

Danville Town Council Meeting Minutes
September 17, 2025

- I. **Call to Order:** Council President David Potter called the meeting of the Danville Town Council to order on September 17, 2025, at 7:00 p.m.
- II. **Roll Call:** Council President David Potter acknowledged a quorum of the Council. David Potter, Michael Chatham, and Greg Irby. Chris Gearld and Bret Doub were absent. Town Manager Mark Morgan, Clerk-Treasurer Carrie Lofton, and Administrative Assistant Brittany Mays were present.
- III. **Approval of Minutes:** Michael Chatham made a motion to approve September 3, 2025, Special Called Session with RDC and Greg Irby seconded. Motion passed 3-0. Michael Chatham made a motion to approve September 3, 2025, Special Called Session-Budget Matters and Greg Irby seconded. Motion passed 3-0. Michael Chatham motioned to approve the meeting minutes from September 3, 2025, Council Meeting and Greg Irby seconded. Motion passed 3-0.
- IV. **Public Comment:** Town Manager Mark Morgan told the Council that he had no requests to speak.
- V. **Public Meeting:**
 - a) **Ordinance 18-2025: Amendment to UDO (Agricultural)**—Town Planner Lesa Ternet presented an Ordinance to amend the UDO in areas of agricultural standards. This was heard at the Plan Commission Meeting on 9/10/25 and received a favorable recommendation from them. Greg Irby made a motion to approve Ordinance 18-2025 and Michael Chatham seconded. Motion passed 3-0.
 - b) **Ordinance 19-2025: Amendment to UDO (Miscellaneous)**—Town Planner Lesa Ternet presented an Ordinance to amend the UDO in various sections. This was heard at the Plan Commission Meeting on 9/10/25 and received a favorable recommendation from them. Greg Irby made a motion to approve Ordinance 19-2025 and Michael Chatham seconded. Motion passed 3-0.
 - c) **Ordinance 20-2025: Super-Voluntary Annexation**—Town Planner Lesa Ternet presented an Ordinance to conduct a Super-Voluntary Annexation of the property located at 555 Sycamore Lane. Council President David Potter gaveled the Public Hearing in and received no comments, in which he gaveled the Public Hearing closed.
 - d) **Ordinance 21-2025: Super-Voluntary Annexation**—Town Planner Lesa Ternet presented an Ordinance to conduct a Super-Voluntary Annexation of the property located at 925 Moro Lane. Council President David Potter gaveled the Public Hearing in and since there were no comments, he gaveled the Public Hearing closed.
 - e) **Ordinance 22-2025: Super-Voluntary Annexation**—Town Planner Lesa Ternet presented an Ordinance to conduct a Super-Voluntary Annexation of the property located at 535 Sycamore Lane. Council President David Potter gaveled the Public Hearing in and asked for comments, which there were none. He then gaveled the Public Hearing closed.
 - f) **Ordinance 23-2025: DORA**—Community Engagement Coordinator Madison Henderson presented an Ordinance to establish a DORA district for Danville. After Madison, Town Manager Mark Morgan, and Town Counsel Chou-il answered the questions from the Council, Greg Irby made a motion to approve Ordinance 23-2025 and Michael Chatham seconded. Motion passed 3-0.
 - g) **Ordinance 24-2025: Super-Voluntary Annexation**—Town Planner Lesa Ternet presented an Ordinance to conduct a Super-Voluntary Annexation of the property located at 4055 and 4099 East Main Street, Avon, Indiana. The petitioners are Avon Crest Apartments LLC. Lesa told the Council that this was up for introduction only.

- h) **Ordinance 28-2025: Prohibit Public Records Request for Commercial Use**—Clerk-Treasurer Carrie Lofton presented an Ordinance that will prohibit the use of Public Records requests for Commercial Use. This was up for introduction only.
- i) **Conflict-of-Interest Form**—Town Manager Mark Morgan presented a Conflict-of-Interest form for Council Member Bret Doub. His firm will be a candidate for possible upcoming projects for the Town of Danville. Michael Chatham made a motion to approve the Conflict-of-Interest form for Bret Doub and Greg Irby seconded. Motion passed 3-0.
- j) **Letter of Engagement: Bond Underwriter**—Town Manager Mark Morgan presented 2 letters of engagement for Bond Counsel for the upcoming Park Bond. Greg Irby made a motion to approve Barnes & Thornburg and to authorize Town Manager Mark Morgan to sign the Bond. Michael Chatham seconded. Motion passed 3-0.
- k) **Letter of Engagement: Bond Underwriter**—Town Manager Mark Morgan presented 1 letter of engagement for Bond Underwriters for the upcoming Park Board. Greg Irby made a motion to approve Baird as the Bond Underwriter and Michael Chatham seconded. Motion passed 3-0. Town Manager Mark Morgan asked if they wanted him to sign and the Council gave consensus.
- l) **Wishes to be Heard: Request for Funds (Public Safety LIT)**—Fire Chief Rick Duncan requested that half of the funds collected/anticipated for the 2026 Public Safety LIT be allocated to the Danville/Center Township Fire Protection Territory for operating costs. Greg Irby made a motion to approve the request to the Fire Department and Michael Chatham seconded. Motion passed 3-0.

Staff and Council Comments:

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

Mark Morgan thanked Madison, the Council, & Taft Law for putting together the DORA Ordinance, he said he was excited about it. He also said as a reminder, that the Homecoming Parade is 9/26/25, and that if anyone was in the parade, to be at their designated spots and that they were accepting candy donations. The Hope Squad had an artist create a tree & that on Sunday, 9/21/25, there will be a dedication ceremony.

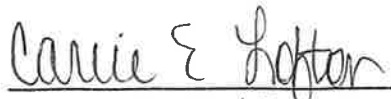
Carrie Lofton told the Council that the Town's medical insurance through AIM was giving a premium Holiday in October which means that employees would not have to pay their premiums. She said that the employees would not have to pay approximately \$11,000.00 and the Town would be saving approximately \$72,000.00.

Michael Chatham thanked everyone for what they do every day.

David Potter asked when DORA goes into effect and Town Manager Mark Morgan told him probably 2026 because of all the transmissions from the state, not quite done. He then thanked Mark and Madison for getting it done, looking forward to seeing how it plays out.

- VI. **Claim Docket**—Greg Irby made a motion to approve the claim docket in the amount of \$1,127,545.39 and Michael Chatham seconded. Motion passed 3-0.
- VII. **Payroll Docket**—Greg Irby made a motion to approve the payroll docket and Michael Chatham seconded. Motion passed 3-0.
- VIII. **Adjournment**—Michael Chatham made a motion to adjourn, and Greg Irby seconded. Motion passed 3-0. The meeting ended at 7:21 p.m.

ATTEST:


Carrie E Lofton, Clerk-Treasurer

Danville Town Council:


David Potter, Council President