

**Monrovia Town Council Meeting**  
**February 27, 2024**  
**60 S Marley Way, Monrovia, IN 46157**

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

**Attendance:**

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

**Guests/Citizens:** Lorraine Cardoza, Maria Chenault, Ed Olleman, Bill Chapple, Tammy Everett, Steven Everett, Andrea Hopper.

**Additional Attendees:** Ricky Cardoza (Town Admin Asst), Allen Galloway (Triad Associates), Cora Collier (Park Board), Matt Wright (Town Marshal), Adam Steuerwald (Barnes & Thornburg), Terry McCardwell (GDI), Chuck Lehman (Lehman & Lehman), Jared Quigg (Morgan County Correspondent), Shanw Massengale & Brianne Campbell (W.W.O.C.).

**Meeting Minutes:**

Council member Kaufman moved that the January 23, 2024 Meeting Minutes be approved as written, seconded by Council VP Youngblood. **The motion passed with 4 in favor and 1 abstaining (Fowler).**

**Claims & Bank Reconciliation:** Council member Kaufman made a motion to approve the January bank reconciliation and February claims docket. Council VP Youngblood seconded the motion. **All were in favor (5 Aye / 0 Nay)**, and the motion passed.

**Public Comment:** None.

**Old Business:**

**Consider Ordinance to Amend Commitments for PUD 7039:** Following a brief discussion on this ordinance, Council member Kaufman made a motion to adopt the ordinance, seconded by Council VP Youngblood. **All were in favor (5 Aye/ 0 Nay)**, and the motion passed.

**Electronic Message Board:** The council was provided with an update on the message board (installation completed). A Press Release has been submitted to the Community Foundation of Morgan County.

**Total Solar Eclipse Planning:** The Council was provided with an update on the Total Solar Eclipse Planning actions by the Town staff.

**Government Center Restroom Remodel Quotes:** The council reviewed the two (2) received quotes:

- Gluff Plumbing: \$22,436
- Commercial Contracting Services: \$19,575

Council VP Youngblood moved the quote from Commercial Contracting Services, LLC for \$19,575 by approved, seconded by Council member Moore. \$11,000 in funds are to be expended from ARP Fund 1180 (Infrastructure/Govt Admin), and the remainder to be expended from the Wastewater Utility Fund. **All were in favor (5 Aye/ 0 Nay)**, and the motion passed.

### **New Business:**

**Barnes & Thornburg and GDI Companies – Intro:** Adam Steuerwald (Barnes & Thornburg) advised the Council regarding his role supporting the Council as it relates to the Redevelopment Commission, Tax Abatement, and TIF, specific to the properties that GDI Companies is seeking to develop. Terry McCardwell (GDI) spoke to the Council regarding his company and the desired tax abatement for the aforementioned properties.

**Consider Ordinance to Establish a Park Impact Fee:** Chuck Lehman briefed the Council regarding the completed Impact Fee Study and the actions/recommendations of the Impact Fee Advisory Committee, Park Board, and Plan Commission. Following discussion, Council member Fowler made a motion to waive a second meeting, seconded by Council member Kaufman. **All were in favor (5 Aye / 0 Nay)**. Council member Fowler then moved that the presented Ordinance be adopted, seconded by Council member Kaufman. **All were in favor (5 Aye/ 0 Nay)**, and the Ordinance was adopted.

**Review of Town 2023 Annual Financial Report:** The council reviewed and approved posting in Gateway of the 2023 Annual Financial Report.

**Consider Ordinance to Establish Non-Sufficient Fund Fee:** During the January 23<sup>rd</sup> Council meeting, the Council voted in favor of drafting an ordinance to establish a non-sufficient fund fee for the Town. The draft Ordinance was presented for Council consideration and adoption. Council member Moore made a motion that the Ordinance be adopted as written, seconded by Council member Kaufman. **All were in favor (5 Aye/ 0 Nay)**, and the Ordinance was adopted.

