

**Monrovia Town Council Meeting**  
**March 22, 2022**  
**50 Walnut Street (Festival Community Building)**  
**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; Kevin Collier, VP, At-Large; Bonnie Silsby-Inman, District 3; Carol Youngblood, District 1; Loren Moore, District 2; and Danny Chenault, Clerk Treasurer.

**Guests/Citizens:** Mike Wagner, George Everett, Scott Pierce, Kyle Binhack, Jan Binhack, Diane Hubbard (on behalf of Congressman Baird).

**Additional Attendees:** Grace Phillips (Reporter-Times), Eddie Menzel (PC President/Bldg Inspector), Michael Conner (BZA VP, Economic Development Steering Committee Chairman), Maryanne Taylor (Plan Administrator), Shawn Massingale (WWTP Manager/WWOC President), Jim Wisco (Town Attorney), Allen Galloway (Triad Associates).

**Town Council Meeting Minutes:** Councilmember Moore moved that the minutes from the February 22<sup>nd</sup> Council meeting be approved as written, seconded by Councilmember Silsby-Inman. **All were in favor (5 Aye / 0 Nay)**, and the motion passed.

**Claims & Bank Reconciliation:** Council VP Collier made a motion that the February bank reconciliation and March claims docket be approved. Councilmember Moore seconded the motion. **All were in favor (5 Aye / 0 Nay)**, and the motion passed.

**Public Comment:** Kyle Binhack addressed the Council, requesting that he be permitted to rehabilitate the home at 155 E. Main Street instead of demolishing the home as previously ordered by the Council. Mr. Binhack had "gutted" the home, removing the second floor, and leaving only the interior wall, ceiling, and floor beams, wood framing, and exterior side and roof material etc. A structural engineer selected by the Town had recently examined the home and found the existing framing material to be structurally sound, providing a report to that effect to the Council. Councilmember Youngblood moved that the demolition order be cancelled, seconded by Councilmember Moore. **All were in favor (5 Aye / 0 Nay)**, and the motion passed. Councilmember Youngblood then moved that Mr. Binhack be permitted to proceed with rehabilitating the home, also seconded by Councilmember Moore. **All were in favor (5 Aye / 0 Nay)**, and the motion passed.

**Public Hearings:** Council President Philip Fowler moved that the public hearings to consider the establishment of a Cumulative Building Fund and Cumulative General Improvement Fund be cancelled. If established, the funds could have placed an excessive tax burden on Town citizens and also adversely impacted the Town's General Fund. Council President Fowler

further moved that the Council hold a public hearing on April 26, 2022 to consider adopting a Cumulative Capital Development Fund, which can be used for the same purposes as the previously mentioned funds, is at a much lower maximum tax rate, and is not tied to the Town's overall maximum tax levy. Council VP Collier seconded the motions. **All were in favor (5 Aye / 0 Nay)**, and the motions passed.

### **Old Business:**

**Consider Resolution to Publish Notice for Bidders to Lease Town Owned Farmland:** The Council reviewed the draft resolution document and draft public notice. Following a brief discussion Council VP Collier moved that the Council adopt the Resolution and proceed with publishing of the public notice, requesting that sealed bids be received NLT April 25, 2022. The Council will open all received bids at the April 26, 2022 Council meeting. Councilmember Silsby-Inman seconded the motion. The motion passed with all in favor **(5 Aye / 0 Nay)**.

### **New Business:**

**Draft Resolution Adopting Annexation Policies:** The draft document was distributed to the Council. Council VP Collier moved that the Resolution be adopted. There was not a second, and the motion died. Council members requested more time to review the documents. Further discussion on the draft resolution was tabled until the next scheduled meeting.

**Citizen Concerns Regarding Alley Maintenance:** The Council was provided information regarding several concerns formally submitted by citizens regarding maintenance of the alleys, especially the need for grading and new gravel. The ensuing discussion centered around the need to determine exactly where the alleys are and what the required maintenance standards are. Discussion concluded with a recommendation that the County Surveyor be contacted to see if the alleyways have been surveyed/laid out formally, or, if not, that this be accomplished.

**Final Draft Employee Handbook:** The Council, having reviewed the draft handbook document, and on the recommendation of the Clerk-Treasurer, proceeded to a vote on adopting the handbook. This was initiated by a motion to approve by Council VP Collier, seconded by Councilmember Youngblood. **All were in favor (5 Aye / 0 Nay)**, and the motion passed.

