Memorandum of the Yorktown Town Council
Work Session
Monday, September 21, 2026, at 5:30 p.m.
Yorktown Town Hall

In attendance:

Bryan Smith	Nicole Rector	Lance Turner
Carolyn Gant	Chris Greene	Kyleigh Van Pelt
Nanci Perry	Chase Bruton	Adam Stone
Jason Gasaway	Erin Hurley	Maura Hoff
Marta Guinn	Shawntell Bright	Staff and Community Members

Brenda Brumfield discussed the bicentennial of Delaware County in 2027 and Adam Stone reported on the budget for 2027.

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President **Prepared by/Attest**
Jason Gasaway **Clerk Treasurer-Lance Turner**

Minutes of the Yorktown Town Council
Regular Meeting
Monday, September 21, 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 – Nanci Sears Perry moved to approve claims totaling $2,721,555.02. Bryan Smith seconded and the motion passed with uncontested approval.

Approval of August 17, 2026, Work Session and Council Meeting Minutes – Nanci Sears Perry motioned to approve the meeting minutes. Chris Greene seconded and the motion was unanimously approved.

No public comments were made.

Public Hearing – Additional Appropriations: President Jason Gasaway opened the public hearing at 6:01 p.m. Receiving no comments, President Gasaway closed the public hearing at 6:02 p.m.

Public Hearing – Vacation of Street and Alleyways: President Jason Gasaway opened the public hearing at 6:02 p.m. Keith Gary, from US Architects at 9200 W Smith St, expressed concerns about the condition of the current east/west alley when the north/south alley is closed and questioned if Market Street could have a turnaround. Town Manager Chase Bruton stated that the engineer did not have a proposal but the idea would be to label the alleyway one-way to the east, replace the water line, and that the developer would upgrade the infrastructure including sidewalks and possibly bury the electric lines. Mr. Gary also expressed concerns about two-way traffic on one-way Walnut Street. Tim Pierce, from PrimeTrust Federal Credit Union, planned to use parking behind the building and asked if a parking complex with parking spots could be made available after the development was completed for the approximately twenty-three employees. Town Manager Bruton explained that the progress of the development was not complete and was not sure if the parking area would be drive through or would have access from both Market and Walnut Streets. The Town Manager provided assurance that those concerns would be addressed to help the nearby businesses. President Gasaway closed the public hearing at 6:06 p.m.

Unfinished Business: 1) Approve Resolution 2026-11 Additional Appropriations – Due to an advertisement error, the resolution had to be brought before the council again. Chris Greene moved to adopt the Resolution. Nanci Sears Perry seconded and the motion passed without dissent.

New Business: 1) Introduce Ordinance 879 – Vacation of Street and Alleyways. Nanci Sears Perry moved to introduce the Ordinance. Carolyn Gant seconded and the motion passed without opposition.

2) Approve Ordinance 880 – Amend Zoning Ordinance (Rezone 6600-6601 Alma Ct). Nanci Sears Perry motioned to adopt the Ordinance. Bryan Smith seconded and the motion passed 7-0.

3) Approve Veridus Advisors Proposal for Technical Representation Services – Nanci Sears Perry moved to approve the proposal. Carolyn Gant seconded and the motion passed with no objections.

4) Introduce Ordinance 881 – 2027 Budget. Marta Guinn moved to introduce the 2027 Budget. Bryan Smith seconded and the motion passed with uncontested approval.

Public Hearing – 2027 Budget: President Jason Gasaway opened the public hearing at 6:09 p.m. Receiving no comments, President Gasaway closed the public hearing at 6:10 p.m.

Stone Municipal Group Budget Presentation. Comments were added by Town Manager Chase Bruton**.**

Departmental Reports: Fire Chief David Boone stated that Unit 61 was out of service for a couple months as it was still being serviced in Kentucky, the Baby Box required

additional sensor wiring and continued testing, $4,000 in grant money was received from the Community Foundation to replace water rescue equipment, Fire Recovery had five claims processed with only one denied, the Fire Recovery claims totaled $2,600 minus the cost of fees for recovery, six Fire Recovery claims were in progress in the amount of about $5,800 to replace equipment used on those runs, only one resident had been assessed fees of the 12 claims filed while the rest were charged to companies, assistance would be requested from the Redevelopment Commission to offset the $262,000 cost of new gear, specifications were being gathered for a tanker and another vehicle, and Delaware County was experiencing some radio transmission problems.

Marshal Kurt Walthour reported that the police department was going to receive four pieces of additional radio equipment that would improve radio transmission and had requested other improved equipment, the radio communication had been tested and was working satisfactorily, the body cameras would be received and installed in the near future, and attendance at the National Night Out was successful with 400 hot dogs served. Town Manager Chase Bruton informed the council that the Water Department had replaced 2037 meters, he would provide updates on revenue changes with the new meters, Street Operators Jansen Duncan and Brandon Wagner had been hired, a meeting had been held with Muncie Sanitary District to discuss stormwater concerns at Finnlandia, flood damage paperwork was being filed with FEMA, negotiations with USI for the Tiger Drive/River Road project were taking place, poles were being removed for the trail project on River Road along Woodland Trails and that project would be completed before 2027, and a community park initiative funded by Eli Lilly was underway to upgrade the park at the Lions Club.

Comments were made by Town Council Members.

Adjournment: 6:37 p.m.

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President	**Prepared by/Attestation**
Jason Gasaway	**Clerk Treasurer-Lance Turner**