

Town of Roachdale
Roachdale Community Building; 204 N Indiana Street, Roachdale, IN 46172
September 18, 2025 Town Council
Regular Meeting Minutes

The Roachdale Town Council held their regularly scheduled monthly meeting on Thursday, September 18, 2025 7:000 p.m. at the Roachdale Community Building, 204 N Indiana Street, Roachdale, IN.

President Zach Bowers called the monthly meeting to order after recognizing that the agenda was posted pursuant to the Indiana Open Door Law and that a quorum was present. President Zach Bowers stated that the meeting is being recorded livestream and will be posted to the Town's website and YouTube per the Indiana Law.

Council Members Present: President Zach Bowers, Amanda Newcomer, Paul Wireman

Council Members Absent: None

Also Present: Clerk-Treasurer, Town Marshal, Maintenance Operations Coordinator, Town Attorney

Guests Present: Susan Trent, David Peebles, Tonya Bowers, Brent Wireman

- I. 2026 Budget Hearing – President Zach Bowers opened the 2026 Budget Hearing at 7:00 p.m. and Debbie explained the 2026 Budget. President Zach Bowers opened the floor for public comment. There were no comments from the public or the Council regarding the 2026 Budget. President Zach Bowers closed the 2026 Budget Hearing at 7:03 p.m. and resumed the regular meeting.
- II. Wastewater Project Update – President Zach Bowers reported that the OCRA audit has been completed for the project and there were no issues. Debbie stated that she showed OCRA representative the Community Building since it was funded with an OCRA grant while they were here and they were pleased with how OCRA funds were spent and how well the building is being maintained.
 - A. Pay Applications
President Zach Bowers stated there were no pay applications that needed to be approved. President Zach Bowers stated that the project can be removed from future agendas.
- III. Potential Water Project – President Zach Bowers asked Troy Elless, UMAC, for his input on the project and he stated that the old police station where a well is dangerous to get to and needs a new floor and the well needs to be raised. Troy Elless also stated that the piping needs replaced since everything is corroded since the humidifiers are not working. The distribution system needs to be looked at, which would include replacing fire hydrants, valving and line replacement in dead ends. Troy Elless stated at a bare minimum fire hydrants that do not shut off need replaced and the piping and wells in the treatment building need upgraded. Troy Elless stated that he had not seen the PER and Debbie stated that she would email it to him. Debbie asked what his opinion was of the well at the park and Troy Elless stated that he does not like the well, it has always been an issue, it is hardly ever used due to the high sulfur content, and we could do away with the well.

IV. CCMG Update – Maintenance Operations Coordinator Mark Ketchem stated that the subcontractors for Grady Brothers will be here next week to complete the punch list for the sidewalks. President Zach Bowers stated for the 2026 CCMG we can only replace sidewalks and not add sidewalks. President Zach Bowers stated that he would like Indiana Street and Rush Street to be the big project and Rush Street will not cost much since there are no sidewalks on Rush Street. He also stated that he did not think we had ever done the street from the corner of Washington Street to Railroad Street. Maintenance Operations Coordinator Ketchem stated that he would like to look at the street and sidewalk on Indiana from the Park to 236. President Zach Bowers stated that the Council will see what the PASER report shows when they decide the next CCMG.

V. Approval of Minutes

- A. August 28, 2025 Regular Meeting Minutes – President Zach Bowers presented the August 28, 2025 Regular Meeting Minutes for approval.
Motion by Paul Wireman, second by Amanda Newcomer, vote unanimous, to approve the August 28, 2025 Regular Meeting minutes as approved.

VI. Approval of Claims

- A. August 29, 2025 – September 18, 2025 Claims – President Zach Bowers presented claims for August 29, 2025 – September 18, 2025 for approval.
Motion by Paul Wireman, second by Amanda Newcomer, vote unanimous, to approve claims for August 29, 2025 – September 18, 2025 as presented.
- B. Augst 29, 2025 – September 18, 2025 Payroll - President Zach Bowers presented payroll for August 29, 2025 – September 18, 2025 for approval.
Motion by Paul Wireman, second by Amanda Newcomer, vote unanimous, to approve payroll August 29, 2025 – September 18, 2025 as presented.

VII. August 2025 Bank Reconciliation – President Zach Bowers presented the August 2025 Bank Reconciliation for approval as prepared by Suzy Bass, Local Government Services, as part of our internal control.
Motion by Paul Wireman, second by Amanda Newcomer, vote unanimous, to approve the August 2025 Bank Reconciliation as presented.

VIII. Public Comment Time – Public comment time was provided, however, there were no public comments.

IX. Old Business

- A. Brooks Striping, Inc. Invoice – Debbie has not received an updated invoice.

X. New Business

- A. Halloween – Motion by President Zach Bowers, second by Paul Wireman, vote unanimous, for 2025 Trick or Treat hours to be Friday, October 31st, 6:00 p.m. – 8:00 p.m.
- B. Utility Service Connection Fees – President Zach Bowers stated that he wanted to lump items B, C, and D together and a discussion was held comparing our fees to fees of other towns in our area. Town Attorney Peebles was asked to prepare draft ordinances for future

discussions with a possible January 2026 adoption date once the dollar amounts are determined.

C. Utility Reconnect Fees

D. I/I Inspection Requirements for Property Inspections

XI. Property Cleanups

Marshal Adrian Lepine stated that the Council has the property cleanups in the packet he presented and gave the following updates:

3B2G, LLC, 600 N Indiana Street – Can the home be declared unsafe since the front part of the foundation has been dug out? Town Attorney Dave Peebles stated that an Unsafe Building Order can be liberal, and the property has a pending nuisance lawsuit, and he could file an amended lawsuit to add unsafe building. President Zach Bowers stated that may get their attention.

