

Town of Corydon
Public Meeting Minutes October 4, 2022

The Town Council of the Town of Corydon, Indiana met in the Town Hall, 219 North Capitol Ave., Corydon, Indiana on October 4, 2022, for a public meeting concerning the request to vacate an alley in the Hillcrest and Harmony Heights subdivisions. The meeting was called to order by Hope Schneider at 6:40 p.m. Ron Culler spoke on behalf of Jeremy Ward and answered questions asked by the Council and audience. Mr. Ward and HBU Properties LLP seek the vacation of the alley for the purpose of developing lot numbers sixteen (16) through twenty-three (23). There were no other public comments and Doug Castetter moved to close the public meeting at 7:02 p.m. with the second provided by Paul Hamann. The meeting was closed with all members in favor 5-0.

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Following the public meeting, the Town Council opened the regular meeting pursuant to call in accordance with the rules of the Council. The meeting was called to order at 7:02 p.m. by Hope Schneider and Harlan Fisher, who presided over the pledge of Allegiance to the Flag.

On call of the roll, the members of the Council were shown to be present or absent as follows:

Present:	Absent:
Hope Schneider	
Harlan Fisher	
Doug Castetter	
Paul Hamann	
Lester Rhoads	

Chris Byrd, Town Attorney and Clerk-Treasurer, Treggie King was present.

Harlan Fisher made motion to approve minutes of September 20, 2022, meeting. Les Rhoads seconded the motion with an approval vote of 5-0.

Doug Castetter motioned to approve claims and sign bills. Harlan Fisher seconded the motion; it carried 5-0.

Planning and Zoning had no items on the agenda.

Council President, Hope Schneider, brought forward discussion with regard to the Historic Preservation Committee. Les Rhoads addressed Attorney Adam Burkhardt, Chairman of the Committee. Attorney Burkhardt introduced Laura Renwick, Community Preservation Specialist with Indiana Landmarks. Mr. Burkhardt provided information to the council in relation to the duties of the committee. He added that the committee follows Title 44 of the Code of Federal Regulations (44-CFR) and IC 36-7-11-3 which provides or protects the historic district. He suggested the ordinance be updated to provide clarity to the residents in the historic district. Attorney Burkhardt, Attorney Byrd, and Ms. Renwick will meet and provide an updated ordinance for the Council to review.

The request to vacate an alley, using Ordinance 2022-5, was addressed. Motion to approve was made by Paul Hamann and seconded by Harlan Fisher; the motion passed unanimously.

Jeremy Ward's proposal for a housing development at the Quarry site was advocated by David Sanders, Primavera & Associates, who provided a handout to the Council. Chase Murphy of Murphy Homes owner, explained the cost of infrastructure for the development, due to a solid rock base, is estimated to be a twelve-million-dollar project. As a developer, he is seeking a five-year property tax abatement, reduced tap fees, and annexation into the town, which would include sewer and water services. He requested a partnership with the Town in order to provide market rate housing with eighty units into the community. President Schneider and Les Rhoads implied that the development has a positive

outlook. Ms. Schneider thanked David Sanders and Chase Murphy for their information. More discussion will be required, and Ms. Schneider stated Wastewater Superintendent, Larry Fessel, must be part of the future conversations. Mr. Murphy will continue discussion with Les Rhoads as his primary contact.

Tyler Smith, Baker Tilly, presented the 2023 budget to the Council. He emphasized the budget numbers could be decreased, but not increased. President Schneider thanked Mr. Smith for the first presentation of the 2023 budget report at the public hearing.

President Schneider introduced Vera Rutherford, representing the Corydon Gamers Association. She asked for Council approval to set up a roadblock for a fundraiser on October 14 and 15, 2022. Two roadblocks are requested for 12:00 (noon) to 6:00 p.m. on Friday and 8:00 a.m. to 6:00 p.m. on Saturday at the intersections of Walnut St. and Capitol Av. and Chestnut St. and Capitol Av. on both nights. Paul Hamann motioned for approval and Les Rhoads seconded; the motion carried 5-0. Ms. Rutherford was advised to notify the Corydon Police Department with the dates and times of the roadblocks.

Dawn Hardee, member of the Twisted Sisters Ladies group, requested approval to close the east end of High Street on October 31st, 2022. The group will be handing out food and drinks to trick or treaters between the hours of 6:00 p.m. to 8:00 p.m. Les Rhoads made the motion to approve the request, and Harlan Fisher seconded. The motion carried 5-0. Les Rhoads told the group that sawhorses must be placed to block the street during those hours and removed by the group at 8 pm.

Harlan Fisher made motion to approve an advance payment to Graber Post Builders for the new maintenance building construction for \$83,324.00. Doug Castetter seconded; the motion carried 5-0.

Les Rhoads told Council that water meters need to be purchased. The cost of a pallet of meters is approximately \$35,000.00 according to Dave Coburn, the Maintenance Supervisor. Les Rhoads made motion to make the purchase. Paul Hamann seconded, and the motion passed 5-0.

Main Street Director, Janelle Amy, provided a handout of upcoming events to the Council. She shared that Cinema on Chestnut has had great turnouts. The next movie event will be held on October 21st, 2022, at 5:30 p.m. at Bicentennial Park. Janelle mentioned Glasstoberfest dates are October 14th and 15th. She provided a detour map for the street closures during the event and reported she has contacted the Tyson Foods Processing Plant, the dry cleaners, and the Moose Club to make sure they would also approve. She had previously requested \$20,000.00 to fund Mainstreet events. Main Street had also requested an additional \$55,000.00 to fund Main Street operations. Council member Rhoads offered that the Town would fully fund the request providing that expense receipts be submitted to the Clerk-Treasurer, Treggie King, for reimbursement. After discussion between the Council members, the full funding request would be made contingent to receipts being provided. Motion to approve the \$75,000.00 funding request with the contingency of receipts being provided was made by Les Rhoads, a second provided by Harlan Fisher the motion carried 5-0.

Officer Morgan Evans applied for a position with the Town of Corydon Police Dept. A brief discussion was held regarding protocol for hiring new employees. Harlan Fisher motioned that the request be approved, however, he requested that the former process of the department supervisor bringing a new applicant to a Council meeting, prior to being hired, be reinstated. Les Rhoads seconded the motion which carried 5-0.

An agreement is needed for the Cardinal Subdivision which will be located on Old Hwy 135, so a South Harrison Boundary Agreement was presented. Motion to approve the agreement was made by Harlan Fisher and seconded by Les Rhoads, the motion passed unanimously.

Jim Koerber asked the Council the status on the Comprehensive Plan for the Town. He was told that a meeting with Jill Saegesser has been scheduled for review.

Vernon Mann talked to the Council about eliminating the dead trees and limbs in and around the Town. He also wanted to bring attention to the debris that gathers at crosswalks; he thought both issues need to be addressed for safety.

Two audience members reported buzzards roosting near Cedar St. and said they are a health hazard. They were told that the buzzards are protected as an endangered species by the DNR.

There being no further business to come before the Council and upon a motion to adjourn, made by Harlan Fisher and seconded by Paul Hamann, the meeting adjourned.

DATED: 10/18/22

SIGNED: *Scott Woods*

ATTEST: *D. M. King*