

**Monrovia Town Council Meeting**  
**June 25, 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; Dustin Kaufman, District 3; Loren Moore, District 2; Ricky Cardoza, Clerk- Treasurer.

**Guests/Citizens** Maria Chenault, Bill Chapple, Tammy Everett, Lori Choate, Ashley Kaufman, Ed Olleman, Steven Everett, Rick Cardoza, Nik Cardoza, Sandy Eubanks, Dave Eubanks, Annemarie Eubanks, Jeff Eubanks, Silas Woods, Drew Steimel

**Additional Attendees:** Cora Collier (Park Board), Matt Wright (Town Marshal), Jared Quigg (Morgan County Correspondent), Shawn Massingale (WWOC), Brianne Cambell (WWOC), Dean Mayfield (Mayfield Insurance), Mike Wagner (Fire District), Adam Steuerwald ( Barnes & Thornburg), Greg Guerrettaz (FSG), Terry McCardwell (GDI), Eddie Menzel ( Plan Commission), Danny Chenault (Town Manager)

**Meeting Minutes:**

Council member Kaufman made a motion to approve the May 21<sup>st</sup> meeting minutes as written, seconded by Council VP Youngblood. **All were in favor (5 Aye/ 0 Nay)**. Council member Moore then made a motion to approve the June 10<sup>th</sup> Executive Session memoranda as written, seconded by Council VP Youngblood. Motion passed with ( **4 Aye**), and **1 Abstain**.

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

**Public Comment:** Lori Choate addressed the council, expressing concerns with locating agenda documents prior to scheduled meetings and that she feels we aren't being transparent with the public on ordinances. After discussion, it was suggested that we contact the Town Attorney on this matter. Tammy Everett spoke to the council- regarding transparency how it's a challenge to find meeting agendas and minutes, recommends we should organize finding minutes and agendas better.

**Old Business:** None

**New Business:**

**Renewal of Town Insurance Policies:** Dean Mayfield (Mayfield Insurance) presented the proposal for renewal off the Town's insurance policies. The annual insurance premiums increased approximately \$3,000 over prior year and the proposed policy coverage will cost \$27,198.50. After further discussion, Council member Fowler made a motion to renew the coverage, seconded by VP Youngblood. **All were in favor (5 Aye / 0 Nay)**, and the motion passed.

**1<sup>st</sup> Reading of Ordinance to establish Department of Economic Development and Authorized Related Matters:** Adam Steuerwald (Barnes and Thornburg) discussed with the council about establishing a department of Economic Development, also talked about how by statute we must have an Economic Development Commission by Indiana State Law. The second reading is scheduled to occur at the council meeting on July 23<sup>rd</sup>.

**Consider Approval to proceed with Tax Increment Revenue Bond for GDI properties (SR 39/ Keller Hill Road):** Greg Guerrettaz (FSG) went over the Tax Increment Revenue Bond Analysis for the GDI Properties at SR 39/ Keller Hill Road. After further discussion, Council member Kaufman made a motion to proceed with the Tax Income Revenue Bond Analysis process as presented, seconded by President Collier. The motion passed (**4 Aye, 1 Nay**), and the motion passed.

**Unsafe Structure at 155 W Main Street- Update:** The council was provided with an update on the impending demolition of the unsafe building and associated closure of SR 42.

**Appeal Process for Ordinance Violations:** The council was provided information on the ordinance Violations appeal process, including the BZA serve as the body to hear appeals for violations to ordinances. After further discussion, This matter was tabled until it can be discussed the Town Attorney.

**Police:**

- Town Marshal Wright provided a department update, including the number of calls responded to by Town police in the last month.
- Town Marshal Wright requested to approve the hiring of candidates Joseph Puig, Bradley Ryan, and Ricky Rowland. After discussion, Council member Fowler made a motion to approve the hiring of the 3 candidates, seconded by Council member Moore. The motion passed with (**3 Aye**), and **2 abstain**.
- Town Marshal Wright also talked about donations/ grants such as the Robert Marley Foundation, CenterPoint Energy, and Walmart.

