

**Monrovia Town Council Meeting**  
**April 25, 2023**  
**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.

**Attendance:**

Present at the meeting: Philip Fowler, President, District 4; Carol Youngblood, District 1; Loren Moore, District 2; Dustin Kaufman, District 3; and Danny Chenault, Clerk-Treasurer. **Absent:** Kevin Collier, VP At-Large

**Guests/Citizens:** Michael Conner, Lori Choate, Tammy Everett, Bruce Atkinson, Brian Haggard, Carey Grafe, Michelle Parker, Tammy Knight

**Additional Attendees:** Shawn Massingale & Brianne Campbell (WWOC), Allan Galloway & Jonathan Moen (Triad Associates)

**Meeting Minutes:** Council member Youngblood moved that the March 25 Council meeting minutes be approved as presented, seconded by Council member Moore. **All were in favor (4 Aye / 0 Nay)**, and the motion passed.

**Claims & Bank Reconciliation:** Council member Kaufman made a motion to approve the March bank reconciliation and April claims docket. Council member Moore seconded the motion. **All were in favor (4 Aye / 0 Nay)**, and the motion passed.

**Public Comment:** None

**Public Hearing:** Council member Kaufman moved that the Public Hearing regarding converting N. Water Street from SR 42 to Pray Street to a one-way (North) direction of travel be opened, seconded by Council member Moore.

- Several citizens, including David, Michelle, Carey, and Bruce voiced concern regarding child safety stating that motorists already drive excessively fast along Pray Street and that this will only increase with the one-way direction of travel to the street. The residents also requested increased police presence on the street. Bruce Atkinson stated that previously, semi-trucks had damaged his property when navigating the turn from Water Street to Pray Street.
- The Council, Marshal, and Clerk-Treasurer discussed the possibility of marking parking spaces along Water Street, designating "no parking" near the corner on each side of SR 42 & Water Street, as an alternative to establishing one-way traffic.

The public hearing was closed by a motion from Council member Kaufman, seconded by Council member Moore. All 4 Council members voted against making Water Street a one-way street **(4 Nay)** and to proceed with the previously discussed parking designation.

**Old Business:**

**Permit Requirement – 155 E. Main Street:** Council was provided the official letter from the Plan Administrator to the property owner announcing the Council's decision to require a building permit within 90 days (NLT 7/1/23) and to complete the project within 1 year (NLT 7/1/24).

**Town Logo – Final Approval:** The Council reviewed the presented draft logo. Council member Youngblood made the motion to approve the logo once the word "Indiana" is inserted below the town name in the banner. Council member Kaufman seconded the motion. **All were in favor (4 Aye / 0 Nay)**, and the motion passed.

**90 Day Notice – Current Town Hall:** The Council was provided with a copy of the 90-day notice letter that was provided to Sparklight / Cable One on March 31<sup>st</sup>. The effective date to vacate the building is June 29<sup>th</sup>.

**Proposed Crosswalks:** The Council was advised of INDOT's plan to establish a crosswalk North to South across SR 42 along Water Street that connects to the ADA pedestrian access ramps. INDOT will fund the cost, including erecting the necessary signage. The Council requested that the affected businesses be notified ahead of a final decision being made to proceed with establishing the crosswalk.

### **New Business:**

**Consider Ordinance Establishing the Position of Town Manager:** The Council reviewed the draft Ordinance to establish the position. Following discussion, Council member Kaufman made a motion to adopt the position as written, seconded by Council member Youngblood. **The ordinance was adopted with 3 in favor and Council member Moore abstaining (3 Aye / 0 Nay / 1 Abstain).** Council President Fowler moved that the Council appoint Clerk-Treasurer Danny Chenault to the position effective 6 May, coinciding with the scheduled employment date of the new Clerk-Treasurer. Council member Youngblood seconded the motion, which passed with **3 in favor and Council member Moore voting against (3 Aye / 1 Nay).**

**Amendment to Fair Housing Ordinance.** The Council reviewed a proposed amendment to Ordinance 1-998 (Fair Housing), consisting of changing the definition of the term "family" in the ordinance. Council member Kaufman moved to adopt the amendment, seconded by Council member Youngblood. **All were in favor (4 Aye / 0 Nay),** and the amendment was adopted.

**Consider Draft Noise Ordinance:** The item was tabled to allow the Council additional time to review the draft document.

**Consider Change in Officer Employment Status:** The Council reviewed the recommendation to change officer Eberhart's status from Reserve to Paid Part-Time for a period of 3 months. Council member Kaufman moved that it be approved, seconded by Council member Youngblood. **All were in favor (4 Aye / 0 Nay),** and the motion passed.

### **Police:**

- Town Marshal Wright provided a department update, including the number of calls responded to by Town police in the last month.
- A draft Alarm Ordinance was presented to the Council. The Council discussed the matter, including concern by Council member Youngblood that the alarm permit fee is the equivalent of a tax on citizens. The topic was tabled until review by the Town attorney and a review of what Towns like Mooresville establish as false alarm fees.
- The Council and Clerk-Treasurer reviewed proposed changes to the Town Employment Handbook that included:
  - Establishing a bereavement policy – all agreed that it needed to be established.
  - Allowing the police and salaried manager level Town employees to "bank" holiday time. The Council determined that further discussion was needed and, if approved, parameters would need to be established.
  - Allowing salaried manager level positions to "bank" compensatory time off for hours worked more than the scheduled hours. This topic was tabled, needing further review.
- The Mooresville Fire Department Chief vehicle will be available for purchase. The Mooresville Town Council will entertain an offer to purchase the vehicle. Council member Moore moved that the Council approve an offer for \$8,000 for the vehicle, seconded by Council member Kaufman. **All were in favor (4 Aye / 0 Nay),** and the motion passed.

