Town of Milan

Carpenter Unsafe Building Hearing

Town Council Regular Meeting Agenda

Date: Monday, July 13, 2026
Time: 6:30 PM
Location: Town Hall, 211 W Carr St, Milan, IN 47031

Pledge of Allegiance

Hearing: Carpenter Unsafe Building Review 6:30pm

After receiving the update on the status of 107 Clark St, it was recommended by Lynn Fledderman, Town Attorney, to schedule another hearing date. The date for the next hearing is scheduled for November 9th @ 6:30. The council meeting will immediately follow.

1. Call To Order
    a. Meeting called to order after Hearing
    b. Present
        i. Deb Shumate, President
        ii. Dillon Davidson, Member
        iii. Melissa Teer, Clerk/Treasurer
        iv. Doug Price, Town Manager
        v. Phillip Wilson, Marshal
        vi. Lynn Fledderman, Town Attorney
2. Approval of Meetings Minutes
    a. Minutes from the 6/8/26 Regular Meeting
        i. Motion to Approve: Dillon Davidson; Second: Deb Shumate; Vote Passed 2-0
3. Approval of Claims & Payroll
    a. All Claims & Payroll through 7/13/26
        i. Motion to Approve: Dillon Davidson; Second: Deb Shumate; Vote Passed 2-0
4. Reports
    a. Town Manager Report, Doug Price
        i. Doug had a quote to fix the manhole at 350 and N Main St.
            1. Dillon Made a motion to approve the dollar amount of the quote but wants other bids. Second: Deb Shumate; Vote Passed 2-0
        ii. Doug identified a significant leak near the post office that he believes requires immediate repair due to its urgent nature. He asked if council wanted to fix just the leak or the amin from Catherine St to Ellsworth St.
            1. Dillon Made a motion to fix the main from Catherine St to Ellsworth St. Second: Deb Shumate; Vote Passed 2-0
    b. Town Marshall Report, Phillip Wilson
    c. Milan Volunteer Fire Dept, Rod Johnson
        i. Deb Shumate thanked the fire dept and police dept for their role during the 4th of July festivities.
5. Old/Continuing Business
    a. Award of Bid on Real Estate Parcels 1 & 2 as advertised
        i. Lynn Fledderman reported that two bids were received for the two parcels advertised. One bid, submitted by Pike Lumber, met all the bid requirements except for the purchase price. The offer was $10,500 per acre, which was below the appraised value. The second bid was submitted by Jeremy Short. Ms. Fledderman explained that the bid did not include an offer to purchase both parcels and was contingent upon bank financing, making it a non-conforming bid. She then provided an overview of how the Town came to acquire the property. Ms. Fledderman recommended that the Council first determine that the Short bid was non-conforming and, secondly, authorize her to continue negotiations with Pike Lumber.

ii. Motion made that the Short bid was non-conforming: Dillon Davidson; Second: Deb Shumate; Vote Passed 2-0
iii. Motion made to authorize Lynn Fledderman to continue negotiations with Pike Lumber: Dillon Davidson; Second: Deb Shumate; Vote Passed 2-0

6. New Business
    a. Interlocal Agreement for Contribution to Salary for Area Plan Commission Executive Director between Ripley County Council, Board of Commissioners, and Towns of Holton, Milan, Napoleon, Osgood, Sunman, and Versailles. $3809.
        i. Lynn Fledderman explained that certain provisions of the interlocal agreement may change and recommended that the Council table the matter until the next meeting.
        ii. Motion to approve: Dillon Davidson; Second: Deb Shumate; Vote Passed 2-0
7. Public Items
    a. Application for Solicitation, Tribe Youth Wrestling, 9/12/26 8-11am (wrestling gear & tournament cost)
        i. Motion to approve and wave fees: Dillon Davidson; Second: Deb Shumate; Vote Passed 2-0
    b. Russell Sparks 846 N Washington St, Drainage onto property
        i. After Mr. Sparks addressed the Board regarding his concerns, Lynn Fledderman recommended taking the matter under advisement. She collected copies of the documentation provided by Mr. Sparks and stated that she would review the information further.
    c. TJ Jacobs, County Zoning Ordinance
        i. Mr. Jacobs addressed the Council regarding his concerns about the proposed ordinance, and the negative impact on the Town and on rental properties.
    d. Steven Gemmer, County Zoning Ordinance
        i. Steven Gemmer addressed the Council regarding his concerns about the proposed ordinance, and the negative impact on the Town and on rental properties.
    e. Jim Busteed, County Zoning Ordinance
        i. Jim Busteed addressed the Council regarding his concerns about the proposed ordinance, and the negative impact on the Town and on rental properties.
    f. Brian Wood, County Zoning Ordinance
        i. Brian Wood addressed the Council regarding his concerns about the proposed ordinance, and the negative impact on the Town and would rather see the money spent on sidewalks for the kids.
8. Comments on Agenda Items
    a. Jeff Poole confirmed receipt of the letter and advised that the issue in his area has been resolved. He also confirmed with the Town which portion is his responsibility, and which portion belongs to the railroad.
    b. Margo Long stated that she appreciated the research conducted by the other speakers. Although she understands the desire for storefronts, she does not understand how closing the apartments would make a difference.
    c. Rodney Crabtree stated that he agrees Carr Street needs to be cleaned up but believes other options should be considered before proceeding with the ordinance.
    d. Michael Norman asked where he could obtain a map to determine whether his property would be affected. It was determined that the address in question did not fall within the scope of the proposed ordinance, and any plans for that property would be addressed by the Plan Commission.
9. Adjournment
    a. Motion to Adjourn: Dillon Davidson; Second: Deb Shumate; Vote Passed 2-0

Next Regular Town Council Meeting:
Monday, August 10, 2026, at 6:30 PM

This document is considered a draft until approved by the council.

Accessibility Notice

If you need accommodation to attend or participate in this meeting, please contact the Town Hall at 812-654-3407 at least 48 hours in advance.

End of Minutes

Meeting Date: 8/6/2026

Description: **Meeting Minutes**

7/13/2026
Regular

Milan Town Council

Deborah Shumate, Council President

Andrew Olman, Council Vice President

Dillon Davidson, Council Member

Attest:

Melissa Teer
Clerk/Treasurer Assistant