

**Minutes of the Yorktown Town Council
Regular Meeting
Monday, September 20, 2021, at 5:30 p.m.
Yorktown Town Hall**

Call to Order, Pledge of Allegiance, Roll Call:

Nanci Sears Perry	Rick Glaub	Lon Fox	Rich Lee	Daniel Flanagan	Robert Ratchford	Marta Guinn
Present	Present	Present	Present	Present	Absent	Present

Approval of Claims-Nanci Sears Perry asked for clarification about a few professional services claims. Daniel Flanagan motioned to approve claims totaling \$841,993.90. Marta Guinn seconded and the motion passed with no objections.

Approval of August 16, 2021, Meeting Minutes and August 30, 2021, Budget Review Minutes-Daniel Flanagan motioned to approve the August Council Meeting minutes. Marta Guinn seconded and the motioned passed with uncontested approval. Daniel Flanagan moved to approve the August Budget Review Meeting minutes. Marta Guinn seconded and the motion passed with Rick Glaub and Lon Fox abstaining.

Public Hearing Muncie Power Products Tax Abatement-President Lee opened the public hearing at 5:37 p.m. Brad Bookout, representing Delaware County Economic Development and Redevelopment, explained that Muncie Power Products had purchased the building formerly occupied by Brevini, the building had been vacant for seven years, and that \$1.4 million in claw back incentives had been recovered from the previous owners. Since 2018, Delaware County officials have been discussing the expansion of Muncie Power Products facilities, a company that has been in Delaware County for 85 years. Mr. Bookout summarized that Muncie Power Products had plans to purchase the 127,000 square feet building and invest \$1.3 million in improvements to the building. The company also planned an addition of approximately 100,000 square feet to the building at a cost of over \$15 million, planned on investing \$5 million in machinery and equipment, and expected to incur a total estimated investment cost of nearly \$25 million. The tax abatement was classified as revenue positive because a \$136,000 abatement savings would occur in personal property taxes over a ten-year period with an anticipated tax revenue estimate of \$163,420. Mr. Bookout concluded that the savings on real property taxes would be \$782,600, anticipated tax revenues were calculated to be \$977,000, stressed that the amount of taxes exceeded the abatement amount, and commented that the company was also working on an expansion in Oklahoma.

Rick Yencer, 3100 N County Road 500 W, asked how many jobs would be created; if the County would be investing in the extensions of utilities; and if business, government, or taxpayers would be liable for utility extensions. Mr. Bookout answered that the County was not paying for utility extensions at that location. President Lee asked if utility connections were required. Mr. Bookout stated that no additional connections were currently required. Councilman Glaub stated that the water connections were adequate and that I&M had upgraded the electric grid for that location. Mr. Yencer requested the number of jobs that would be created. Mr. Glaub mentioned that hopefully people could be

found to fill the positions. President Lee explained that it was a consolidation of jobs brought into the county and creating new jobs. Mr. Bookout explained that 144 employees would be relocated consisting of eight minorities and thirty-three females, fifty-five new hires were expected, twenty new hires were expected within the next twelve months, and the competition for new hires was high with other local manufacturers also hiring. Mr. Bookout projected a starting hourly rate between \$13-15 per hour, the highest wages were \$52 per hour, the average wage was \$24 per hour, and the average hourly rate of new hires resulting from the tax abatement was \$16.50 per hour. Councilmember Guinn asked how many new jobs would be created. Mr. Bookout confirmed that fifty-five new jobs would be created. President Lee closed the public hearing at 5:45 p.m.

