

Memorandum of the Yorktown Town Council
Work Session
Monday, August 18, 2025, at 5:30 p.m.
Yorktown Town Hall

In attendance:

Bryan Smith
Carolyn Gant
Nanci Perry
Jason Gasaway
Marta Guinn

Nicole Rector
Chris Greene
Chase Bruton
Erin Hurley

Lance Turner
Kyleigh Van Pelt
Maura Hoff
Staff and Community Members

The Local Option Highway User Tax, Ordinance 860, was discussed.

President
Jason Gasaway

Prepared by/Attest
Clerk Treasurer-Lance Turner

Minutes of the Yorktown Town Council
Regular Meeting
Monday, August 18, 2025, at 6:00 p.m.
Yorktown Town Hall

Call to Order, Pledge of Allegiance, Roll Call:

Bryan Smith	Carolyn Gant	Nanci Perry	Jason Gasaway	Marta Guinn	Nicole Rector	Chris Greene
Present	Present	Present	Present	Present	Present	Present

Approval of Claims – Nanci Perry moved to approve claims totaling \$1,385,429.06. Carolyn Gant seconded and the motion passed with no objections.

Approval of July 21, 2025, Work Session and Council Meeting Minutes – Nanci Perry motioned to approve the meeting minutes. Carolyn Gant seconded and the motion passed without dissent.

Town Manager Comments – Municipal LOHUT: The Local Option Highway User Tax is an excise tax for most vehicles and a wheel tax for larger vehicles. According to the 2023 Pavement Condition Index, Yorktown had the best roads in the county before several road improvement projects were completed including Broadway, Isanogel, 600 West, Cornbread, 500 West, and Nebo. Town Manager Bruton regained eligibility for Community Crossings Matching Grants at the end of 2023. The Town received approximately \$197,000 in 2024 and over \$564,000 in 2025 from the road grant program. A partnership with Delaware County Redevelopment Commission gained \$388,000 since 2023 for road improvements. The total amount of road improvement projects totaled \$2.1 million over the

past three years. During 2025, the Town will spend \$40,000 to seal cracks and extend the life of Town roads.

LOHUT includes a wheel and an excise tax tied to vehicle registrations. Revenue from the tax provides an additional source of funding for street maintenance and capital projects. Based on vehicle registration estimates, the flat tax of \$25 would generate slightly over \$300,000 per year. Currently, the Town receives \$208,000 from County Wheel Taxes. State level changes have changed property taxes and grant funding. Senate Enrolled Act 1 provides homeowners a \$300 property tax credit. This is projected to reduce Yorktown's max levy by \$220,000 in 2026 and up to \$500,000 by 2028. Without alternative revenue sources, this would lead to reductions in services or delays in capital improvements.

House Bill 1461 has modified the Community Crossings Matching Grant program by decreasing funding from \$350 million across two calls per year to \$100 million in a single call per year. This reduction increases competition and reduces the likelihood that the Town will receive the full amount of funding requested for future projects. LOHUT is now required for eligibility in the Center Lane Mile Distribution estimated to reward between \$190 million to \$240 million. In conclusion, Yorktown will do the best with the resources available; Yorktown values infrastructure, town residents, and the quality of life in the community; but, maintaining roads is expensive.

Public comments were made from the Floor.

Unfinished Business: 1) Ordinance 860 – Municipal LOHUT (2nd Reading). Nanci Perry motioned to accept version B of Ordinance 860 that charges a flat rate of \$25 and Marta Guinn seconded the motion. After discussion, Nanci Perry moved to amend the classifications of vehicles c) semi-trailers, d) tractors, e) light trailers, f) heavy trailers, g) heavy trucks from \$25 to \$5. Chris Greene seconded the motion. Roll call vote:

Bryan Smith	Carolyn Gant	Nanci Perry	Jason Gasaway	Marta Guinn	Nicole Rector	Chris Greene
Yes	Yes	Yes	Yes	Yes	Yes	Absolutely

2) Ordinance 866 Cross Connection Control (2nd Reading) – Nanci Perry moved to adopt the ordinance to provide a program for protecting the Public Water System from contamination due to backflow contaminants. Marta Guinn seconded and the motion passed without opposition.

New Business: 1) Resolution 2025-12 Dispose of Surplus Property – Marta Guinn moved to dispose of a 1996 International Pumper and a Case 580L Backhoe with forks and bucket. Chris Greene seconded and the motion passed 7-0.

2) Acknowledgement & Consent Agreement – Marta Guinn motioned to approve the Taxpayer Agreement with Oliver A, LLC, and Oliver B, LLC. Nanci Perry seconded and the motion passed with no objections.

3) BF&S Michelle Apartments Construction Inspection – Chris Greene motioned to approve the agreement for part-time Construction Inspection services for the Michelle Apartments Development. Bryan Smith seconded and the motion passed with uncontested approval.

4) BF&S Finnlandia Court Drainage Improvements Study – Bryan Smith moved to approve the agreement for a study report examining the cul-de-sac and drainage ditches in North Finnlandia Court. Nanci Perry seconded and the motion was unanimously approved.

5) Baseball Fields Repair Proposal – After discussion, Marta Guinn moved to table the proposal for the infield renovation, yearly maintenance, and laser grade work provided by Marschand's Athletic Field Services. Carolyn Gant seconded and the motion passed without dissent.

6) Street Sweeper Discussion – Town Manager Chase Bruton presented the council with an estimate for \$27,000 to be paid from the Stormwater Fund to repair the nonoperational street sweeper. The equipment was necessary to keep debris off of the streets to preserve the stormwater drainage system and to fulfill a contract with the State Department of Transportation. Other options included the purchase a new unit at a cost of \$363,749 after a \$15,000 trade in value or renting equipment. The 2017 street sweeper was purchased used for \$60,000 and the Town has already spent approximately \$100,000 for repairs. Nanci Perry motioned to approve the repair. Carolyn Gant seconded and the motion passed without opposition.

Departmental Reports: Marshal Kurt Walthour reported that 350 hot dogs were served at National Night Out, over \$6,000 in donations were collected for the event for attractions and giveaways, six new laptops for vehicles were purchased at a discount, and the department was working on gathering brackets and installation that would save a couple of thousand dollars. Town Manager Bruton recognized the Water Department and former employee Wayne Studebaker for their work over the weekend keeping water service active despite a problem with an underground valve at Park One. He also provided updates on the new mural created by Happy Accidents and on the trail project on Tiger Drive and Woodland Trails that would not be paved until spring as AEP was in the process of burying lines. Lastly, Mr. Bruton informed that council of an investment strategy with TrustINDiana to invest \$2.5 million in cash reserves at a return rate of 4.31% that would earn the Town approximately an additional \$100,000 annually. Clerk Treasurer Lance Turner requested the approval of two special claims in the amount of \$150 payable from Town Council Promotion of Business 1101 001 340 to sponsor Justin Boone at Manchester University and \$5,567.27 payable to Ingrams Floor Covering as part of a RDC Grant from Town Council Improvements Other Than Building 1101 001 443, upon completion of the project and the approval of the Town Manager. Nanci Perry moved to approve the payments. Marta Guinn seconded and the motion passed with uncontested approval.

Comments were made by Town Council Members.

Adjournment: 7:11 p.m.

President
Jason Gasaway

Prepared by/Attestation
Clerk Treasurer-Lance Turner