
MEETING MEMO

MAY 2026 – TOWN OF SUNMAN PUBLIC MEETING

DATE: 05.21.2026, TIME: 6:30 P.M., LOCATION: 604 N. MERIDIAN ST., SUNMAN, IN 47041,
LIVESTREAM **LIVESTREAM:** [HTTPS://WWW.YOUTUBE.COM/@TOWNOFSUNMAN](https://www.youtube.com/@townofsunman)

ARCHIVED MEETINGS: [HTTPS://WWW.TOWNOFSUNMAN.ORG/COUNCIL-MEETING-ARCHIVE](https://www.townofsunman.org/council-meeting-archive)

CALL TO ORDER

- ❖ Pledge of Allegiance
 - Randy Zins called the meeting to order with the pledge of allegiance at 6:41 PM
 - ❖ Roll Call – All present
 - ❖ Adoption of the Agenda - Carol Eckstein motioned to approve the agenda, 2nd Megan Dell.
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GUESTS

- ❖ County Planning & Zoning Rep. – No representation present – Moved to New Business
- ❖ Southeastern Indiana Development Corporation – Wayne Jenner

Mr. Jenner, a member of the Southeastern Indiana Development Corporation (SIDC) for approximately one and one-half years, appeared before the Council to provide an overview of the organization's history, mission, and future economic development efforts.

Mr. Jenner explained that the SIDC was originally formed after approximately 40 acres of property south of Sunman became available for purchase. At that time, the Town did not have the financial resources to acquire the property. Local citizens and businesses contributed funds to purchase the land, and an informal group that later became the SIDC managed the acquisition. The majority of the property was subsequently sold for industrial development, with Franks Industry becoming the first business to locate there. Mr. Jenner noted that Franks Industry has been a valued business partner within the community.

He stated that the proceeds from the sale of the property were invested in stocks and bonds, and the corporation has spent very little of those funds over the years, allowing the investments to grow while preserving resources for future economic development initiatives.

Mr. Jenner reviewed the mission of the Southeastern Indiana Development Corporation, explaining that its purpose is to work cooperatively with the Town of Sunman to promote business prosperity and economic welfare, encourage the attraction of new industries, support the rehabilitation and expansion of existing businesses, foster business development and economic stability, and own real estate and other assets necessary to accomplish those objectives.

Mr. Jenner explained that the next step in advancing economic development efforts is the establishment of a Redevelopment Commission. He stated that the commission would consist of three members appointed by the Town Council President, two members appointed by the Town Council, and one non-voting representative appointed by the school corporation.

He stated that the SIDC has attempted to pursue economic development opportunities independently but has encountered challenges and recognizes the need for greater collaboration with the Town. Through conversations with Carla and Byron, the corporation was introduced to Civitas, an Indianapolis-based strategic planning and economic development consulting firm. Representatives from Civitas met with the SIDC and provided guidance on establishing a coordinated economic development strategy.

Mr. Jenner shared that one of the key lessons learned is that economic development is built on relationships. He referenced the recruitment of Franks Industry as an example, explaining that the project originated through personal and professional relationships that ultimately brought the business to Sunman.

The corporation's current goal is to create opportunities for future development by working with experienced professionals who understand site development, developer recruitment, and the process of preparing properties for investment. Mr. Jenner stated that the SIDC intends to retain Civitas for approximately one year at an estimated cost of **\$72,000**, with the corporation planning to fund the consulting services through its own resources. He added that any financial participation by the Town would be appreciated but was not being requested.

Mr. Jenner emphasized that the SIDC is not seeking to assume the Town's responsibilities but instead hopes to serve as a partner by supporting the Town's economic development efforts and helping create opportunities for future growth.

During the discussion, Mr. Jenner noted that the Town's recently adopted Comprehensive Plan identifies goals related to economic development and housing. He stated that the SIDC believes its efforts can help advance those goals, particularly by encouraging additional housing opportunities, including affordable housing and senior housing. While several possibilities have been explored, he acknowledged that none have yet come to fruition.

Mr. Jenner invited questions from the Council.

Council President Randy Zins responded that the establishment of a Redevelopment Commission was already included on the meeting agenda. He explained that the matter had been under consideration for some time and that the Council had anticipated taking action at an earlier meeting, but the process had been delayed.

