

May 20, 2025

The Mooresville Town Council met in regular session on Tuesday, May 20, 2025, at 6:30 PM at the Mooresville Government Center.

Council members present were Council President Warthen, Councilman Swinney, Councilman Brown, Councilman Witt, and Councilman Cook. Town Attorney Reid Dickerson was also present.

Council President Warthen gave the invocation and called the meeting to order.

Councilman Brown motioned to approve the May 6, 2025, Executive Session minutes, seconded by Councilman Witt. Motion carried 5-0.

Councilman Brown motioned to approve the minutes of the May 6, 2025, regular meeting, seconded by Councilman Witt. Motion carried 5-0.

**Unfinished Business:**

There were none.

**New Business:**

Mooresville Lot 8 LLC CF-1 Real Property pertains to Resolution 25, 2023. The estimated investment in their SB-1 was \$1,500,000, and their actual investment, as reported on the CF-1, matches that amount. This filing relates strictly to real property; no employee or salary estimates were provided, and no additional statement of benefits was included.

Councilman Swinney motioned to find them in substantial compliance. Councilman Brown seconded the motion. Motion carried 5-0.

Larry Long provided a presentation regarding the Selective Insurance renewal, outlining the total premium, a property value increase of just under 6%, deductible options, and key changes from the previous year. The total premium is \$411,167.00. Last year, the premium was approximately \$380,000.00, but it increased over the year due to endorsements, including the addition of several vehicles, trailers, and other equipment.

Councilman Witt made a motion to approve the new premium, and Councilman Brown seconded. Motion carried 5-0.

Koorsen submitted a change order; however, they contacted us to request that the item be tabled due to their inability to attend tonight's meeting.

Linell LLC CF-1 for real property, related to Resolution 11, 2016. The estimated investment was \$240,000.00, and the actual investment came in at \$253,119.00. Their estimated employment level was 89 employees, but the actual number is currently 70. They have a 'Help Wanted' sign posted, indicating efforts to hire.

Councilman Swinney motioned to find them in substantial compliance. Councilman Brown seconded the motion. Motion carried 5-0.

Linell LLC CF-1 for personal property, related to Resolution 10-2016. The estimated investment was \$825,000.00, and the actual investment reported is \$824,132.00. Their estimated employment level was 89 employees, but the actual number is currently 70. They have a 'Help Wanted' sign posted, indicating efforts to hire.

Councilman Swinney motioned to find them in substantial compliance. Councilman Brown seconded the motion. Motion carried 5-0.

#### **Department Head Reports:**

Kerry Buckner, Police Chief, received a complaint regarding the property at 801 Johnson Rd. The concerns involved dogs barking on the property and the preparation of meat. The residents were allegedly cutting meat and cleaning the table with chemicals, allowing residue and runoff to enter the swell/easement.

An officer was dispatched and contacted the proper owners. They stated they would begin bagging the waste and stop washing it into the swell. There have not been any prior complaints or dispatches to that address since 2010.

Phil Cornelius, Parks Superintendent, shared an update on the upcoming Pioneer Park improvement project. Funding sources include the Redevelopment Commission and a READI 2.0 grant, and the project's total budget is just under \$4.2 million.

Additionally, he noted that a parcel acquired at the end of 2024 has not yet been annexed. At its May meeting, the Park Board approved a petition to seek Town Council approval.

Brian Moore, DPW Superintendent, notified the Council that a deteriorating structure on Carlisle Street, previously classified as a bridge, is designated as a culvert per county standards and is the Town's responsibility. Banning Engineering has been notified to assess the necessary steps for repair or replacement.

The County previously repaired the structure several months ago, but it is now beginning to fail. With the passage of new legislation, the responsibility for maintaining and repairing the structure has officially shifted to the Town of Mooresville.

**Legal:**

Taft Law has negotiated with Howard Group regarding a construction-related matter on behalf of the Town. An agreement in principle has been reached, and the parties are now working through the specific terms and details of the agreement.

The Town of Monrovia has petitioned the Indiana Utility Regulatory Commission (IURC) for a sewer territory. During tonight's Executive Session, the Town Council reviewed the potential for intervention and agreed on the next step. It was also noted that Morgan and Hendrick counties may be considering similar action.

Councilman Cook motioned to approve authorizing Councilman Warthen to reach out and determine the feasibility of coordinating with Morgan County and Hendricks County to pursue a joint venture. Councilman Brown seconded the motion, which carried 5-0.

**Public Comments:**

Mr. Huff of 51 W Washington Street raised concerns regarding ongoing code violations at 59 W Washington Street, a rental property owned by Isabel Small and occupied by a tenant reportedly conducting commercial auto repair in a residential zone. Mr. Huff noted that the matter was addressed in court in January 2024, where a judge ruled against the activity of violating local zoning laws and issued a cease-and-desist order. Despite the court ruling, similar activities continue, including vehicle repairs, junk vehicle removal, and the use of an automobile trailer to transport cars.

Mr. Huff formally requested a written response from the Town Council regarding his concerns. Councilman Warthen has recommended consulting legal counsel to determine the appropriate next steps.

Dave Synder came before the council to ask about the threatened litigation item on the April executive session agenda.

Legal counsel clarified that the litigation item mentioned tonight was the ongoing dispute with the Howard Group.

Mark Taylor expressed concerns about the property located at 315 Bolton Ave. He noted that additional vehicles continue to be brought onto the property, and he understands that the building has been condemned, yet individuals still appear to be residing there.

Legal counsel is exploring the possibility of transferring this case to the superior court system for further consideration.

The property owner at 801 Johnson Rd expressed his ongoing concerns regarding harassment from a neighbor, Virginia Perry. He noted that she has made multiple complaints to the stormwater department and the police, resulting in three visits to his residence. The owner stated that the only cleaning materials used on the premises are Simple Green and bleach, specifically for minor table cleaning. His dogs are not typically prone to barking. When they bark, it's usually in response to squirrels or rabbits feeding in her birdseed area, which naturally agitates the dogs.

**Approval of Claims:**

Councilman Swinney motioned to approve claims of \$657,115.30, seconded by Councilman Brown. Motion carried 5-0.

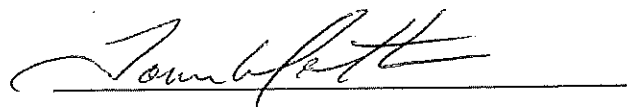
**Approval of Payroll Clearing:**

Councilman Swinney motioned to approve claims of \$228,372.29, seconded by Councilman Brown. Motion carried 5-0.

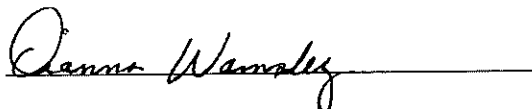
**Town Council Comments:**

The next regular meeting of the Mooresville Town Council will be held on Tuesday, June 3, 2025, at 6:30 p.m. at the Mooresville Government Center.

With no further business before the council at this time, Councilman Swinney motioned to adjourn, which Councilman Brown seconded. Motion carried 5-0.



Tom Warthen, Council President



Dinna Wamsley, Clerk-Treasurer