**Plan Commission / BZA:** The minutes from the April 17th BZA meeting were distributed.

### **Sewer:**

- WWOC President Massingale provided a written department report.
- The new blower has arrived and been installed. The rented blower will be returned to Aerzen prior to the beginning of the next billing period (5/10/23). The previously provided quote to rebuild the inoperable blower motor to be available as a back-up was reviewed. Council member Moore moved that the quote for \$12,792 be approved, seconded by Council member Kaufman. The cost will be paid for by the Wastewater Utility Fund. **All were in favor (4 Aye / 0 Nay)**, and the motion passed.
- IDEM Inspections: The WWTP has been inspected twice in the past 30 days due to reported solids in the ditch that receives flows from the plant. Both inspections resulted in violations, which the staff at WWOC is working to correct. One primary reason for the violations is that the sludge needs to be hauled away immediately. Merrill Bros has been contacted and is scheduled to remove sludge by 5/11/23. WWOC is seeking a back up contractor to remove sludge.
- ATEC Electrical has advised that the electrical at the plant needs upgrades to support the planned expansion of the plant capacity.
- HCRSD Capacity Fee Payment: The Town received a payment of \$187,500 from HCRSD for occupation of 6 additional buildings in their business park areas. According to their (HCRSD) calculations, they are now at 420 EDU's. The current agreement between the Town and HCRSD allows for 404 EDU's. The Council requested that the Town attorney be consulted regarding the feasibility of proceeding with the establishment of a new agreement with new rates.

### **Public Works:**

- **Chair Update:** Committee Chair Kaufman advised the Council that the entire Committee had been established and that they were planning on meeting quarterly.
- **Community Crossings Matching Grant Update:** Triad Associates engineer Jonathan Moen reported that 3 bids had been submitted for the project. The sealed bids were opened on March 31<sup>st</sup> and the project was awarded to Midwest Paving, LLC as the lowest bidder at \$430,785.20. Council President Fowler formally awarded the bid and executed the agreement between the Town and Midwest Paving, LLC.
- **MCRW Annual Meeting:** The next annual meeting of the Morgan County Rural Water Corporation is scheduled for June 8<sup>th</sup>, 2023.

### **Parks & Recreation:**


- **Park Board Meeting Minutes:** March 21<sup>st</sup> and April 18<sup>th</sup> minutes were distributed.
- **Paving of Parking Lot at 270 W. Pray Street:** Triad Associates is determining the estimated project cost and based on cost, what the required quote/bid process will be.
- **Park Study (required to impose a Park Impact Fee):** Based on received information, the proposed cost to conduct a Park Study may range between \$22,000 - \$30,000. The Council moved to have the topic tabled for a future meeting.

### **Additional Business:**

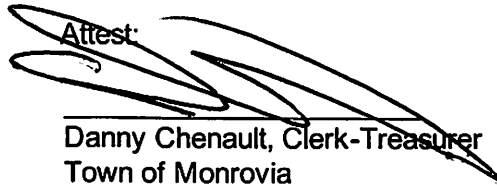
- **Determining Redevelopment Commission Members:** Council President Fowler indicated that the Council was not ready to select members at this time.
- **Citizen Inquiry:**
  - Consider establishing a retaining wall between the residents/cemetery at the top of the slope behind Section 8 – Homestead. The retaining wall would prevent the slope from eroding over time due to weather/rain. The Council requested that the matter be forwarded to the Plan Commission.
  - Council member Kaufman reported that he had been contacted about a utility pole in the middle of an ADA pedestrian ramp near Dawg House Pizza. Also, a report was made regarding the size of the signage at Monrovia Family Restaurant.
- **New Government Center - Grand Opening:** The Council was provided with the flyer announcing the grand opening, scheduled for May 13, 2023, from 10:00 am – 2:00 pm.

- **Number of Rental Homes:** Council member Youngblood expressed concern regarding the number of homes that were being purchased by companies expressly for home rental purposes. It was requested that the Town attorney be consulted to see if the Town Council could enact an ordinance to limit the # / % of rental homes (corporate ownership vs. individual ownership).
- **Reschedule of May Council Meeting:** At the request of Council President Fowler, Council member Kaufman moved that the May Council meeting be moved to May 30<sup>th</sup>, seconded by Council member Youngblood. **All were in favor (4 Aye / 0 Nay)**, and the motion passed.

**With no additional business to discuss**, Council member Kaufman moved that the meeting be adjourned, seconded by Council member Moore. **All were in favor (4 Aye / 0 Nay)**, and the meeting was adjourned at 8:30 pm.



Philip L. Fowler  
President, Monrovia Town Council

Attest:   
Danny Chenault, Clerk-Treasurer  
Town of Monrovia