

Danville Town Council Meeting Minutes

December 3, 2025

- I. **Call to Order**: Council President David Potter called the meeting of the Danville Town Council to order on December 3, 2025, at 7:00 p.m.
- II. **Roll Call**: Council President David Potter acknowledged a quorum of the Council. David Potter, Michael Chatham, Chris Gearld, and Greg Irby were present. Bret Doub was present via electronically. Clerk-Treasurer Carrie Lofton, Town Manager Mark Morgan and Assistant Town Manager Will Lacey were present. Mark told the Council that Bret Doub would be joining them electronically.
- III. **Approval of Minutes**: Chris Gearld motioned to approve the meeting minutes from November 19, 2025, Council Meeting and Michael Chatham seconded. The Council President, David Potter had Clerk-Treasurer Carrie Lofton give roll call. Motion passed 5-0.
- IV. **Public Comment**: Town Manager Mark Morgan told the Council that he had no requests to speak. Mark told the Council that he would like a request to amend the agenda. He wanted to move item A down to the very last due to waiting on another document. Greg Irby made a motion to move item A to the end of the agenda and Michael Chatham seconded. Clerk-Treasurer Carrie Lofton gave roll call in which the motion passed 5-0.
- V. **Public Meeting**:
 - a) **Sell Properties/Obtain Appraisals**—Fire Chief Rick Duncan and Town Manager Mark Morgan presented properties that the Town currently owns and wishes to sell along with properties that they wished to explore purchasing, in which they would need to get appraisals on. Greg Irby made a motion to approve the appraisal process for the mentioned properties and Chris Gearld seconded. Clerk-Treasurer Carrie Lofton gave roll call and motion passed 5-0.
 - b) **Ordinance 27-2025: Salary Ordinance**—Clerk-Treasurer Carrie Lofton presented the 2026 Salary Ordinance for the Town of Danville employees. Chris Gearld made a motion to suspend the rules and Michael Chatham seconded. Clerk-Treasurer Carrie Lofton gave roll call and motion passed 5-0. Greg Irby made a motion to approve Ordinance 27-2025 2026 Salary Ordinance and Chris Gearld seconded. Clerk-Treasurer Carrie Lofton gave roll call and motion passed 5-0.
 - c) **Ordinance 32-2025: Super-Voluntary Annexation**—Town Manager Mark Morgan told the Council that he was stepping in for the Town Planner, Lesa Ternet. Mark presented an Ordinance to conduct a Super-Voluntary Annexation for the property located at 223 S. CR. 200 E. David Potter gaveled the Public Hearing in, and did not receive any comments or questions, he then gaveled the Public Hearing out.
 - d) **Ordinance 35-2025: Super-Voluntary Annexation**—Town Manager Mark Morgan presented an Ordinance to conduct a Super-Voluntary Annexation for the property located at 1433 10th Street. This was up for introduction only.
 - e) **Ordinance 36-2025: Super-Voluntary Annexation**—Town Manager Mark Morgan presented an Ordinance to conduct a Super-Voluntary Annexation of the property located at 1103 S. CR. 300 E. This is up for introduction only.
 - f) **2025 Stormwater Asset Management: Small Structure Inventory**—Utilities Director Barry Lofton presented a first order of inspections for Stormwater Structures turned over to the Town by Indiana Statute. Barry and Chou-il, Town Attorney, answered the questions of the Council. Greg Irby made a motion to approve the Stormwater Asset Management and Michael Chatham seconded. Clerk-Treasurer Carrie Lofton gave roll call, and the motion passed 5-0.

