

February 9, 2025, 7:00 P.M.

Denny Richardson, Council President, opened the monthly Town Council meeting. Denny led in the Pledge of Allegiance to the Flag. Roll call was taken and present besides Denny were Jo Temple, Council Vice-President; David Miller, Council Member; Mary Richardson, Clerk-Treasurer; Paul Sembach, Utilities Supervisor-Operator; Chris Reynolds, Marshal; Brayton Buckley, Code Enforcement Officer; and Geoffrey Wesling, Town Attorney. An attendance sheet was made available for non-officers and citizens.

A motion was made by David Miller and seconded by Jo Temple to approve the January 12, 2026 council meeting minutes. Approval was unanimous.

A motion was made by David Miller and seconded by Jo Temple to approve the Allowance of Payroll Accounts Payable Vouchers and the Register of Accounts Payable Vouchers. Approval was unanimous.

General Fund	\$14,464.83	Water Utility Meter Deposit Fund	\$150.00
Motor Vehicle Highway Fund	\$196.04	Sewage Utility Operating Fund	\$9,050.13
Park Fund	\$188.80	Payroll Fund	\$5,212.22
Water Utility Operating Fund	\$20,635.58		
Water Depreciation Fund	\$9,000.00	Total	\$58,897.60

Mary noted that she paid the costs for water hydrant and main repairs from a traffic accident but there is not enough funds in the water operating account. A motion was made by David Miller and seconded by Denny Richardson to approve a resolution to transfer \$9,000.00 from the water depreciation fund to the water operating fund. The transfer will be reimbursed with the insurance settlement. Approval was unanimous.

Unfinished Business

There was no water improvement project update.

Due to the bad weather nothing was done regarding the fire station driveway stone, keys & combinations inventory, and town hall shingle replacement.

Mary noted that she received a sign quote from Hall Signs, but they will not sell less than 25 signs. The Council discussed that the town may already have a sign to replace the one damaged from the speed sign destruction.

Mary discussed the difficulty in getting gas cards for the police department. Chris said they can get by using the town hall tank.

Mary said she is waiting on Paul to get the report from Rural Alliance, and she will complete any financial information. Paul said he will follow up with the Alliance.

Mary reported filing the insurance claim with the insurance company for the driver that damaged the fire hydrant and speed sign. They are requesting pictures. Mary has reached out to the town's insurance agent to get the police report and any pictures taken. The claim totaled \$14,189.44.

Mary presented Brayton's Burning Ordinance draft as a public hearing notice. Mary suggested changing the Marshal and Deputy Marshal to Law Enforcement Officers in case the County needs to be involved. The Council agreed to the change. Mary suggested adding no burning of hot material in the trash collection to be added since that is in a current trash ordinance that will probably be eliminated when the Rush County Unified Development Ordinance is approved. Mary also stated she was concerned about the fines because property owners may not be aware of the violation. She suggested that legal action be

noted since the ordinance lists potential property liens. Goeff Wesling stated the suggested changes were unnecessary as no action would be taken without obtaining a court order.

New Business

Mary provided the Council with information regarding the Future 3 - Comprehensive Safety Action Plan that will divert SR 3 traffic away from downtown Rushville. The committee is requesting councils in Rush County incorporated communities adopt the Zero Traffic Deaths Resolution. A motion was made by Jo Temple and seconded by Denny Richardson to approve Resolution 2026-2 Committing to the Goal of Zero Traffic Deaths and Supporting Participation in the County Comprehensive Safety Action Plan. Approval was unanimous.

A motion was made by Jo Temple and seconded by David Miller to approve the annual conflict of interest disclosure statements for Mary Richardson and Paul Sembach. Approval was unanimous.

Mary reported on a recent meeting with John McCann, Rush County ECDC Director; Jason Semier, Crowe, Nick Thomas, Glenwood Grain LLC, and Kenny Aulbach, Rush County Commissioner. The Rush County Commissioners paid to have Baker Tilly prepare a preliminary property tax analysis to assist in the discussion and consideration of proposed real and personal property taxes for the proposed Glenwood Grain, LLC project in Glenwood.

The discussion included information should Glenwood process a Tax Increment Financing (TIF) to potentially receive \$1,511,730 over 25 years. As great as this would be, there are several risks for the town. The cost is an estimate from the property owner. There is no guarantee that this will be the cost; it could be higher or lower. There is no guarantee that the funds will be available for the entire 25 years. Laws could change or the property could be sold which would nullify the TIF. The property owner could petition to lower the tax. The town would need to expense an estimate of \$20,000 to obtain the TIF without knowing the end results. Without the TIF, any additional taxes would lower Glenwood property owner taxes.

To set up a TIF, a Redevelopment Commission must be established with members appointed.

