

Meeting Date: 9/8/2025

Description: Meeting Minutes

8/11/2025

Regular

Milan Town Council



Deborah Shumate, Council President



Andrew Olman, Council Vice President



Dillon Davidson, Council Member

Attest:



Melissa Teer

Clerk/Treasurer Assistant

# Town of Milan

## Town Council Regular Meeting Minutes

Date: Monday, August 11, 2025

Time: 6:30 PM

Location: Town Hall, 211 W Carr St, Milan, IN 47031

### 1. Call to Order and Attendance

- A. Meeting called to order at 6:30 PM.
- B. The Pledge of Allegiance was recited.
- C. Present:
  - 1. Deb Shumate, Council President
  - 2. Drew Olman, Council Vice President
  - 3. Dillon Davidson, Council Member
  - 4. Melissa Teer, Clerk/Treasurer
  - 5. Doug Price, Town Manager
  - 6. Phillip Wilson, Chief of Police
  - 7. Lynn Fledderman, Town Attorney

### 2. Approval of Meeting Minutes

- A. Minutes from the Executive Meeting on July 14, 2025, Regular Meeting on July 14, 2025, Executive Meeting on July 28, 2025, Special Meeting on July 28, 2025, and Executive Meeting on August 5, 2025.
  - 1. Motion to Approve: Drew Olman; Second: Dillon Davidson; Vote: Passed, 3-0

### 3. Claims, Financials, and Payroll

- A. Claims & Payroll through August 11, 2025, reviewed.
  - 1. Motion to Approve: Drew Olman; Second: Dillon Davidson; Vote: Passed, 3-0

### 4. Reports

- A. Town Manager Report (Doug Price)
  - 1. Motion to Start Bid Process Sewer Replacement: Dillon Davidson; Second: Drew Olman Vote: Passed, 3-0
  - 2. Motion to Use Settle Doors to Replace Door on Maintenance Building: Dillon Davidson; Second: Drew Olman Vote: Passed, 3-0
- B. Town Marshal Report (Phillip Wilson)
- C. Milan Volunteer Fire Department Report (Alex Hooker)

### 5. Old/Continuing Business

- A. Airport Road Water Line

1. Motion made giving Lynn Fledderman, Town Attorney Approval to renegotiate water contract with Hoosier Hills: Drew Olman; Second: Dillon Davidson; Vote: Passed, 3-0

## 6. New Business

- A. Account 10296100: Asking for Trash Credit for 1<sup>st</sup> month
  1. Motion to Approve: Drew Olman; Second: Dillon Davidson; Vote: Passed, 3-0
    - a. Didn't receive trash can
- B. Disbursement 40 Fleis & Vanderbrink, Invoice 73975 \$3,000 Professional Services (Water Project Loan).
  1. Motion to Approve: Drew Olman; Second: Dillon Davidson; Vote: Passed, 3-0
- C. Disbursement 40 Fleis & Vanderbrink, Invoice 74408 \$4,000 Professional Services (Water Project Loan).
  1. Motion to Approve: Drew Olman; Second: Dillon Davidson; Vote: Passed, 3-0
- D. Mike Holman Excavating Change Order 3 (Water Project)
  1. Motion to Approve: Dillon Davidson; Second: Drew Olman; Vote: Passed, 3-0
- E. Mike Holman Excavating Change Order 4 (Water Project)
  1. Motion to Approve: Dillon Davidson; Second: Drew Olman; Vote: Passed, 3-0
- F. Indiana Precast Inc, Invoice 204713 \$6,093, Materials for Sewer Main Work on N Main St. (Sewer)
  1. Motion to Approve: Drew Olman; Second: Dillon Davidson; Vote: Passed, 3-0
- G. Ripley County Economic Development, 2026 Inter-Local Agreement (EDIT) 2025=\$5157
  1. Motion to Approve: Dillon Davidson; Second: Drew Olman; Vote: Passed, 3-0
- H. 215 W Carr St, Inspection Results - Unsafe Building
  1. Motion to Make an Order to Demolish, with a time frame of 90 days, and set a hearing date for October 27, 6:30: Dillon Davidson; Second: Drew Olman; Vote: Passed, 3-0

### INSPECTORS CONCLUDING OPINIONS:

Based upon the results of our investigation, the following conclusions appear to be warranted.

The roof soffit and wood siding are in danger of collapse in some areas as the deterioration is significant. It's a safety issue for the public around the perimeter of the building.

The interior first floor wood joists are collapsing into the crawlspace in numerous areas. Deterioration of the floor and the second-floor stairs is significant and unsafe to walk on.

The overall condition of the exterior soffit, siding, interior floor structure of the house is in a poor and unsafe condition. I conclude that the building is deteriorated enough to warrant a demolition as the wood is too damaged for rehabilitation.

