



Town Council Meeting Minutes

February 26, 2022

Town Hall– 8:00 am

Roll Call

- Council Members Present: Tom Strayer, Larry Longman, Branden Williams, Greg Brewer, and Chad Gooding.
- Employees: Tonya Galbraith, Mark Witsman, Ryan Crum, Paul Casey, Ron Crider, and Stephanie Crider
- Clerk-Treasurer Staci Starcher
- Town Attorney Gregg Morelock

Appointment of Town Manager

- Motion by Mr. Longman to approve the offer as presented. Brewer. 5-0

Review of Last Year's Retreat

- 600 and the railroad road crossing improvement funding discussion
- Employee needs per department and facility needs
- Town Center planning
- Importance of diverse housing and executive housing throughout Town

Fiscal Sustainability Report Discussion

- David Reynolds and Jason O'Neil with Policy Analytics were here to answer questions and have a discussion on moving forward.
- Indiana is different with the max levy control system and property taxes is the majority revenue in municipality. Accessed values may grow but that does not increase the levy unless you file for a levy growth appeal. If you increase accessed value, it decreases the tax rate because you would be maxed by the levy.
- The charts would change based on the decisions of the Council. The Council would need to set a policy for how to handle developments as far as tax abatements or TIF revenues. TIF revenues need to be used well. If you can get the development without TIF, it may be better to not TIF. Some municipalities say the developer would not get TIF if you don't have a certain number of jobs at a certain hourly dollar rate. TIF is the way to maximum your overall revenue.
- Infrastructure costs and employee costs are the two biggest expenses of municipalities. Widening road projects do not qualify for more revenue from the state, building new roads does. Road Impact Fees could help with development infrastructure.
- **Wrap Up-** Look at diverse housing impacts, road infrastructure, and update the Comprehensive plan to tie it all together. Council directs staff to work on implementing a policy for incentives and study for road impact fees.
- Council directs staff to look at a starting a Cumulative Capital Development fund.



Personnel and Facility Discussion

- Reviewed the 2016 study. Population estimates were very close. Here are the personnel numbers.

	Admin	Police	PW
2022 Projection	11.5	21	9-11
2022 Actual	13	17	7.5-8.5
2025 Projection	12	27-28	15-Nov

- As of today, Town Hall is 3000 square feet shy of the space needed and by 2025 it would be 4000 square feet short.
- Half of the 21,000 square feet of Town Hall is storage.
- Discussion about the number of employees budgeted for this year and for next year. The study needs to be redone.
- Council directed staff to hire an Assistant Planner.
- Discussion on possibility of hiring for the park department in the future.
- Looked at possible sites for Police station outside of Town Hall.
- Motion by Mr. Brewer to set up an executive session to discuss buying Eads property for police station. Longman. 5-0

Adjournment

- Motion by Mr. Brewer to adjourn. Longman. 11:54 am

Minutes Approval

These minutes approved this 12th day of April 2022.


Thomas R. Strayer, Council President

Attest: 
Staci A. Starcher, Clerk-Treasurer