Mr. Jenner explained that the SIDC would be responsible for organizing and coordinating the proposed economic development initiative. While he was uncertain whether the Town would ultimately participate in funding the effort, he noted that professional consultants often identify grant opportunities and other funding sources, although many of those opportunities would likely need to be pursued by the Town.

Mr. Jenner asked whether the Town currently has any restrictions regarding available water and sewer capacity for future development. It was confirmed that there are no utility capacity restrictions at this time.

A Council member asked about the availability of property within the existing industrial park. It was noted that the available industrial property has been fully developed or committed, with existing businesses occupying the remaining sites.

Mr. Jenner clarified that the SIDC's efforts would not be limited to the existing industrial park but would instead focus on identifying development opportunities throughout the Sunman area, particularly properties adjacent to the Town that could support future commercial, industrial, and residential growth.

Mr. Jenner also informed the Council that property located south of town, commonly referred to as the **Hilton Vita Farm**, has been identified as a potential industrial development site. He stated that the property is privately owned by an individual residing near Brookville and that, although the asking price is reportedly high, it remains a potential development opportunity for future consideration.

Mr. Jenner thanked the Council for the opportunity to present the SIDC's vision and expressed his desire to work collaboratively with the Town to promote future economic growth and development opportunities for the Sunman community.

REPORTS

❖ Town Marshal (Report Attached)

Brian Maynard – The Marshal reported that overall activity reflected in the written report was relatively light; however, calls for service had increased significantly during the current month, with approximately 65 calls received to date. Additional traffic enforcement has been conducted on Western Avenue in response to citizen

concerns, and efforts will continue as staffing allows. The department's Ford Explorer has been repaired and is ready to return to service. No further report was presented, and no questions were raised by the Council.

❖ Ordinance Violations

The Marshal reported continued progress in addressing ordinance violations, noting that most property owners contacted have responded promptly and corrected violations after being notified. He expressed appreciation to Julie and Clerk-Treasurer Cheryl Taylor for assisting with outreach efforts and communication with property owners.

The Marshal discussed an ongoing ordinance issue involving a property on Eastern Avenue, where ownership contact information has been limited. A letter was mailed requesting that the property owner contact the Town to provide updated information. Although the property has since been mowed, additional maintenance, including the ditch line, remains outstanding. The Town will continue to monitor compliance.

The Marshal also reported ongoing technical issues with aging laptops and equipment, which have affected access to the e-ticket system and other software. He indicated that updated computers and related equipment may be needed to improve efficiency.

Additionally, the Marshal stated that the Town is working with the City of Batesville regarding the possibility of filing civil actions to recover outstanding ordinance fines rather than writing off unpaid balances. He also noted that information will be added to the Town's website to provide residents with instructions for paying ordinance violation fines through the appropriate court process.

❖ Utility (report attached)

Connor Getz reported that routine maintenance activities continue throughout the water and wastewater systems. Crews are currently cleaning two municipal wells, and the work has progressed well. Additional treatment chemicals are being used to improve the effectiveness of the well cleaning process.

Mr. Getz reported that water meter replacements continue as needed, with only a few remaining to be replaced, along with two electric meter installations requiring additional coordination due to wiring concerns.

Mr. Getz requested an update on the proposed purchase of tapping equipment, noting that the equipment would provide significant cost savings by allowing more work to be completed in-house.

Regarding the IDEM inspection summary, Mr. Getz stated that additional time is needed to prepare a response. A draft response has been forwarded to the Town Council for review, and work is continuing on the wastewater sanitary survey response. He also reported that the Town's Alliance of Indiana Rural Water circuit rider was scheduled to meet with one of the Town's engineers to discuss the project and assist with the response process.

Mr. Getz also reported that the Town was awarded a \$10,000 grant toward the purchase of a new auto-sampler following attendance at a grant funding meeting the previous month. The remaining cost, approximately \$1500,00, will be funded by the Town.

In response to a question from Council President Randy Zins regarding the status of the sewer Jetter, Utility Manager Connor Getz reported that the equipment has been disassembled for repairs and is awaiting an opportunity for staff to complete the necessary work before it can be returned to service.

Tapping Equipment and Inspection Summary will be addressed at the next meeting.