**Plan Commission / BZA:**

- Minutes from the June 11<sup>th</sup> meeting was presented to the Council for information purposes.
- The council was provided information on recommending sending a structural engineer to inspect all downtown buildings. After further discussion, this matter is tabled until it is reviewed with our Town Attorney.
- The council was provided with the Plan Commission's recommendation to change the established fee schedule. After discussion, it was determined that this matter be tabled until July 23<sup>rd</sup> meeting.
- The council was provided with the Plan Commission's recommendation to amend certain portions of the Unified Development Ordinance and Zoning Map. After discussion, Council member Fowler made a motion to adopt the amendment to the Unified Development Ordinance and Zoning Map, seconded by Council member Kaufman. **All were in favor (5 Aye/ 0 Nay)**, and the motion passed. A draft amendment to the UDO will be presented for Council consideration at the July 23<sup>rd</sup> scheduled meeting.



### Sewer:

- The monthly report from WWOC was provided to the Council.
- WWOC President Massingale presented the council with comparison matrix of flows reported from both WWOC and Hendricks County Regional Sewer District, and asked the council if we should discontinue Flow Meter Readings. After discussion, Council member Fowler made a motion to discontinue flow meter readings, seconded by Council member Kaufman. **All were in favor ( 5 Aye / 0 Nay)**, and the motion passed.
- The Council was provided with information regarding the Delinquent Wastewater Utility Bill Payment Agreement Form. After discussion, Council member Moore made a motion to approve the agreement form as presented, seconded by Council member Kaufman. **All were in favor ( 5 Aye / 0 Nay)**, and the motion passed.

### Parks & Recreation:

- President Collier presented the council with a board update.
- Park grand opening turned out well.
- IDEM and USACOE have completed the Jurisdictional Determination and classification of the park wetlands as a minor wetlands. The town is approved to preform work on the wetlands without permits from either agency.
- Five-year master plan is almost done.
- President Collier received a grant from MIBOR for \$3,392.00. President Collier asked for council approval to additionally appropriate the funds for expenditure in 2024. After discussion, Council member Kaufman made a motion to appropriate the money deposited for the park, seconded by Council VP Youngblood. **All were in favor (5 Aye/ 0 Nay)**, and the motion passed.

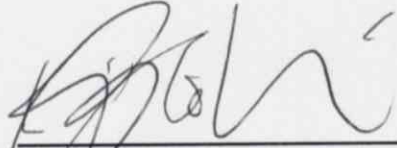
### Redevelopment Commission: N/A

### Public Works Committee:

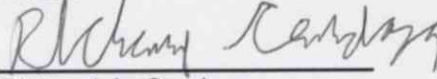
- Chairman Kaufman provided the council with an update. Public Works met the previous week and is looking for 2 members. The council should consider installing raised crosswalks and speed bumps in designated areas of the town. The Public Works Committee members have also completed an assessment of all missing street name/ traffic signage.
- The council was provided information on 2024-2 CCMG Call for Projects. CCMG is funding a 75%/ 25% matching grant. After discussion, Council member Fowler made a motion to proceed with Triad Associate's completing a cost estimate for Town road/ street improvements and side walk improvements. The motion was seconded by Council member Moore. **All were in favor ( 5 Aye / 0 Nay)**, and the motion passed.
- The council was provided with information on recommended Pedestrian Crossing Signage at Main Street and Walter Street (in the crosswalk). After discussion, Council member Fowler made a motion to approve the purchase of the sign, seconded by Council member Moore. **All were in favor ( 5 Aye / 0 Nay)**, and the motion passed.
- The Council was provided information on the repair of Town Roads/ Streets from a Quote from Wallace Construction for 15,237.00 dollars. After discussion, Council member Moore made a motion to approve the quote, seconded by Council member Kaufman. **All were in favor ( 5 Aye / 0 Nay)**, and the motion passed.

**Additional Business:** N/A

**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 9:12 pm.

  
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Kevin Collier  
President, Monrovia Town Council

Attest:

  
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Richard A. Cardoza  
Clerk-Treasurer