

**Yorktown Town Council Regular Meeting
Monday, September 21, 2020 @ 5:30 PM
Yorktown Town Hall**

Call to Order, Pledge of Allegiance, Roll Call-

| Bryan Smith | Rick Glaub | Lon Fox | Rich Lee | Daniel Flanagan | Robert Ratchford | Michael Burke |
|--------------------|-------------------|----------------|-----------------|------------------------|-------------------------|----------------------|
| Present | Present | Present | Present | Present | Present | Present |

Approval of Claims-Daniel Flanagan motioned to approve September claims totaling \$2,344,906.69. Lon Fox seconded and the motion passed 7-0.

Approval of Aug. 17, 2020, Council Meeting Minutes, Aug. 20, 2020, Council Meeting Minutes, and Sept. 16, 2020, Executive Meeting Minutes-Daniel Flanagan moved to approve the minutes. Michael Burke seconded, and the minutes were unanimously approved.

2021 Budget Public Hearing-President Lee opened the Public Hearing for comments. No public comments were made and President Lee closed the Public Hearing.

Old Business-Ordinance 800 Returned Item Fee-Town Manager Olson recommended to move the adoption to the next council meeting as the Ordinance was still being edited.

Ordinance 801 Amending Zoning from C1 Commercial to M2 Multi Family Residential at 6263 W Kilgore Ave, Muncie, Parcel 1013352009000 (Justin). Robert Ratchford motioned to approve and Rick Glaub seconded. Roll call vote:

| Bryan Smith | Rick Glaub | Lon Fox | Rich Lee | Daniel Flanagan | Robert Ratchford | Michael Burke |
|--------------------|-------------------|----------------|-----------------|------------------------|-------------------------|----------------------|
| Yes | Yes | Yes | Yes | Yes | Yes | Yes |

Ordinance 802 Amending Zoning from R3 Residential to C1 Commercial at County Road 600 West, Parcel 1009200004000 (TK Constructors, Inc.). Rick Glaub moved to approve; Daniel Flanagan seconded. Roll call vote (4 yes – 2 no):

| Bryan Smith | Rick Glaub | Lon Fox | Rich Lee | Daniel Flanagan | Robert Ratchford | Michael Burke |
|--------------------|-------------------|----------------|-----------------|------------------------|-------------------------|----------------------|
| No | Yes | Abstain | No | Yes | Yes | Yes |

Economic Development Agreement-Attorneys made some changes to the Agreement that outlines the use of Tax Increment Revenue to fund infrastructure improvements on the Bison project to be constructed by Yorktown Real Equities. Michael Burke motioned to approve. Rick Glaub seconded and the motion passed uncontested.

New Business-Resolution 2020-14 Amending Resolution 2020-10 to state Motor Vehicle Highway Restricted Fund. Robert Ratchford motioned to approve. Daniel Flanagan seconded and the motion passed unopposed.

Resolution 2020-15 Transfer of Funds from available appropriations. Robert Ratchford motioned to approve. Daniel Flanagan seconded and the motion passed without dissent.

Economic Development Agreement between Rebar, Yorktown Redevelopment Commission, and the Town Council. Shelby Bowen, Rebar Yorktown, Inc., described the Oliver project, named after Town Founder Oliver Hampton Smith. The three-story multi-use building would include flexible use commercial and affordable rental property. The Redevelopment Commission entered into the agreement to utilize TIF money from the County, anticipated TIF, and a minimum tax payer agreement. The Town and County TIF agreed to provide a \$2,000,000 bond as part of the \$6,000,000 cost of construction. Robert Ratchford moved to approve the agreement. Rick Glaub seconded and the motion passed without opposition.

Appoint 2 people to Yorktown Development Corporation-While the Town has no plans to utilize the nonprofit Corporation, it was decided to complete the paperwork with the Secretary of State in case a future project needed the organization. Daniel Flanagan motioned to approve the appointments of Ryan Hoff and Bryan Smith. Lon Fox seconded and the motion passed unanimously.

Water/Waste Water/ Storm Water-Water/Sewer Extension for All Steel Carports-Culy has not been able to complete the construction to extend water and sewer services across SR 332. Thieneman Construction, Inc. has provided a quote of \$67,296 to be paid from water and sewer operating accounts. Daniel Flanagan moved to approve the quote. Bryan Smith seconded and the motion passed 7-0.

Departmental Reports-On behalf of the Park Board, Town Manager Olson discussed a Just Older Youth (JOY) event on Oct. 13. Mr. Olson also mentioned a holiday event on the Civic Green on Dec. 12 in place of a Luminary Festival that will not be held due to the school construction project. Town Marshal St. John expressed thanks to Sheriff Skinner, Muncie Police Chief Sloan, and others for their assistance and for collaborative training exercises. Town Manager Olson invited Council Members to virtually attend the AIM Idea Summit. Clerk Treasurer Turner introduced a special claim of \$90 to purchase 15 Criminal Code Books from Indiana Prosecuting Attorneys, Inc. Michael Burke motioned to approve the claim. Bryan Smith seconded and the motion passed uncontested.

Comments from the Floor included residents expressing disappointment in the zoning change on Co Rd 600 W and residents voicing support for construction projects and the downtown redevelopment projects.

Comments from Town Council Members explained how communications about the rezoning were considered and how difficult it was to make a decision on the rezoning on 600 W.

Upcoming Meetings: October 19, 2020

Adjournment: 6:25 p.m.

President-Rich Lee

**Prepared by/Attest
Clerk Treasurer-Lance Turner**