

**Memorandum of the Yorktown Town Council  
Work Session  
Monday, September 15, 2025, at 5:30 p.m.  
Yorktown Town Hall**

**In attendance:**

Bryan Smith  
Carolyn Gant  
Nanci Sears Perry  
Jason Gasaway  
Marta Guinn

Marta Guinn  
Chris Greene  
Chase Bruton  
Erin Hurley

Lance Turner  
Kristin Robinson  
Adam Stone/Stone Municipal Group  
Staff and Community Members

Adam Stone, CPA from Stone Municipal Group, discussed property tax levies, rates, and the 2026 Budget.

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**President**  
**Jason Gasaway**

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

**Minutes of the Yorktown Town Council  
Regular Meeting  
Monday, September 15, 2025, at 6:00 p.m.  
Yorktown Town Hall**

**Elected Town Council Members and Terms of Office**

Jason Gasaway (President) 01/01/23 - 12/31/26  
Nanci Sears Perry (Vice President) 01/01/25 - 12/31/28  
Carolyn Cline Gant 01/01/23 - 12/31/26  
Chris Greene 01/01/25 - 12/31/28  
Marta Guinn 01/01/25 - 12/31/28  
Nicole Rector 01/01/23 - 12/31/26  
Bryan Smith 01/01/23 - 12/31/26

**Call to Order, Pledge of Allegiance, Roll Call:**

<b>Bryan Smith</b>	<b>Carolyn Gant</b>	<b>Nanci Sears Perry</b>	<b>Jason Gasaway</b>	<b>Marta Guinn</b>	<b>Nicole Rector</b>	<b>Chris Greene</b>
Present	Present	Present	Present	Present	Absent	Present

**Approval of Claims** – Clerk Treasurer Lance Turner reported that two errors were discovered reducing claims paid to Woof Boom to \$2,300 instead of \$23,000 and a payment to SRM would be reduced to \$1,030 from \$10,300 for a total amount of \$29,970. Nanci Sears Perry moved to approve the corrected claims totaling \$958,559.46. Marta Guinn seconded and the motion passed with 6-0.

**Approval of August 18, 2025, Work Session and Council Meeting Minutes** – Nanci Sears Perry motioned to approve the meeting minutes. Marta Guinn seconded and the motion passed with no objections.

**Public comments were made from the Floor** and can be viewed at:  
<http://www.youtube.com/@townofyorktownindiana5933>.

**Public Hearing – Voluntary Real Estate Annexation.** President Gasaway opened the hearing at 6:23 p.m. Having received no comments, President Gasaway closed the public hearing at 6:23 p.m.

**Public Hearing – 2026 Budget.** President Gasaway opened the hearing at 6:23 p.m. Rick Yencer referred to comments made earlier during the public comment time and suggested that the Township Relief Fund use Income Tax money or Rescue Fund money to help the homeless and the poor. Spencer Rutherford added that John and his public comments were supposed to be made during this part. President Gasaway closed the public hearing at 6:25 p.m.

**Budget Presentation by Stone Municipal Group –** In summary, Adam Stone presented that Senate Enrolled Act 1 would reduce Town revenue by \$202,000 in 2026, that SEA 1 overhauled Local Income Tax distribution and calculation from a percentage of the levy based on purpose to a model that would have to be adopted by a municipality by the fall of 2027, pointed out that the amounts advertised in Form 3 were not to be exceeded as a safeguard since the adopted budget could not be higher than advertised, and explained each of the Department of Local Government Budget Forms (Form 4B, 3, 1, 2). Adam highlighted the fact that the next phase of budgeting was to assign the maximum levy to various funds, that each fund was designated for a special purpose, and that an excess in one fund could not be applied to any other fund. Adam Stone answered questions about the budget and Town Manager Chase Bruton explained that community assistance funding would be included in the tax levy this year since the ARPA funding for community assistance was depleted. He stated that the community assistance spending would be monitored more closely next fiscal year, the Colonial Crest property was annexed by Muncie, and added that two of four taxing districts inside Mt. Pleasant Township were actually residents of Muncie.

**Junior Athletic Association Presentation –** Chris Holmes and Phil Everettes stated that 674 players participated this year, a Home Run Derby and a fall season were introduced this year, a record number of players benefitted from scholarship discounts, expenses totaled \$37,000 including a lawnmower that cost \$6,200, \$30,000 of the \$81,000 in revenue in 2024 was used for one field, the association would like to hire a facilities director and expand services increasing revenue, and the organization requested another meeting to discuss the lease agreement and field drainage issues.

**Unfinished Business – None.**

**New Business: 1) Introduction of Ordinance 867 Voluntary Annexation –** Chris Greene moved to introduce the ordinance that would annex 9.05 acres at 1301 N Nebo Rd respecting the owner's petition. Bryan Smith seconded and the motion passed with uncontested approval.

**2) Introduction of Ordinance 868 Regulating Open Burning –** Marta Guinn moved to introduce the ordinance to regulate open burning and provide penalties for violations. Chris Greene seconded and the motion passed without dissent. Nanci Sears Perry suspend the

rules for a second reading. Marta Guinn seconded and the motion was unanimously approved. Nanci Sears Perry motioned to adopt the ordinance. Marta Guinn seconded and the motion passed without opposition.

**3) Approve Resolution 2025-13 Affixing Rates and Charges** – Chris Greene motioned to approve the rates and charges for labor and equipment related to removal, cutting, or destruction of weeds, grasses, and rank vegetation. Bryan Smith seconded and the motion passed 6-0.

**4) Approve Lease for Baseball Fields** – Marta Guinn moved to table the approval of the lease for the baseball fields with Yorktown Junior Athletic Association until October. Chris Greene seconded and the motion pass with no objections.

**5) Approve BF&S Agreement for CCMG 2025-2 Program Assistance** – Nanci Sears Perry moved to approve the agreement for assistance with the grant for South Andrews Road, West Adaline Street, South Tiger Drive, and South Nebo Road. Marta Guinn seconded and the motion passed with uncontested approval.

**6) Approve Trail Construction Quotes along CR 600 W** – Marta Guinn moved to accept the quotes from Lashure Concrete in the amount of \$20,548 and from Accurate Striping for \$14,470 to extend the trail to TK Way. Nanci Sears Perry seconded and the motion was unanimously approved.

**7) Approve Sanitary Sewer Repair** – Marta Guinn motioned to approve the sewer pipe repair by NuFlow Indy along Pleasantview Drive at a cost of \$97,895 to be paid from Sewer Depreciation. Carolyn Gant seconded and the motion passed without dissent.

**8) Approve Town Hall Cleaning Quote** – Bryan Smith motioned to approve the quote from All in the Family Cleaning Services to include cleaning inside windows for 5 years. Marta Guinn seconded and the motion passed without opposition.

**Departmental Reports:** On behalf of Fire Chief David Boone, Assistant Town Manager Erin Hurley announced that the Fire & Ice 5K would be held on December 13, 2025 with proceeds going to the Fire Association. Marshal Kurt Walthour discussed sweeping the road after Homecoming Parade. Town Manager Chase Bruton complemented the Water Department for handling the catastrophic system failure at Park One that resulted in only one boil order and complemented Adam Stone for his work on the 2026 Budget. Clerk Treasurer Lance Turner also complemented Adam Stone and Chase Bruton on their work on the 2026 Budget. He also requested the approval of a special claim in the amount of \$750 payable to Lawn Gator from cemetery. Councilmember Bryan Smith requested that Chase speak with the company before the payment is made.

**Comments were made by Town Council Members.**

**Adjournment: 7:15 p.m.**

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**President**  
**Jason Gasaway**

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