Public Hearing Town of Yorktown 2022 Budget-President Lee opened the public hearing at 5:45 p.m. Town Manager Olson explained that the total amount listed on Form 3 that was discussed at the August Budget Review meeting did not change from last year and was merely a reallocation with no additional tax rate increases. Clerk Treasurer Turner confirmed that there were no increases and in fact explained that funding the Community Assistance program with ARP (American Rescue Plan) funds provided a cushion for what was being requested. Councilmember Nanci Sears Perry stated her desire to invest in playground equipment, increase funding for firefighters, and budget for livestreaming and recording meetings. Rick Yencer, 3100 N County Road 500 W, expressed concern about a tax increase and the massive debt incurred by the government, schools, and library that resulted in an increase in the tax rate of 2-5% or more. Mr. Yencer added concerns from Citizens Action and other groups over rampant spending and the cost for professional services, such as accountants, attorneys, and engineers to do work that could be completed by the government; disapproved of the roundabout and eminent domain; asked for the council to reduce spending and provide property tax relief; and encouraged the council to stop the roundabout project at Nebo and River Road as the costs negated the benefit. President Lee closed the public hearing at 5:49 p.m.

Old Business: Resolution 2021-13 and Resolution 2021-14-Muncie Power Products requested a tax abatement for personal property and real property. Marta Guinn moved to adopt the resolutions. Daniel Flanagan seconded and the motion was unanimously approved.

New Business: Resolution 2021-16 Transfer of Funds-The resolution transferred appropriations within the General Fund and Park Fund to avoid deficit spending. Daniel Flanagan moved to adopt the resolution. Marta Guinn seconded and the motion passed unopposed.

Resolution 2021-17 Closing Dormant Funds-Clerk Treasurer Turner requested a transfer of \$.50 from Fund 084 Community Assistance into the General Fund (2018 computation error) according to Indiana Code 36-1-8-5 and confirmation with the State Board of Accounts. The other funds became dormant when the 2009 Redevelopment Bonds and the 2008 General Obligation Bonds were refinanced and no longer use a trustee to make debt payments. Closing these funds would increase transparency and ease of accounting. Marta Guinn motioned to approve the resolution. Nanci Sears Perry seconded and the motion passed without dissent.

Self-Contained Breathing Apparatus (SCBA) Fire Department-The Apparatus used by the firefighters was purchased fifteen years ago. Even though the lower bid was provided by 5 Alarm at \$328,621.98, the equipment would require additional purchases to match the capabilities of the Hoosier Fire apparatus that cost \$329,685. Daniel Flanagan moved to approve the purchase of the equipment through a leasing program. Lon Fox seconded and the motion was approved without opposition.

Ordinance 817 Noise Ordinance Amendment-Town Manager Olson presented an amendment to Ordinance 817 that eliminated a measurement of sound being audible at 40 feet and used the measurement of 90 or more decibels at least six feet from the source of sound. Nanci Sears Perry suggested that the Ordinance be tabled or option B be removed from the ordinance instead of the 40-foot measurement stating that 85 decibels was harmful. Rick Glaub motioned to table the ordinance. Marta Guinn seconded and the ordinance was tabled with no objections.

Water/Waste Water/ Storm Water-Town Manager Pete Olson presented quotes to clean and provide maintenance to both wells at Park 1 to be paid from the Water Depreciation Fund. Daniel Flanagan moved to accept the agreement with Peerless Midwest in the amount of \$37,440. Lon Fox seconded and the motion was unanimously approved.

Departmental Reports-Assistant Fire Chief Horner expressed appreciation for the approval to replace the SCBA and discussed replacing fire trucks. Officer Greene reported that Rachel Ginn graduated from the Indiana Law Enforcement Academy on September 20, 2021; Officer Rodriguez was improving but had not established the date he would return to work; currently there was no light duty status for officers; the average call volume per month since the co-interim marshals began had doubled; the number of arrests had increased; Officer Jaromin was appointed the lead of the Criminal Investigation Division; and for the first time, a Yorktown Police Officer, Officer Harless, was awarded the Grace and Help in the Time of Need Award as part of the Grace Baptist Church first responder recognition program. Clerk Treasurer presented a special claim from BakerTilly for \$5,000 for work on the Comprehensive Financial Plan to be split between the Water and Sewer Funds. Daniel Flanagan motioned to approve the claim. Marta Guinn seconded and the motion passed unopposed.

Comments were made by Town Council Members.

Adjournment: 6:09 p.m.

President Rich Lee

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