❖ Park

Cheryl Taylor explained that because no eligible Democrats expressed interest in serving on the Park Board, all proposed appointees are Republicans. As a result, the Town Council must vote to waive the political party representation requirement to allow the appointment to proceed.

Carol Eckstein motioned to wave the political party representation requirements, 2nd Megan Dell.

CLERK-TREASURER

- ❖ Approval of Meeting Memorandum – May 21, 2026 Regular Public Meeting & June 16, 2026 Special Meeting - Carol Eckstein motioned to approve both meeting memos, 2nd Megan Dell.
- ❖ April Utility Adjustments, Fund Reports, and Financial Statement - Carol Eckstein motioned to approve the Utility Adjustments, Fund Reports, and Financial Statement, 2nd Megan Dell.
- ❖ APV Register – May 2026 - Carol Eckstein motioned to approve the March APV's, 2nd Megan Dell.
- ❖ Debit Card Purchases – Carol Eckstein motioned to approve the debit card purchases for water, 2nd Megan Dell.
- ❖ Boyce License Renewal - Carol Eckstein motioned to approve the renewal for Billing and Fund, 2nd Megan Dell.
- ❖ Training – SBOA - Carol Eckstein motioned to approve reimbursement for the Clerk to attend training, 2nd Megan Dell.

OLD / UNFINISHED / TABLED BUSINESS

- ❖ Ordinance 2026-10 – 811 Compliance & Enforcement - Carol Eckstein motioned to approve the second reading, 2nd Megan Dell.
- ❖ Draft Ordinance for Redevelopment Commission - Carol Eckstein motioned to approve the 1st reading of Ordinance 2026-11, 2nd Megan Dell.
- ❖ Ordinance 2026-08 Utility Connections & Easements – Megan Dell motioned to approve the 1st reading of Ordinance 2026-08, 2nd Carol Eckstein.
- ❖ Utility Connection – 103 West Washington St – The Clerk-Treasurer noted that this matter was inadvertently left on the agenda in error. No action was taken. 313 Western Avenue
- ❖ Annexation of Utility Customers - Carol Eckstein motioned to proceed in annexation of utility customers and schedule working meetings, 2nd Megan Dell.

NEW BUSINESS

- ❖ Contract for Water Certified Operator - Carol Eckstein motioned to approve the Clerk to notify Brett Rauch in writing to end the contract at the end of August, 2026, 2nd Megan Dell.
- ❖ 2026 Salary Ordinance Amendment – Carol Eckstein motioned to approve the salary increases outlined in the Salary Ordinance Amendment, 2nd Megan Dell.
- ❖ Vine Street Stormwater Cleaning & Televising – Carol Eckstein motioned to approve the Clerk to obtain bids for the televising and cleaning of Vine Street, 2nd Megan Dell.
- ❖ Ripley County Planning & Zoning Inter-local Agreement – Carol Eckstein motioned to approve allocation paid equally from Water & Wastewater and to join the agreement, 2nd Megan Dell.
- ❖ Rising Sun Regional Foundation Co-Funding – Carol Eckstein motioned to allocate the finances needed to complete the project submitted and awarded for the Wastewater Safe Stream Monitoring Auto-Sampler, 2nd Megan Dell.

.GOV ACCOUNT COMMENTS FROM THE FLOOR

- ❖ Open floor - During public comment, a member of the audience inquired about the proposed Ripley County Planning and Zoning Interlocal Agreement. Council President Randy Zins explained that the Town had voted to participate in a multi-jurisdictional interlocal agreement related to planning and zoning services. He stated that the Town would participate for an initial six-month period to evaluate the effectiveness of the arrangement before determining whether to continue.

ADJOURNMENT – Carol Eckstein motioned to adjourn at 8:15 pm, 2nd Megan Dell

The next meeting is scheduled for July 28, 2026 – Regular Public Meeting

OTHER MATTERS TABLED

- DORA
- Master Meter – Trees
- Local Tax Option
- Annexation of Utility Customers

- 313 Western Avenue
- Website Construction & Updates

Memorandum approved this 28th day of July, 2026.

Randy Zins, Council President

Carol Eckstein, Council Member

Megan Dell, Council Member

Attest, Cheryl Taylor, Clerk-Treasurer