

December 2, 2025

The Mooresville Town Council met in regular session on December 2, 2025, at 6:30 pm at the Mooresville Government Center.

Council members present were Tom Warthen, Greg Swinney, Jeff Cook, Josh Brown, and Kirk Witt. Attorney Chou-il Lee was also present.

Tom Warthen gave the invocation and called the meeting to order.

Approval of Minutes from November 18, 2025 – Councilman Brown motioned to approve the minutes as written, seconded by Councilman Witt. Motion carried 5-0.

Unfinished Business- There were none.

New Business – Tammy Sorell-Stover introduced herself and explained that the local American Legion Auxiliary Unit 103 will be hosting this year's Wreaths Across America ceremony. The program honors fallen soldiers by placing wreaths on their graves. She noted that 559 fallen soldiers are buried in the Mooresville Cemetery. To ensure safety for participants, Tammy requested that the council approve a temporary street closure on Franklin Street between High Street and Harrison Street for the duration of the event.

Councilman Brown motioned to approve the street closure permit for December 13, 2025, seconded by Kirk Witt. Motion carried 5-0.

The Council reviewed the annual Morgan County Economic Development Corporation agreement. It was noted that this agreement is executed each year and is already included in the 2026 budget. Funding for the agreement is provided through the Economic Development Income Tax.

Councilman Brown motioned to approve the agreement, seconded by Councilman Swinney. Motion carried 5-0.

Legal Counsel, Chou-il Lee, provided an update regarding the consulting agreement with Debbie Luzier. It was noted that the Planning Commission had previously discussed continuing to utilize her services and making amendments to the existing contract. The town attorney reported concerns with the current agreement, explaining that it is a service contract and therefore must include the statutorily required nondiscrimination and E-Verify language. He recommended that Council table the agreement until the contract can be obtained in an editable format and the required language is added.

Councilman Cook motioned to table the agreement, seconded by Councilman Witt. Motion carried 5-0.

Parks Superintendent Phil Cornelius presented a letter of intent to sell the property located at 1225 Indianapolis Road, directly north of the Pioneer Park boundary. The parcel totals 0.67, which would be utilized for storage and future park growth. Council discussed using Food & Beverage Tax funds for the purchase. Town legal counsel noted that the letter of intent includes an "as is" clause, which may expose the Town to liability if environmental contamination exists on the site. A phase 1 environmental study was recommended, and a revision to "as-is" language in the letter of intent. The Parks Superintendent will follow up with the owner and coordinate with legal counsel as needed.

This is a public hearing for Ordinance 10-2025, which concerns a Parks Department additional appropriation request. This ordinance moves funds from the Parks General reserve fund into the Parks General appropriation fund to address a funding shortfall for this year. The amount requested was \$50,000. There were no public comments

Councilman Brown motioned to close the public hearing, seconded by Councilman Swinney. Motion carried 5-0.

Councilman Swinney motioned to approve Ordinance 10-2025, seconded by Councilman Brown. Motion carried 5-0.

Ordinance 11-2025, setting compensations for Town employees, was presented. During the public workshop, consensus was reached to approve a 3% across-the-board wage increase, taking into consideration current economic conditions and the impact of Senate Bill 1.

Councilman Swinney motioned to suspend the rule, seconded by Councilman Brown. Motion carried 5-0.

Councilman Swinney motioned to approve Ordinance 11-2025, seconded by Councilman Brown. Motion carried 5-0.

Hannah Engelmeyer appeared before the Town Council to request a rezoning of the property located at 51 E High Street from a R-1 to a proposed B-3. The Plan Commission issued no recommendation on the petition. The applicant outlined plans, including an expansion to include watercolor and oil painting classes primarily on the upper level. Development of a small breakfast-style café on the lower level with an option of a drive-up window.

Council member Josh Brown raised concerns regarding use permitted under B-3, including nightclubs, liquor stores, and similar establishments. The applicant expressed willingness to exclude certain B-3 uses to address neighborhood concerns. Legal counsel advised that such exclusions would require a written, signed, and notarized commitment by the

applicant. Legal counsel recommended tabling the petition to allow further research and preparation of written commitments if proceeding under B-3.

Councilman Brown motioned to table the request, seconded by Councilman Swinney. Motion carried 5-0.

Department Head Reports- Fire Chief Pascal Arnes provided a department update. Certifications have been submitted to the Indiana Department of Homeland Security. DEA license paperwork has been submitted to the Indiana Pharmacy Board. The awards banquet is tentatively scheduled for Feb 7th. Official invitations and date confirmation will be provided once finalized. Website upgrades are nearing completion. Several resumes have already been received for the open position, selection anticipated by the first of the year.

Calvin Boulton, Plant Superintendent, and Ryan Smith with HNTB provided an update that the wastewater treatment facility is back in compliance and operating well. Mr. Smith provided a summary of the recent upset plant on Sept 5th, October 17th, and November 12. Unusually high-strength discharges are likely to have caused recent upsets. The biological process is now stabilized; sludge levels are reduced, and plant performance is returning to normal.

Ongoing actions are to work with Taft Law to update the industrial sewer users and pretreatment ordinance. Continued investigation of high-strength discharge with state assistance. Regular meetings are scheduled, including next week with the State Pretreatment Coordinator.

Legal Counsel – There were none.

Public Comments- There were none.

Approval of Claims- A motion to approve the payment of claims for \$871,131.94 was made by Councilman Swinney, seconded by Councilman Brown. Motion carried 5-0.

Approval of Payroll Clearing- A motion to approve the payment of payroll clearing for \$260,996.79 was made by Councilman Swinney, seconded by Councilman Brown. Motion carried 5-0.

The next meeting of the Mooresville Town Council will be held on Tuesday, December 16, 2025, at 6:30 pm at the Mooresville Government Center.

There being no further business to come before the council at this time, a motion to adjourn was made by Councilman Brown with a second from Councilman Witt. Motion carried 5-0.

A handwritten signature in black ink, appearing to read "Tom Warthen", is written over a horizontal line.

Tom Warthen, Council President

A handwritten signature in black ink, appearing to read "Dianna Wamsley", is written over a horizontal line.

Dianna Wamsley, Clerk-Treasurer