### **Ordinance Violation Citation:**

- Scott Pierce asked the Council who had approved the drafting of a recent ordinance violation letter that he had received from the Town Attorney. Council VP Collier responded that "the Council" had approved it. Town Attorney Jim Wisco stated that he had been contacted by the legal counsel that Mr. Pierce had retained. Further discussion was left to the 2 attorneys.
- Mr. Wisco advised the Council that he is continuing to work on drafting a formal ordinance violation citation form and should have it ready soon. The matter was tabled until the next scheduled meeting.

**Municipal Building Lease:** Mr. Wisco is finalizing the draft lease document.

**Community Crossings Grant:** The Council reviewed the 2 quotes received from Triad Associates, Inc., and DLZ, Indiana, LLC which included the scope of work in support of the Town's potential application for a CCMG, including ADA/Title VI compliance. The topic was tabled until the next scheduled meeting, allowing time for the Council to review the quotes.

**Capital Asset Ledger:** The Council reviewed the quote of "not to exceed \$15,000 submitted by Triad Associates, Inc for development of the Town's Capital Asset Ledger. Council VP Collier moved that the quote be accepted, and Triad be approved to complete the work. Councilmember Moore seconded the motion and the motion passed with all in favor (**5 Aye / 0 Nay**).

**Police:** Marshal Richardson provided a department update.

**Plan Commission / BZA:**

- Minutes from the March 8, 2022 PC meeting was distributed to the Council.
- Plan Administrator Taylor pointed out several examples of concerns that she has regarding the draft UDO document. One concern is that possibly the process outlined by HWC Engineering in the quoted/approved scope of work for preparation of the UDO had not been followed. It was noted by Econ Dev Committee Chair Conner and committee member Collier that UDO meeting participation, especially from community representatives has been sparse. The next scheduled meeting is April 4, 2022.

**Sewer:**

- WWOC President Massingale presented the Council with a proposed agreement for product and extended service plan from IDEXX. Their product is required due to IDEM requirements for E. coli testing. Councilmember Moore moved that the service plan agreement be entered into, and quoted product pricing be approved – total cost of \$7,003.50. Council VP Collier seconded the motion. **All were in favor (5 Aye / 0 Nay)**, and the motion passed.
- Massingale also provided the Council with 2 quotes for the purchase of a new Blower for the WWTP (the Town is currently renting the blower from Aerzen Rentals at a cost of \$4,280 per month). The separate quotes were for \$40,600 and \$39,360. Council VP Collier made a motion that the quote from Aerzen Rentals for \$39,360 be accepted and approved for purchase. Councilmember Moore seconded the motion. **All were in favor (5 Aye / 0 Nay)**, and the motion passed.

**Streets:**

- The Clerk-Treasurer will purchase the "No Parking on This Side" street sign, to be installed at the stub on Crosscreek Drive adjacent to the Lift Station in the Homestead subdivision.
- Councilmember Silsby-Inman stated that the potholes/road damage on Baltimore Road had been repaired.

**Additional Business:**

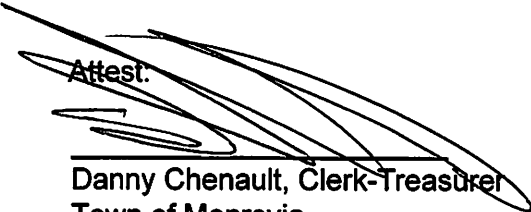
- The Clerk-Treasurer presented the Council with a 2-year extension of the lawn services agreement with Bennett 1st Services, which included a weekly fee increase from \$240 to \$265. Council VP Collier moved that the agreement be accepted and approved, seconded by Councilmember Silsby-Inman. **All were in favor (5 Aye / 0 Nay)**, and the motion passed.

**With no additional business to discuss**, Councilmember Youngblood made a motion to adjourn the meeting, seconded by Council VP Collier. **All were in favor (5 Aye / 0 Nay)**, and the meeting was adjourned at 7:50 pm.



Philip Fowler, President  
Monrovia Town Council

Attest.



Danny Chenault, Clerk-Treasurer  
Town of Monrovia