108 E Railroad Street – Property is owned by CSX Railroad, and they are currently having the property cleaned. Building is owned by Robbie Hammond and neighbors have expressed concerns that the building is unsafe. President Zach Bowers asked Marshal Lepine if he has contacted Robbie Hammond and the rest of the Council agreed that Marshal Lepine needs to contact him.

Patsy Long Bradley, 209 E Washington Street – Town Attorney Peebles filed an Unsafe Building on the property today.

Robert Williams, 209 E South Street – Still scrap on the property, Debbie stated that she gave him a card for someone that he could contact that could help him remove the scrap.

Tory and Jamie Blaydes, 4 N Main Street – President Zach Bowers stated that it looks better, and the trailer of junk is gone. Marshal Lepine stated that Troy Blaydes says that is what he does for business, he has issued \$350 in tickets, with no response.

4YouRentals LLC, 404 E Columbia Street – contractor has been digging for sewer line and has left the line open for several weeks and there are concerns for children in the area. Town Attorney Peebles stated that Marshal Lepine can cite the property as an emergency. Maintenance Operations Coordinator Ketchem needs to inspect the connection to our line before it can be filled in. President Zach Bowers asked Marshal Lepine to give the owner 24 hours to make the property safe.

President Zach Bowers asked for an update on the Donald Lawyer property at 308 E Forest Home Street and stated that he was supposed to be at this meeting with an update. Marshal Lepine stated that there is still an outstanding citation, and nothing has been done to the garage. Town Attorney Peebles will send a letter to fix or tear down the garage by October 21st.

President Zach Bowers asked for an update on the Rick Adams property at 401 E Forest Home Street at the October meeting.

Amanda Newcomer asked what the answer was on 4 N Main, a bunch of junk and scrap in the yard has been picked up. President Zach bowsers stated if the scrap has to go, then Marshal Lepine needs to tell the Muse's they need to get rid of the scrap behind their business. Amanda Newcomer stated she would like to wait until October for updated pictures of 4 N Main before moving forward.

XII. Town Marshal Report

Marshal Lepine presented his monthly report.

President Zach Bowers stated he would like to know the hours the Reserves have worked for the last 3 months and Marshal Lepine told him where to find it on his monthly report.

XIII. Maintenance Operations Coordinator Report

Maintenance Operations Coordinator Ketchem reported that the striping has been fixed.

Maintenance Operations Coordinator Ketchem reported that they have been sprucing the Park up. It was reported that Patrick Ruble has finished his online gas classes and will do his certification with USDI tomorrow.

Maintenance Operations Coordinator Ketchem stated they he has been working with Troy Elless on the water problem at Main and South Street and he will do the digging for the repair to save the Town money.

President Zach Bowers asked for an update on the No Parking signs and Maintenance Coordinator Ketchem stated that he will get them ordered. President Zach Bowers told him to just match what is on Walnut Street. Debbie stated that she gave Maintenance Operations Coordinator Ketchem the contact information for Stello since that is where we have ordered signs from in the past.

Maintenance Operations Coordinator Ketchem stated the Welcome signs will all be done next week.

President Zach Bowers stated that the weeds along the creek at the wastewater treatment plant need to be taken care of. President Zach Bowers state we cannot get on other people for weeds when we need to take care of ours and we do not need to use weed kill since it is along the creek. Maintenance Operations Coordinator Ketchem stated he purposely left it like that for erosion control.

XIV. Clerk-Treasurer Items – Debbie stated that she has hired Shaunta Muck as the new Deputy Clerk and she is working out well. Debbie stated that once her training is completed and things have settled down, they will begin getting ready to move the Town Office to the Community Building. Debbie went over upcoming October events that will be happening in town.

Debbie stated that she appreciated Mark and Patrick helping her get everything decorated so things will look nice for RibFest and other Fall events.

Debbie stated that she has received a lot of positive comments in the office about how nice the downtown is looking since it is being swept.

Debbie stated that she is also hearing positive comments about the police officers from customers. Debbie stated that it is nice to see businesses that are sprucing up their businesses and it is also good to see that we have new businesses that are coming to town.

XV. Items from Town Council Members

Amanda Newcomer – Amanda Newcomer stated that to add to the positive Deputy Marshal Tash and Teeko are doing a good job of getting drugs out of town. Reserve Anthony Taylor is doing a good job of doing building safety checks. Mark and Patrick are a good team and did a good job on decorations.

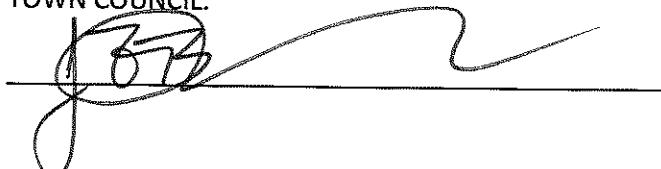
Paul Wireman – no items.

President Zach Bowers – President Zach Bowers stated that new Reserve Brandon Keener has resigned due to a new position he has taken.

President Zach Bowers stated that he wanted to publicly thank Maintenance Operations Laborer Patrick Ruble for the good work he is doing.

Motion by President Zach Bowers, second by President Paul Wireman, vote unanimous, to adjourn the meeting at 8:03 p.m.

TOWN COUNCIL:

A handwritten signature in black ink, appearing to read "J. B. B.", is placed over a horizontal line. The signature is fluid and cursive, with a large, stylized initial "J" on the left.

J. Zachary Bowers, Council President

A. Newcomer
Amanda Newcomer, Council Member

Paul Wireman, Council Member

Attest

Debbie Sillery
Debbie Sillery, Clerk Treasurer