

Monrovia Town Council Meeting
October 25, 2022
140 E. Main Street (Municipal Building),
Monrovia, IN 46157

The meeting was called to order at 6:30 pm by Town Council President Philip Fowler, immediately followed by the pledge of allegiance and a prayer. A one (1) minute moment of silence was then observed in honor and remembrance of Council member Bonnie Silsby-Inman, who had recently passed away.

Attendance:

Present at the meeting: Philip Fowler, President, District 4; Kevin Collier, VP, At-Large; Carol Youngblood, District 1; and Danny Chenault, Clerk Treasurer. The District 3 Council member seat is vacant. Council member Loren Moore, District 2 was absent.

Guests/Citizens: Ed Olleman; Kyle Binhack; Maria Chenault; Ashley Kaufman, John Purdie, Ray Barclay (Citizens Bank); Mr. Kaufman; Lori Choate; Mr. Haggard; Michael Conner

Additional Attendees: James Wisco (Town Attorney); Shawn Massingale (WWOC); Jonathan Moen (Triad Associates)

Town Council Meeting Minutes: Council VP Collier moved that the minutes from the September 27, Council Meeting and Memoranda s from the September 27 and October 18 2022 Executive Sessions be approved as written, seconded by Council member Youngblood. **All were in favor (3 Aye / 0 Nay / 1 Absent / 1 Vacant)**, and the motion passed.

Claims & Bank Reconciliation: Council VP Collier made a motion that the September bank reconciliation and October claims docket be approved. Council member Youngblood seconded the motion. **All were in favor (3 Aye / 0 Nay / 1 Absent / 1 Vacant)**, and the motion passed.

Public Comment: Kyle Binhack addressed the Council regarding the recent letter that he had received from the Town Attorney concerning the condition of the property/structure at 155 E. Main Street, a property that the Council had removed a Demolition Order from in March 2022, allowing Mr. Binhack to refurbish the structure. Mr. Binhack advised the Council that material costs and failure of contractors to return his calls had contributed to the delay in refurbishing the home. Discussion continued regarding the unsafe condition of the property. Mr. Binhack stated that he would not put a fence around the property, but that he would board up the structure to prevent anyone from entering it. Following discussion around a timeline for that to happen, Mr. Binhack agreed to have it boarded up by the start of winter (December 21st).

Old Business:

Establishing Town Alleys: The Council was provided a map extracted from Elevate that depicted various alleys within the Town limits that appear to be routinely travelled. The Council will review the information/map and determine which alleys are to be established as official alleys to be maintained by the Town. All others will be designated as subject to being vacated, to be formally discussed/decided upon following a public hearing on the matter. Further discussion was tabled until the matter and next steps can be discussed with the Town Attorney.

New Business:

Proposed Change in November and December Town Council Meeting Dates: Council President Fowler requested that the Council consider changing the meeting dates due to the Thanksgiving and Christmas holiday dates. Council member Youngblood moved that the November meeting date be changed to 15

November, and the December meeting date be changed to 20 December. Council VP Collier seconded the motion. **All were in favor (3 Aye / 0 Nay / 1 Absent / 1 Vacant)**, and the motion passed.

Town Interest in Purchasing Real Estate: The Council previously adopted Resolution No. 2022-05 wherein it publicly expressed its interest in the purchase of certain real property and authorized the procurement of two (2) appraisals, all of which is required by statute. Said Resolution No. 2022-05 designated Nick Tillema and Roger Miller as the appraisers. The Council discussed whether the appraisal submitted constituted two (2) separate appraisals as required by statute, or if another appraisal would be required. Town Attorney Wisco stated that although 2 appraisers conducted the appraisal, the document appears as being prepared by the same firm and/or appears as one (1) work-product document and also notes that one (1) fee was paid by the Town, and therefore recommends that in order to ensure compliance, the Town should obtain a separate, second appraisal. Representatives from Citizens Bank provided a matrix listing financial options to consider if/when securing a loan to purchase the property. Ray Barclay and John Purdie (Citizens Bank) offered to facilitate having the 2nd appraisal completed. The Council reviewed the appraisal that had been submitted as well as the inspection report from Walker Inspections. Council VP Collier made a motion that Citizens Bank be approved to conduct/provide the second appraisal, seconded by Council member Youngblood. **All were in favor (3 Aye / 0 Nay / 1 Absent / 1 Vacant)**, and the motion passed. *Note: This action shall be construed as sufficient modification to the above-referenced Resolution No. 2022-05 by adding the name of the additional appraiser thereto, and thus cures any defect therein and complies with all relevant statute.*

