

Minutes

Seymour Common Council

July 14, 2025

The July 14th, 2025, Seymour City Council was called to order by Mayor Matt Nicholson at 7:00pm. The invocation was given by Chris Broughton, and the Pledge of Allegiance was recited. A virtual/steaming option was available.

Members Present: Mayor Matt Nicholson, Clerk/Treasurer Darrin Boas, Jerry Hackney, Denny Frey, Seth Davidson, Brad Lucas, Chad Hubbard, Danielle Long, City Attorney Chris Engleking via Zoom, Fred and Sally Vogel, Jon and Laura Stahl, Kevin Kaplin, the Parkers, Police Chief Greg O'Brien, ERC Chad Dixon, DPW Director Alan Axsom, Mayor Admin Jane Hayes, Information Specialist January Rutherford, Assistant Fire Chief Anthony Walker, and Cole Caress from Birge and Held.

On a motion by Councilman Frey, with the amendment to add his name to the Member's Present line, seconded by Councilman Lucas, the minutes from the 6/23/25 meeting were approved.

Reports from Committees, Boards, and Commissions:

- None to Report

Public Hearing:

- None to Report

Old Business:

- Councilman Terrell introduced Ordinance No. 14, Council Bill No. 32(2025), seconded by Councilman Hubbard, an ordinance to rezone property located at 1800 Blk of Tipton Street, Seymour, IN. This came to the council with unanimous approval from the Planning Commission. This rezones the property from R1 to C3 and is supported by the prior property owners. This property is between Aldi and Arbys. On a motion by Mr. Terrell, seconded by Mr. Hackney, the rezone was approved on second reading 7-0.
- Councilman Hackney introduced Ordinance No. 13, Council Bill No. 31(2025), seconded by Councilman Hubbard, an ordinance amending the 2025 Salary of City Employees (amending 2024 Ord. No. 32, Council Bill No. 60). This adds the position of ERC (Employee in Responsible Charge) that allows the City to be eligible for federal funds and help with project development and construction. On a motion by Mr. Hackney, seconded by Mr. Hubbard, the ordinance passed second reading 7-0.

New Business:

- Councilman Hubbard introduced Ordinance # 15, Council Bill No. 33 (2025), seconded by Councilman Lucas, and ordinance amending Chapter 111 of the Seymour City Code to update Mobile Food Vehicle Regulations – Retail Development Committee. These changes include requiring an annual fire inspection, commissary kitchen locations, parking along city streets, and time allowed parked in one spot, etc. Councilman Lucas shared his support of

these changes. On a motion by Mr. Hubbard, seconded by Mr. Terrell, the Ordinance passed first reading 7-0.

Miscellaneous Business:

- Cole Caress was present from Birge and Held to share information and request a letter of support from the Council for an new \$42 million apartment complex off of Burkart Blvd south of Tipton St. The complex will have a solar installation on site, so residents will not have electric bills, there will be 1, 2 , and 3 bedroom units with a club house, pool, and security on site 24 hrs per day. They will be requesting a 10% tax abatement, as the city has done for Sycamore Springs and The Lofts. The units will have income thresholds, currently between \$37K for singles and \$57K for a family of 4. Questions were asked about occupancy rates of current similar apartments (full occupancy), exact location, how long this company has been in business, etc. On a motion by Mr. Hubbard, seconded by Mr. Fry, the letter of support was approved 4-3.
- The Mayor spoke on the 2nd qtr reports that were distributed to the Council members, provided to them with updates on what is going on in City departments.
- The Mayor introduced the new DPW Director Alan Axsom and congratulated him and Chad Dixon on their new positions.
- Councilman Hackney questioned why Mr. Axsom and Mr. Dixon had the new titles and were doing the duties prior to the 2nd reading of the ordinance approving the new ERC position. Clerk/Treasurer Boas stated the need due to the ongoing projects, that the City holds back 2 wks on pay, and they also knew it was tentative pending this ordinance passing 2nd reading. It was his opinion they could start working on the newly assigned duties as the ordinance passed first reading unanimously with the members present.
- Councilman Hackney asked about potholes and upcoming CCMG work on Jackson Park Drive – if there was a plan for deep milling to prevent the recurrence of the potholes. Chad Dixon said yes there was, along with some stormwater work.
- The Mayor asked for a volunteer for the Downtown review board. Councilman Hubbard volunteered.
- Councilwoman Long asked for an update on the fingerprint readers. Police Chief O'Brien shared they were going to have to by 2 I-Pads as their laptops would not work with the readers. Mrs. Long asked about the status of training, and O'Brien said it was online, and hoped to have it done by the end of the week. Planning to be operational in the next week or so.
- Councilman Hubbard congratulated Mr. Axsom and Dixon on their new positions and thanked the Mayor for the quarterly updates.
- Councilman Davidson asked about the possibility of painting a line on the east side of Lasher Drive to further designate it as a walking lane. The Mayor assigned it to the Thorofare committee, and will also have the City Engineer review the request.
- Councilman Frey asked about the Alley off of Chestnut behind Rails and Indiana Health Centers. A couple of issues he asked about were dangling utility lines and safety lighting. The Mayor said Frontier had addressed the communication lines and building owners were

welcome to put lights on their buildings. The Mayor said they would recheck the utility lines and check with Duke about costs with adding a pole light.

- Kevin Kaplin questioned the new finger print reader policy regarding consent and asked O'Brien about obtaining positive ID of individuals. Greg explained his understanding of requiring consent, supreme court rulings, etc. Kevin stood by the State Attorney General's opinion on the validity of arresting/booking those without ID and/or without ever receiving a license. Greg stated this was an "opinion" and would collect prints with consent.
- Jon Stahl asked about the proposed changes to the Rose Acres plan for their truck service center off of US 31. The plan is to add a research and development facility with their liquid egg product. Jon shared concerns about increased traffic and the past history of Rose Acres. He touched on their IDEM record, recent fines for price gouging, and are they really a good corporate citizen? Will they be testing the water waste coming out of this facility? Councilman Terrell shared in the recent planning commission meeting regarding the proposed changes to their facility that those concerns were addressed. No animals, no manure, etc. The Mayor stated no permits had been issued as of yet, but they did receive their rezone. Jon just wants the council to ask more questions.

On a motion by Mr. Lucas, seconded by Mr. Terrell, the meeting was properly adjourned.

Matt Nicholson, Mayor

Attest: Darrin Boas, Clerk/ Treasurer