**Engagement Proposal – Financial Solutions Group, Inc:** The Council was provided a proposal for financial consulting services from FSG, Inc. Council President Collier moved that further discussion be tabled, seconded by Council member Fowler. **All were in favor (5 Aye/ 0 Nay), and the motion passed.** Council member Fowler moved that the Town establish an RFP Ordinance, seconded by Council member Kaufman. **All were in favor (5 Aye/ 0 Nay), and the motion passed.**

**Consider Re-engagement of Align CEC (Previously CECon):** The Council was advised of a recent meeting between the Council President, Town Manager, PC President, and Plan Administrator with Align. They provide similar engineering services as our other engineering partners and were our primary engineering partner (non-wastewater) from 2019-2021. Council member Fowler made a motion to re-engage ALIGN, seconded by Council member Moore. The Town Manager will request an engineering services agreement. **All were in favor (5 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.

- The Marshal requested that the Council consider hiring Reserve Officer candidate Asbury, especially given that one of the departments Reserve Officers has tendered his resignation. Council member Fowler moved that candidate Asbury be hired, seconded by Council member Kaufman. **All were in favor (5 Aye/ 0 Nay), and the motion passed.**

**Plan Commission / BZA:** N/A

**Sewer:**

- The monthly report from WWOC was provided to the Council.
- The Council was advised that the new wastewater connection fees (\$4,650) are in effect as of February 19<sup>th</sup>.
- WWOC President Massingale provided a report to the Council regarding the recent challenges with the Homestead Lift Station pumps – 2 pumps recently became inoperable. Following discussion, Council member Fowler moved that the Council approve up to \$50,000 to purchase a chopper pump if one of the “down” pumps cannot be repaired quickly. Regardless, quotes for chopper pumps will be obtained. Council member Kaufman seconded the motion. **All were in favor (5 Aye/ 0 Nay), and the motion passed.**
- The council reviewed a quote in the amount of \$7,931 from American Pump to repair blower relief/butterfly valves at the WWTP. Council member Kaufman motioned that the quote be approved and repairs made, seconded by Council member Moore. **All were in favor (5 Aye/ 0 Nay), and the motion passed.**
- A quote of \$5,720 was received by Toric Engineering for a new flow meter. The Council would like to see additional quotes. Council member Fowler moved that the matter be tabled until additional quotes are received, seconded by Council member Kaufman. **All were in favor (5 Aye/ 0 Nay), and the motion passed.**

**Parks & Recreation:**

- The Park Board requested that the Town Council consider approving the presented draft Resolution establishing three (3) identified Town-owned properties as Green Spaces. This constitutes the first public meeting/reading of the Resolution.
- The Council was provided with an update on the Park Wetlands Study – awaiting a final determination by IDEM and the USACOE.

**Redevelopment Commission:**

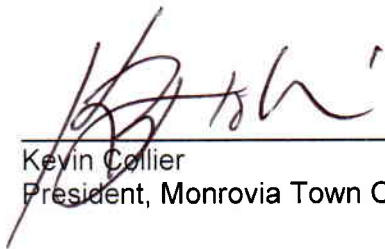
- A draft Ordinance to Establish a Department of Economic Development was presented for consideration. Council member Fowler moved that the matter be tabled to a later date. Council President Collier seconded the motion. **All were in favor (5 Aye/ 0 Nay), and discussion was tabled.**

**Public Works Committee:**

- The Festival Association has requested that the Council consider restricting parking along Main Street for the Town Festival Parade. The Town Attorney questioned whether the Town had an ordinance regarding parking. This will be researched.
- The Town Manager advised the Council that residents have complained about the condition of Baltimore Road within the Town limits. The Council might want to consider development a Town-wide pavement improvement plan.

**Additional Business:** Steve Reeder is conducting a presentation on Monrovia History at the Monrovia Elementary School on March 5<sup>th</sup> at 6:30 pm.


**With no further business to discuss,** Council member Fowler moved that the meeting be adjourned, seconded by Council member Kaufman. **All were in favor (5 Aye / 0 Nay),** and the meeting was adjourned at 8:14 pm.



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Kevin Collier  
President, Monrovia Town Council

Attest:



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Danny Chenault, Town Manager & Acting  
Clerk-Treasurer