Adoption of 2023 Town Budget: The council reviewed the draft ordinance to adopt the Town's 2023 budget. The budgeted amount is \$1,626,396 and includes significant amounts to facilitate funding for a Community Crossing Matching Grant and the anticipated purchase of a new Town Government Center. Following discussion, Council VP Collier moved that the 2023 Budget Ordinance be adopted as presented, seconded by Council member Youngblood. **All were in favor (3 Aye / 0 Nay / 1 Absent / 1 Vacant)**, and the 2023 Town Budget ordinance was adopted.

Consider Ordinance to Establish New Town Council District Lines: The Council conducted a first reading/review of the proposed Redistricting Lines during the September 27, 2022 Council meeting. Following this 2nd reading, Council member Youngblood moved that the ordinance be approved as written, seconded by Council VP Collier. **All were in favor (3 Aye / 0 Nay / 1 Absent / 1 Vacant)**, and the ordinance to establish Town Council Districts was adopted.

Draft Contest – Town Logo / Motto: The Council reviewed the revised Town Logo Contest Rules. Council VP Collier moved that the revised rules document be approved as written, seconded by Council member Youngblood. **All were in favor (3 Aye / 0 Nay / 1 Absent / 1 Vacant)**, and the motion passed.

Review of Draft APA Compliance & Title VI Implementation Plan: Mr. Moen, Triad Associates, reviewed with the Council the comprehensive ADA Compliance & Title VI Implementation Plan that his company had completed for the Town. The Plan is currently pending legal review by the Town Attorney. A public hearing will be scheduled/advertised for November 15th, 2022.

Police: The Council was provided a letter from the Office of the Community Oriented Policing Services (COPS) stating that the Town had not been selected as a recipient for COPS Grant funding.

Plan Commission / BZA:

- A copy of the October 11, 2022 PC meeting was provided to the Council.

Sewer:


- WWOC President Massingale provided a written department report.
- He also provided warranty/other information regarding the previously presented/discussed quote to repair the lining of manholes. The Council requested that he bring the quotes to the November 15th meeting for a decision by the Council.
- Mr. Massingale advised the Council that he had a quote from BBC Pump & Equipment Company to perform annual inspections on 4 lift stations. Cost of the service is \$2,595 annually. The Council agreed that the service was needed, as inspections have not been done since the lift stations were installed. Mr. Massingale will coordinate the schedule of inspections with BBC Pump.

Streets: No discussion

Additional Business:

- Prior to the meeting, Council member Moore had requested that several topics be included on his behalf:
 - Free sapling trees available from the County Solid Waste District - Council member Youngblood requested that the types of trees being offered NOT be obtained and planted, and that a determination of the type of tree that is preferred and the location of where trees are needed be made prior to acquiring any trees for planting.
 - Consider Purchase of new WWTP Blowers now (ahead of the expansion) – Mr. Moen, WWOC President Massingale, and Council members stated that this had been previously discussed and was already under consideration.
 - Upgrade of Power at the WWTP. Like the above, this topic had already been discussed and was under consideration.
- Establishing Committees vs. Departments for Public Works and Utility. The Council and Town Attorney briefly discussed this. Council President Fowler stated that more pressing was the acquisition of a new Town Government building.

With no additional business to discuss, Council VP Collier moved to adjourn the meeting, seconded by Council member Youngblood. **All were in favor (3 Aye / 1 Absent / 1 Vacant)**, and the meeting was adjourned at 8:00 pm.



Philip Fowler, President
Monrovia Town Council

Attest: 

Danny Chenault, Clerk-Treasurer
Town of Monrovia