- g) **CER: Vac Trailer**—Utilities Director Barry Lofton presented a capital expenditure request to purchase a Vacuum Trailer for utility maintenance. This would be used by the Street Department and the Utilities. Michael Chatham made a motion to approve the CER request and Chris Gearld seconded. Clerk-Treasurer Carrie Lofton gave roll call and motion passed 5-0.
- h) **CER: Digester Blower**—Wastewater Superintendent Tony Kirkpatrick presented a request to expend funds to purchase a replacement part for the Digester System. Greg Irby made a motion to approve the CER request and Chris Gearld seconded. Clerk-Treasurer Carrie Lofton gave roll call and motion passed 5-0.
- i) **2026 Legal Counsel: Letter of Engagement**—Town Manager Mark Morgan presented a letter of engagement from Graham Youngs of Steuerwald, Witham, & Youngs, LLP to represent the Town of Danville as legal counsel for 2026. Greg Irby thanked Chou-il, told him he was an excellent attorney and that he wanted that on record. Greg Irby made a motion to approve the 2026 Legal Counsel, Letter of Engagement, and Michael Chatham seconded. Clerk-Treasurer Carrie Lofton gave roll call and motion passed 5-0.
- j) **Resolution 24-2025: Confirmatory Resolution for Tax Abatement**—Joe Jasin of the Hendricks County Development Partnership presented a resolution requesting a Tax Abatement for a new manufacturing equipment located on the property of 120 Commerce Drive. Joe had Gary Caulk with Sparks Engineering and Manufacturing, Inc. DBA Tri-K Machining come up and tell the Council about his business and the abatement. Council President Dave Potter gaveled in the Public Hearing and after receiving no comments, gaveled the Public Hearing closed. Greg Irby made a motion to amend the resolution from 10 years to 7 years, and Chris Gearld seconded. Clerk-Treasurer Carrie Lofton gave roll call and motion passed 5-0. Greg Irby made a motion to approve Resolution 24-2025, Confirmatory Resolution, and Chris Gearld seconded. Clerk-Treasurer Carrie Lofton gave roll call and motion passed 5-0.

Staff and Council Comments:

The Town Council received the following staff updates via email from the following departments: Utility Director, Code Enforcement Coordinator, Town Planner, Community Engagement Coordinator, Wastewater, Police Department, Assistant Town Manager, Parks Department, Water Department, Fire Department, and the Street Department.

Mark Morgan brought up complaints on the internet and chatter pages that have come up & wanted to address in a meeting regarding the Street Department and they get paid in overtime or comp time, it is up to each employee which they decide. He said that he was extremely grateful for the long hours that they have put in to keep our roads safe and that we do pay our employees. As far as roundabouts in the Town, there are only 3 that he is aware of. There is a rumor that we buy expensive propane buses in which we do not have any. We do spend money on Athletic fields and Parks because he thinks that is what the public wants. That is an important part of our community. We do have Water main breaks, these things happen. He said that the Water Department does an exceptional job of fixing them in a timely manner. He said that those are through the Utility rates not tax dollars. He said that they could serve on board or commission. He thanked Lesa Ternet, Brittany Mays, Abigail Mallory, and Ellen Steinmetz for decorating for Christmas.

Carrie Lofton thanked the Council for approving the 2026 budget.

Chris Gearld thanked Chou-il for all he's done. That he learned a lot from him and that he had helped him a lot by learning and growing.

Greg Irby thanked Mark for addressing those issues that he wanted to share, that if there are problems, that we want to fix them. He said he wanted to share that there were proper channels to go through, please use them. Thanked Chou-il again.

Bret Doub said he wanted to reiterate what the last two said, appreciating Chou-il & his efforts, many years of service & his dedication to the Town. Said he appreciated all the time & sacrifices that the Street Department & anyone who helped them. Greatly appreciates them for clearing the streets during the winter weather events along with Public Safety, the sirens go by non-stop, all hours of the day & night. Seriously, thank you all.

Michael Chatham Thanked Chou-il, learned a lot from him. Went back to what Mark was saying that they would put each other against anybody out there. Disheartens him citizens say thing & when they have guys that take care of them, from Barry to Police Chief Jim Hilton. There are ways to address these issues & take care of them. He will back up his vote. Thanked Mark for handling these issues.

David Potter said he wanted to endorse what everyone said. He said that everyone who participated in Christmas on the Square deserved a gold star. He also stated that the Street Department deserves a special gold star, not for only what they did on the Square but the weather that we had. Mark had one more comment; he hoped that everyone would go to see Winterland.

- VI. **Claim Docket**—Greg Irby made a motion to approve the claim docket in the amount of \$1,168,621.61 and Chris Gearld seconded. Clerk-Treasurer Carrie Lofton gave roll call and motion passed 5-0.
- VII. **Payroll Docket**—Chris Gearld made a motion to approve the payroll docket from 11/26/25 and Michael Chatham seconded. Clerk-Treasurer Carrie Lofton gave roll call and motion passed 5-0.
- VIII. **Adjournment**—Chris Gearld made a motion to adjourn, and Greg Irby seconded. Clerk-Treasurer Carrie Lofton gave roll call and motion passed 5-0. The meeting ended at 7:47 p.m.

ATTEST:

Danville Town Council

Carrie E Lofton, Clerk-Treasurer

David Potter, Council President