

TOWN COUNCIL OF LEO-CEDARVILLE  
MEETING MINUTES  
JULY 1, 2008

ATTENDANCE:

John Clendenen – Council President  
Paul Steffens – Council Vice-President  
Mike Young  
John Eastes  
Gordon Liechty, Jr.

Pamela Spannuth – Clerk-Treasurer, Peggy Garton – Town Administrator, Pat Proctor – Town Attorney

7:00 – Mr. Clendenen opened the meeting with the Pledge of Allegiance.

Minutes of the June 17, 2008 meeting were approved with suggestions from Mr. Eastes and Mr. Liechty.

**Request for vacate of easement in Cedarville** - Joyce Schwartz was present to represent the new homeowner of 9816 St. Joseph St. The new homeowner is requesting that the council vacate the platted alleyway that runs between two lots that are owned by her; the well is currently located on the easement. Discussion ensued regarding how the council has historically treated these requests. Also discussed was the history of the many easements that run through the properties in the Cedarville area. Mr. Proctor urged the council to establish a comprehensive plan and approach for how the town handles these established right-of-ways. Mr. Clendenen recommended that a hearing be set in regards to this particular request. Mr. Eastes moved that the town prepare an ordinance to vacate the alley/easement requested as noted on the survey. Mr. Young seconded. Mr. Steffens asked for clarification on the specific location that the council is considering vacating. The motion passed unanimously. An ordinance will be prepared for the July 15<sup>th</sup> meeting; the public hearing will be noticed for August 5<sup>th</sup> at 7:00. Mr. Eastes amended the motion that the homeowner bears the costs of the notice and recording fees. Mr. Young seconded. The motion passed unanimously.

**Manning Road Improvement Discussion** – Mr. Clendenen discussed the present condition of Manning Street in Cedarville after Moore's Welding has completed the heavy construction phase of their business improvement. Discussion ensued pertaining to the feasibility of resurfacing Manning Street as soon as possible. Mr. Steffens moved that the engineer be asked to draft plans for lowering and resurfacing Manning Street. Mr. Eastes seconded. Mr. Steffens inquired as to how the driveways with higher elevations will be handled. The motion passed unanimously.

**Propane Cannon use in Cedarville** – The council again addressed the use of the propane cannon used by Cedar Creek Produce and the disturbance it causes to the surrounding neighbors. Mr. Proctor provided his legal input on this subject and brought up the state statute for public nuisances and the town's noise

control ordinance. He provided the council with suggestion on how to address this issue including revisiting the town's ordinance pertaining to noise control. Mr. Clendenen moved to draft a tighter noise control ordinance. Mr. Steffens seconded. The motion passed unanimously.

**Indiana Downtown Report** – The newly formed Downtown Leo-Cedarville Partnership, which will be involved with bringing the plan into fruition, will hold their first meeting on July 14<sup>th</sup> at 5:30 p.m. Mr. Young inquired as to how many downtown business owners are going to be on the committee; he mentioned a downtown business owner who would be interested in participating in the new partnership.

**Sidewalk Proposal** – This topic will remain on the agenda until a plan is established. A comprehensive mapping of the existing sidewalks is currently being compiled.

**Full Time Hours for Town Administrator** – The council will hold an executive session on August 5<sup>th</sup> at 6:00 p.m. to discuss this proposal.

**Cumulative Bridge Fund** – Additional information is being sought before action is taken on this ordinance.

**Bridge Funding Resolution with Allen County** – Mr. Clendenen expressed that he is not interested in entering into this resolution regarding increasing the wheel/surtax. The council agreed to drop this subject off of the agenda.

**Property Tax Abatement / Economic Stimulus** – Mr. Liechty discussed the idea of using property tax abatement on new construction as a way to encourage new growth in the area. Discussion ensued about different ways to encourage growth. Mr. Steffens suggested the establishment of a TIF district. Mr. Eastes addressed this topic by stating that he would support ideas that would benefit our local economy. He suggested looking into an enterprise zone.

**Sewer District Discussion** – Mr. Eastes discussed his recent conversation with a representative from the sewer district regarding the need to have a town representative appointed to the sewer board. Discussion ensued regarding this issue.

**Vouchers** – The July 1, 2008 line item voucher form was approved.

Meeting adjourned until July 15, 2008

APPROVED:

ATTEST:

John Clendenen  
Council President

Pamela Spannuth  
Clerk-Treasurer