should be removed.
- **Councilmember Carol Youngblood** reported that a tree had fallen on the Town's property at SR 39 / SR 42. It was determined that the Town's insurance carrier should be notified and that the current lawn service for the Town be contacted to determine if they can remove the tree. She also requested an update on the recent standing water complaint submitted by a citizen. The Clerk Treasurer read from an email received on June 22nd from the Town engineer which provided great detail regarding the steps that had been taken to alleviate the standing water and/or prevent mosquitos. The Clerk Treasurer also advised the Council that the citizen had been kept continually updated.
- **BZA VP Michael Conner** notified the Council that there is evidence that the Developers in Homestead Sections 7 & 8 have not established proper erosion controls, and provided pictures that he had taken to support this claim. The new on-call engineer company (DLZ, Indiana, LLC is aware of the problem. The Plan Administrator will contact the outgoing on-call engineer company and advise them of the situation.

Public Comment:

- An attendee (not a resident of Monrovia, including the established buffer zone), expressed concern regarding the aforementioned approval of Preliminary PUD Plan 20-01. This included a disregard for responsibilities by approving projects that substantially interfere with the Comprehensive Plan dated 1997. The attendee also felt that the following had not been addressed; Town's inability to provide adequate police, fire hydrants, street repair, code enforcement, and response in an emergency situation.
- Several attendees expressed concerns regarding water, including flow to the hydrants, sufficient water to support fire protection, etc. Council President Philip Fowler advised the attendees that the Town had established a Water Steering Committee that was addressing these and other concerns/matter and that several Zoom meetings had been conducted with Morgan County Rural Water and the Steering Committee. Discussions/meetings would continue.

With no additional business to discuss, Councilmember Kevin Collier made a motion to adjourn the meeting, seconded by Councilmember Loren Moore. All were in favor (5 Aye / 0 Nay) and the meeting was adjourned at 7:30 pm.



Philip Fowler, President
Monrovia Town Council

Attest:



Danny Chenault, Clerk Treasurer
Town of Monrovia