

Memorandum of the Yorktown Town Council
Work Session
Monday, October 20, 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
Erin Hurley

Kristin Robinson
Kyleigh Van Pelt
Kurt Walthour
Community Members

The topics discussed included Police pay, the Police budget, and the job openings in the Wastewater Treatment Plant.

President
Jason Gasaway

Prepared by/Attest
Clerk Treasurer-Lance Turner

Minutes of the Yorktown Town Council
Regular Meeting
Monday, October 20, 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:

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

Approval of Claims – Nanci Sears Perry moved to approve claims totaling \$2,523,673.32. Marta Guinn seconded and the motion passed with 7-0.

Approval of September 15, 2025, Work Session and Council Meeting Minutes – Nanci Sears Perry motioned to approve the meeting minutes. Carolyn Gant seconded and the motion passed with no objections.

Public comments were made from the Floor.

Delaware County Prevent Child Abuse Council Presentation – Ashley Snider and Nicole Phillips requested to place an Indiana Safe Haven Baby Box at the Yorktown Fire Station, 8905 W Smith Street. The cost of the installation would be funded by The Great Pumpkin Run on November 15, 2025, at Tuhey Park in Muncie. Bryan Smith motioned to approve the installation of the Baby Box. Carolyn Gant seconded and the motion was unanimously approved.

Public Hearing – Additional Appropriations. Erin Hurley explained that part of the additional appropriations was for a Canal Street Bond Payment that was made on time but was paid in January. The Department of Local Government representative suggested the additional appropriation since that payment was budgeted to be paid in 2024. The other part of the additional appropriation was to pave 600 West, Broadway St, and a change order to pave near the intersection of 500 West and River Road. President Gasaway opened the hearing at 6:27 p.m. Rick Yencer, 3100 N CR 500 W, talked about an empty lot on Canal Street, eminent domain of property for development, the building of the new Credit Union, and discussed the fact that the government had more debt than operating in spending amounting to a balance of \$9 million over the last 20 years. He added that he hoped the government would pay down the debt and mentioned that over the last five years the debt had been raised over 300% and that was excessive. President Gasaway closed the public hearing at 6:29 p.m.

Unfinished Business: 1) Approve Ordinance 867 Voluntary Annexation – On the advice of counsel, Marta Guinn moved to adopt the Annexation Fiscal Plan. Chris Greene seconded and the motion passed with uncontested approval. Marta Guinn moved to adopt the ordinance that would annex 9.05 acres at 1301 N Nebo Rd respecting the owner's petition. Chris Greene seconded and the motion passed without dissent.

2) Adopt 2026 Budget Resolution 2025-15 – Marta Guinn motioned to adopt the 2026 Budget. Nanci Sears Perry seconded and the motion passed without opposition.

3) Approve JAA Lease for Baseball Fields – President Gasaway discussed that there was a discrepancy between who would maintain the fields and who would be responsible for capital funding especially for drainage improvements. On the advice of counsel, Marta Guinn motioned to table a decision on the lease. Carolyn Gant seconded and the motion passed 7-0.

New Business: 1) Introduction of Stormwater Rate Ordinance 869 – President Gasaway discussed a study from 2009 by Umbaugh that proposed a \$4 stormwater rate. At that time, the Council did not approve the recommendation and kept the rate at \$2. The results of a recent study proposed a rate of \$7 per Equivalent Residential Unit per month applied to the property tax bill. President Gasaway added that a recent drainage repair on Jackson Street cost approximately \$200,000, the current stormwater budget was less than \$120,000, the Redevelopment Commission had to cover the cost of that repair, and that there were other stormwater drainage issues in the Town. Assistant Town Manager Erin Hurley stated that the rate in Muncie was \$9 and that a public hearing would take place in November if approved. Nanci Sears Perry moved to introduce the ordinance. Marta Guinn seconded and the motion passed with a roll call vote:

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

2) Introduction of 2026 Salary Ordinance 870 – Nanci Sears Perry moved to introduce the salary ordinance. Carolyn Gant seconded and the motion passed with no objections. Chris Greene commented that he wanted to increase the Police salaries and President Gasaway noted that the Fire Chief and Deputy Fire Chief had received an increase in pay. Marta Guinn moved to suspend the rules for a second reading. Bryan Smith seconded and the motion was unanimously approved. Chris Greene moved to adopt the ordinance. Nanci Sears Perry seconded and the motion passed with uncontested approval.

3) Approve Resolution 2025-14 Additional Appropriations – Nanci Sears Perry motioned to approve the appropriations for the Canal Street Lease Rental Bond Payment Fund and the Community Crossing Matching Grant INDOT Fund. Carolyn Gant seconded and the motion passed without dissent.

4) Approve Resolution 2025-16 to Dispose of Surplus Property – Nanci Sears Perry motioned to approve the disposal of two brine tanks, a brine mixer, a deicer tank, a mower, eight fence panels and a fork attachment. Marta Guinn asked Legal Counsel Maura Hoff if an ordinance could be made to assist the Town Manager and Assistant Town Manager with the decision to dispose of equipment. Marta Guinn seconded the motion and the motion passed without opposition.

5) Approve CCMG Signature Authority Resolution 2025-17 – Nanci Sears Perry moved to authorize the Town Manager and the Assistant Town Manager to sign, execute, and submit documents for the Community Crossings Matching Grant Program. Bryan Smith seconded and the motion was passed 7-0.

6) Approve 2026 Town Council Meeting Schedule – Nanci Sears Perry moved to approve the 2026 Town Council Meeting Schedule. Carolyn Gant seconded and the motion passed with no objections.

7) Appoint Hearing Authority – Marta Guinn motioned to appoint Rick Glaub to the Hearing Authority to replace Drew Thurston. Nanci Sears Perry seconded and the motion was unanimously approved.

8) Approve Weber Office Equipment Copier Proposal – Nanci Sears Perry motioned to approve the purchase of new copiers from Weber Office Equipment. Carolyn Gant seconded and the motion passed with uncontested approval.

Departmental Reports: Marshal Kurt Walthour updated that all of computers were installed, IT Consultant Milo Sutton saved the Town about \$8,000 with the upgrade, and Officer Brian Hussung secured a grant from the Delaware County Community for \$3,000 for a new radar. Assistant Town Manager Erin Hurley shared that Chase Bruton, herself, and Marta Guinn would be attending a conference for the rest of the week.

Comments were made by Town Council Members.

Adjournment: 6:53 p.m.

President
Jason Gasaway

Prepared by/Attestation
Clerk Treasurer-Lance Turner