- I. 107 Clark St, Inspection Process
  1. Motion to Start Inspection Process: Drew Olman; Second: Dillon Davidson; Vote: Passed, 3-0
- J. Autogun for Meter Reading, Replace/Update Current Hardware
  1. Motion to Purchase Hardware: Drew Olman; Second: Dillon Davidson; Vote: Passed, 3-0

- a. Paid from Water Fund

## 7. Public Items

### A. Solicitation Approval for Roadblock: Milan Tribe Youth Wrestling, 10/11/25, 8-12

- 1. Motion to Approve: Drew Olman; Second: Dillon Davidson; Vote: Passed, 3-0

### B. Jamie Bown, LifeTime Resources 2026 Funding

- 1. Motion to Approve: Drew Olman; Second: Dillon Davidson; Vote: Passed, 3-0

- a. 2026, \$1000 paid from General

### C. Pike Lumber, Property Purchase

- 1. Motion to Accept Appraisals: Drew Olman; Second: Dillon Davidson; Vote: Passed, 3-0

- a. Executive Meeting set for 8/18/25 5:30 pm to meet with Pike

### D. Dave Kelly, Concerns about 7/14/25 Meeting

- 1. Spoke to council about Roberts Rules when a meeting is taking place and about the office being open on Friday's

### E. Wanda Ludeker, 818 Beatrice Dr (Creek)

- 1. Asked about getting the water way cleaned out, it's causing back up of the water and eroding her property presented the council with some pictures

### F. Melissa Teer, Follow Up on Properties Presented to Council at 7/14/25 Meeting

- 1. Asked council if there were any updates.
  - a. Deb Shumate asked if there was a particular address because the packet had no addresses. Ms. Teer, asked about the old computer store and Roeders. Deb Shumate stated Roeders was in a pile to be passed on to the town attorney and asked Lynn Fledderman if anything could be said about them. Lynn Fledderman stated on
- 2. Ms. Teer stated she thought the decision being made to move forward on litigation had to be decided in a public meeting.
  - a. Lynn Fledderman stated that the town ordinance states that the council president can solely make that decision.
- 3. Dillon Davidson stated to Ms. Teer that he didn't understand why the picture of Terry (Town Marshal) was taken, sitting behind the girl's youth softball field, when he was asked to patrol the park due to vandalism.
  - a. Ms. Teer responded that where he was sitting, it was not near the restrooms. Deb Shumate noted that all three restrooms were visible from his location. Ms. Teer agreed but added that the vandalism inside the restrooms could not be seen from there.

### G. Alex Hooker/Rod Johnson, Funding for Milan Volunteer Fire Dept.



1. Rod Johnson spoke about the Fire Departments revenues & expenses and ask that the town increase the contract amount by \$6,000 with an increase of 3% each year with a contract extension to cover the next 3 years.
  - a. Deb Shumate further explained that the additional \$6000 would be held by the town until it is needed by the Fire Department. Lynn Fledderman will be drafting a contract with the specifics.
2. Motion to Approve the funding: Drew Olman; Second: Deb Shumate; Vote: Passed, 2-0, Dillon Davidson abstained.

## 8. Comments on Agenda Items

- A. Chris Kelly thanked the council for tabling the Airport Road water issue last month and offered some negotiation ideas regarding the 215 W. Carr St. property.
- B. John Ingram asked if any information had been found regarding the trash costs for the churches. He also inquired about the sidewalk in front of his house that was removed during the water project.
  1. Deb Shumate reported that she had spoken with Rumpke and Bestway, and both confirmed they have never provided free pickup for churches. If that occurred in the past, it would have been arranged by the town, with the cost absorbed by town residents. She added that the sidewalk issue will be reviewed.
- C. Holly Noel noted that the mechanic shop on Mill Road had installed a partial fence and asked if the remainder would be addressed.
  1. Deb Shumate said it has been addressed.
- D. Sally Gosmeyer asked if the \$900 was for the old computer building on the building by the Methodist Church?
  1. Deb Shumate said yes.
- E. Cheryl Driggers stated that she had reached out to town residents offering assistance, but there were no takers. She noted that contractors were willing to donate materials and labor, and others had offered to help with weed eaters and mowers.
  1. Deb Shumate thanked her for the offer and noted that it is the same situation during the town's spring cleanup day
- F. Thelma Laws expressed frustration about the condition of her yard following the water project. She stated that the contractor cut trees unnecessarily, questioned why a hydrant was placed in the middle of her yard, and reported that grass is not growing and mud is filling her driveway. She feels that Holman should return to address and repair these issues.
  1. Deb Shumate stated that the issue would be fixed. Doug Price added that Holman was scheduled to come the following day, and the matter would be addressed.
- G. Janey Vinup asked if the October 27, 2025, hearing regarding 215 W. Carr St. would be open to the public and requested clarification on one of Mike Holman's change orders.
  1. Deb Shumate confirmed that the meeting would be open to the public, and Doug Price explained that the change order was for an area located behind the Rolling Rooster.

## 9. Adjournment

- A. Motion to Adjourn: Drew Olman; Second: Dillon Davidson; Vote: Passed, 3-0

Next Regular Town Council Meeting:  
Monday, September 8, 2025, 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