

**Memorandum of the Yorktown Town Council
Work Session
Monday, April 20, 2026, at 5:30 p.m.
Yorktown Town Hall**

In attendance:

Bryan Smith	Nicole Rector	Shawntell Bright
Carolyn Gant	Chris Greene	Kyleigh Van Pelt
Nanci Perry	Chase Bruton	Kristin Robinson
Jason Gasaway	Erin Hurley	Staff and Community Members
Marta Guinn		

The topics discussed included amending the salary ordinance, employee performance reviews, and a presentation from Apex Benefits on the upcoming town employee health insurance renewal.

President
Jason Gasaway

Prepared by/Attest
Clerk Treasurer-Lance Turner

**Minutes of the Yorktown Town Council
Regular Meeting
Monday, April 20, 2026, 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 – The Clerk Treasurer stated that an APV was deleted after the Accounts Payable Voucher Docket was published. The APV number 49702 was deleted so that the total amount of claims was reduced by \$1,190.50. Nanci Sears Perry moved to approve claims totaling (\$1,445,158.14 – \$1,190.50) = \$1,443,967.64. Carolyn Gant seconded and the motion passed with no objections.

Approval of February 9, 2026, Work Session and Council Meeting Minutes – Nanci Sears Perry motioned to approve the meeting minutes. Chris Greene seconded and the motion passed 7-0.

Public comments were made from the Floor.

Public Hearing – Additional Appropriations: President Jason Gasaway opened the public hearing at 6:09 p.m. Town Manager Chase Bruton stated that the request for spending was from the Local Road and Street Fund to purchase land, Park Nonreverting Fund for the Sports Park, and the Rainy Day Fund for Community Assistance. The Town Manager explained that when the consolidation of Mt Pleasant Township and Yorktown occurred there was no taxing district that overlaid a part of Muncie that was previously annexed into the Township. Since Mt. Pleasant Township does not exist as an entity, the Town Council would need to establish a tax district for Muncie residents that live within that area that would help supply revenue for the Community Assistant Fund. The Town was spending approximately \$50,000-\$60,000 in Community Assistance to Muncie/Mt. Pleasant Township residents who do not pay taxes to the Town. Town Manager Bruton estimated that over 50% of Community Assistance funds were paid to residents outside of the Yorktown community. He clarified that constraints were placed on Community Assistance spending in regards to the amount per household per year and the recipient cannot have an active arrest warrant. President Gasaway closed the public hearing at 6:13 p.m.

Unfinished Business: 1) Approve Ordinance 873 – Vacate a Part of Western Improvement Company’s Addition to the Village of West Muncie. Nanci Sears Perry motioned to adopt the ordinance to vacate the property. Bryan Smith seconded and the motion passed with uncontested approval.

New Business: 1) Introduce Ordinance 874 – Amend 2026 Salary Ordinance. Nanci Sears Perry moved to introduce the amended Ordinance. Bryan Smith seconded and the motion was unanimously approved.

2) Introduce Ordinance 875 – Amend Building Permit Fees. Nanci Sears Perry moved to amend Chapter 150 of the Code of Ordinances and repeal Ordinance 651 to increase building permits to \$398.88 and a fee based on square footage or a .5% of the project valuation. This was an increase from the original cost of \$140 established in 2004 because that amount did not cover the costs associated with building commissioner inspections. Carolyn Gant seconded and the motion passed without dissent.

3) Approve Resolution 2026-04 Additional Appropriations – Chris Greene moved to adopt the Resolution. Nanci Sears Perry seconded and the motion passed without opposition.

4) Approve Resolution 2026-05 Transfer of Funds – Nanci Sears Perry moved to adopt the Resolution. Carolyn Gant seconded and the motion passed with no objections.

5) Approve Crack Seal Quote – Nanci Sears Perry motioned to approve the proposal from Town & Country Construction to seal S Broadway, W Cornbread, S Nebo, W River, N Nebo, N 500W, and W Jackson at a cost of \$36,000. Town Manager Bruton explained that

using Town resources for traffic control and street sweeping lowered the cost. Bryan Smith seconded and the motion passed 7-0.

6) Approve Employee Health Insurance Renewal – Town Manager Chase Bruton presented the health insurance renewal information to the Council.

7) Accept TIF Management Report – Town Manager Chase Bruton mentioned that Stone Municipal had presented the annual report to the Redevelopment Commission; discussed the Downtown, Downtown Expansion, County Road 600 W, and Chase Trail TIF areas; reviewed the bond payments associated with the construction of Morrow's Meadow and the Sports Park; and highlighted the self-sufficient TIF projects including the Daugherty, Oliver, and Michelle projects. Nanci Sears Perry motioned to accept the TIF Management Report. Chris Greene seconded and the motion passed with uncontested approval.

8) Appoint Bryan Smith to Planning Commission – Chris Greene motioned to approve the appointment of Bryan Smith to replace Chris Greene to the Planning Commission. Carolyn Gant seconded and the motion passed without dissent.

Departmental Reports: Assistant Fire Chief Chris Horner reported that Chief Boone was receiving an award for personal integrity from the Delaware County Committee for Integrity Enhancement, seven recruits would soon be finishing training, and eleven volunteer firefighters graduated from a medical class. Marshal Kurt Walthour shared that officers completed 221.5 hours of in-house training, completed 104.5 hours of distance training, one officer attended a SWAT conference, two officers attended interview school, officers would attend advanced roadside impairment driving enforcement in May, gun liaison and collecting evidence training would occur soon, an officer attended the academy to train recruits in firearms, and that the new vehicle arrived and would be outfitted in May.

Town Manager Bruton stated that any decision involving Autumn Acres would be based on a town council policy, local road projects would begin when school is out for the summer (Tiger Drive/Adaline/Andrews/S. Nebo), the trail project was at the phase of AEP burying lines and would include the trail in front of the High School, the splashpad and the Civic Green shelter would be ready to go before the concert season started, a Memorandum of Understanding with Surf Internet had been reached concerning the installation of the new internet service, repairs were underway at the Sports Park from wind damage, Civitas was working on the zone updates in the Comprehensive Plan, an 80% Federal Funds-20% Town Funds infrastructure improvement project for Tiger Drive and River Road had been secured, and a study had been conducted for the Finlandia Drainage project. Clerk Treasurer Lance Turner requested a special claim from WWTP to be paid to Living Waters in the amount of \$318.54. Nanci Sears Perry moved to approve the payment. Carolyn Gant seconded and the motion passed without opposition.

Comments were made by Town Council Members.

Adjournment: 6:36 p.m.

**President
Jason Gasaway**

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