- A resolution must be created.
- A plan must be established.
- The Council must approve the plan.
- There would then be a public hearing.
- If the public hearing results in not proceeding with the TIF, the town has already spent the money for the TIF.

There are annual TIF reporting requirements.

However, before a TIF is even considered, the Council would need to sell a well to Glenwood Grain, LLC. John McCann requested the Council meet with Nick Thomas and discuss what can be done to allow the well to be sold. The Council has previously discussed the situation. IDEM will not allow the well to be sold unless there is a working well for replacement. There has been an offer of \$100,000 for Glenwood to drill another well. The cost of finding water, drilling water, and running lines could well exceed this amount. Mary stated that for decades, engineers have tried to find water for Glenwood. One well was found north of Glenwood Grain, but the nitrate level was too high. Even if water is found and a well drilled, there is no guarantee that the well will be approved by IDEM. Glenwood could be in a position of having spent the money without a new well and the other one committed. This would be disastrous for Glenwood.

The Council discussed information they had previously received. IDEM will not allow the well to be sold without substituting with another approved well. The recent offer of \$100,000 was considered and rejected. The primary reason is that there is too much risk in selling the well and trying to install a new well. The cost to find water, purchase land, drill, and run lines to the water plant could exceed \$100,000.

Even if all this could happen, it might not pass the IDEM inspection. Glenwood's water fund is not sufficient to incur any loss, and any additional expense is not in the best interest of water customers. The Council agreed that the only way they could consider selling the well is if there was another sustainable well approved by IDEM that could replace the current well. If that was possible, then the Council would look closer at a TIF process before making any decisions. Mary agreed to send a letter to Glenwood Grain LLC recapping the Council's position.

Reports

Mary reported her attendance at the Eastern Indiana Regional Planning Commission (EIRPC) meeting on January 22, 2026. They are applying for an EDA Planning Grant. The goal is to find ways to boost economy including the creation and retention of jobs in the six-county region.

Mary reported that at the Rush County Area Plan Commission February meeting, the Unified Development Ordinance Committee recapped the status of the new ordinance. It is very close to completion. The Committee is meeting tomorrow, February 10, to finalize the draft ordinance. It is expected that APC will review the draft at the March meeting with a public hearing at the April meeting. This ordinance will be very beneficial for Glenwood.

There was discussion regarding placing a 15-minute parking sign in front of the Post Office. The parking is not on the street but in a cutout on the Post Office property. It was agreed that it would not be the Town's responsibility and the Post Office would need to provide the sign.

David suggested the Town should provide a better way to receive complaints. He will research obtaining a box to place on the town hall that requires two people to open the box.

Denny Richardson to allow the GVFD to place the sign on the building. Approval was unanimous.

A motion was made by Jo Temple and seconded by David Miller to adjourn the meeting. Approval was unanimous.

Mary reported that after discovering that someone is having a craft show with food trucks at the Fire Station, she reached out to the town's insurance agent. Since this is town property, a written statement is needed from the fire department confirming that they are sponsoring this event. The insurance agent carries both the town and fire department insurance and has contacted the fire department. The insurance agent has confirmed with the town that the fire department's insurance is covering the event.

Mary also questioned whether the Council should approve the event since the contract with the fire department states that the use of the property is for the fire operation only. This is not an event that is an actual fire department fundraiser. A motion was made by Jo Temple and seconded by Denny Richardson to allow the Glenwood Volunteer Fire Department to sponsor this specific August 2026 event. Approval was unanimous.

Received request for an employee handbook that Denny expressed interest in at the AIM Summit. Mary stated that the Council does not have job descriptions for employees and questioned if the Council wanted to pursue handbooks. The Council did not take any action.

Mary stated that the Fayette County Foundation's competitive grant cycle begins May 12 with a deadline of June 2 to submit a letter of intent. By invitation only, the grant process begins June 9 with the application due by June 23. Mary asked if the Council wanted to submit a letter of intent for assistance to purchase a police vehicle. If so, what are they looking to purchase? The grant guidelines do not show a match amount but usually 20% is expected but the town may need to provide a greater match. In 2025, there was one \$15,000 and one \$10,000 grant but most are less. Mary suggested obtaining a used

vehicle for \$25,000 - \$30,000 with a 50% match request. Chris stated he is working with an agency that will sell a used police vehicle to the town. The equipment will be provided which will save the town approximately \$10,000. A motion was made to authorize Mary with Chris's assistance to file for a 50% match grant with the Fayette County Foundation. Approval was unanimous.

The meeting videos have been dropping and going to the Verkada sign in screen. Mary will follow up on the issue.

Paul provided his written and oral report. Paul stated the town hall gas ran out. Mary questioned why it would run out when we were on auto fill. No explanation was known other than we might have used more gas than normal.

Mary M. Richardson, Clerk-Treasurer