

TOWN OF ST. JOE ~ COUNTY OF DEKALB ~ STATE OF INDIANA
~ST. JOE TOWN BOARD MEETING~
April 21, 2026

The public meeting was called to order at 6:29pm by Misty Spicer
Pledge of Allegiance

EXECUTIVE ORDER OF BUSINESS:

Angela Snyder presented the March Fund Report. Misty Spicer motioned to approve the Bank 2 Waterworks Fund report in the amount of \$236,234.06. Zebulon Griggs second that motion. All ayes cast.

Misty Spicer motioned to approve the Fund Report for Bank 1 General in the amount of \$625,942.35. Zebulon Griggs second that motion. All ayes cast.

Misty Spicer motioned to approve the March Banking for Waterworks in the amount of \$236,234.06. Zebulon Griggs second that motion. All ayes cast.

Misty Spicer motioned to approve the March Banking for the General account in the amount of \$625,942.35. Zebulon Griggs second that motion. All ayes cast.

Misty Spicer motioned to approve the March Waterworks vouchers in the amount of, \$6,626.01. Zebulon Griggs second the motion. All ayes cast.

Misty Spicer motioned to approve the March General vouchers in the amount of \$56,188.07. Zebulon Griggs second the motion. All ayes cast.

Carly Holman a represented for the St. Joe Church of Christ, would like to remove the cotreat from the current parking area and fill soil grading, and would like to put a new drive into the church parking lot from Ralph Scheluar drive. Randy Drake motioned to approve the grading and leveling of the property. Zebulon Griggs second the motion. All ayes cast. Zebulon Griggs motioned to table the drive location until the board members can do a walk through of the location and see the proposed location.

Misty Spicer was contacted by the roofing company they will be starting the project on May 8th or 9th, by Amish Quality Construction; the prices went up \$300. Randy Drake motioned to approve spending the additional \$300 with Amish Quality Construction. Zebulon Griggs second in the motion. All ayes cast.

Misty Spicer asked Rob Hardy if there was any movement on the Unifirst contract how we can cancel the contract. Rob asked for any emails or correspondents that were made in attempt to cancel the contract from the Town. Angela Snyder sent the previous emails requesting the cancelation of the contracts to the attorney for review.

Rob Hardy would like the Town to create a ordinance for enforcement for ordinance violation enforcement formally to be able to use in court in the future. Angela Snyder emailed over an ordinance she has worked on for review and editing for enforcement of ordinance.

Misty Spicer presented ordinance violations for 301 Widney St, Rob Harding the Town Attorney will be giving advice before moving forward. 205 School Street, Misty has asked Rob Harding Town

Attorney for his opinion before sending a letter, just being sure there's a uniform procedure that's always followed; it's going to help when we get to the point where we're going to court over these things

Randy Drake motioned to have a public meeting scheduled for the next board meeting date for the Enforcement Ordinance for ordinance violations. Zebulon Griggs second that motion. All ayes cast Angela Snyder will post it in the newspaper and schedule it for the next possible board meeting after the 10-day requirement.

Randy Drake shared the binder that includes each drain with pictures and what they are made of and what needs completed for maintenance for each drain. Randy Drake emphasized that 3rd Street remains the last major street needing attention. He views it as a priority due to its visibility and community use.

Cemetery Access & Public Perception:

3rd Street serves as a primary access route to the town cemetery. Drake noted concerns that:

- The road is narrow (effectively one lane) and poorly maintained.

- It creates a negative impression for visitors, especially during funerals.

- Limited access contributes to improper parking, including vehicles driving over graves.

Parking & Usage Needs:

He suggested that improving or widening 3rd Street would:

- Provide overflow parking for cemetery visitors.

- Support pedestrian access to the River Greenway.

- Reduce inappropriate parking within the cemetery.

Road Improvement Justification:

Drake argued that, even though fewer residents live on 3rd Street, its public use justifies upgrading it to match the appearance and quality of other town streets.

Comparison to Other Streets:

Harrison Street was discussed as already improved but constrained by property acquisition challenges.

- Railroad-adjacent streets are not under town control.

- 3rd Street remains within town control and unresolved.

Grant Funding Concerns:

Drake expressed strong support for pursuing the state grant opportunity, noting:

- The town has limited assets to attract funding.

- Declining the grant could harm future funding opportunities or perceptions.

- The town should act now while funding is available.

Zebulon Griggs Comments

Drainage Budget Concern:

Zebulon Griggs raised concerns about the proposal to allocate the full drainage maintenance budget to the current road project, effectively reducing (or "zeroing out") funds for other drainage needs this year.

Townwide Drainage Issues Identified:

He emphasized that a recent walkthrough revealed significant and widespread drainage problems throughout town, not limited to a single street.

Feeder Street Impact:

Griggs noted that while road reconstruction may address drainage on the project street, surrounding feeder streets still have unresolved drainage issues that contribute to ongoing problems.

3rd Street Area Concerns:

He highlighted that 3rd Street and adjacent areas (including Jefferson and Hill/upper 3rd) are:

- Among the lowest points in town

- Experiencing major drainage failures at nearly every drain

Systemic Drainage Problem:

Griggs cautioned that rebuilding 3rd Street alone will not resolve flooding, as:

- Water from higher

- continues to flow into that area

- Existing upstream drainage systems are not functioning properly

Key Point:

He stressed the issue is system-wide drainage failure, not just a single-road problem, and questioned whether current plans adequately address that broader need.

Landon Grogg Comments

CCMG Program Changes:

Landon Grogg explained that the Community Crossings Matching Grant (CCMG) program was revised due to Indiana Senate Bill 1, reducing total funding from \$300 million to \$100 million.

Grant Structure:

- Communities under 10,000 population qualify for an 80/20 match (state/local share).

- Larger communities require a 50/50 match.

Town's Application Status:

- The town applied in October 2025 but was not selected in the initial funding round.

The state later identified additional funds from unused allocations and awarded the town approximately \$480,000 through a secondary selection process.

Risk of Declining Funds:

Grogg cautioned that if the town:

- Proceeds through the process but ultimately declines the project for reasons other than lack of matching funds,

- It could be viewed negatively by the state ("an X" against the town).

Future Funding Implications:

He noted there is a risk to future grant competitiveness, as the state may question why funds were previously declined when deciding whether to award funding again.

Key Point:

Accepting or rejecting the grant could have long-term implications for the town's eligibility and credibility in future funding opportunities.

Randy Drake made a motion to proceed with the 3rd street project with the current engineering plans. Misty Spicer Second the motion. Randy Drake and Misty Spicer aye, Zebulon Griggs na.

Zebulon Griggs motion for the 3rd Street vanity project, like to officially name it, Drake strip. No second was made. Motion died at the meeting.

Zebulong Griggs presented Development standards document. I have a document that bases off of the DeKalb County UDO, the latest published one. It makes the changes that are appropriate to the town of Saint Joe based off of our zoning district changes that we had where we eliminate some of the districts, article 5 to be presented to the zoning board for edits that need to be made so that the document can be read at the next Town Board meeting. Zebulon Griggs made a motion to add Kloudi Minnick to the Zoning Board for the Town of St Joe residents. Randy Drake motioned second the motion. All ayes cast.

Mary Simcox would like permission to spend \$2000 on engineering of the bank erosion on Jefferson St into the wet land area. Randy Drake made a motion to spend \$2000 for Gen X Engineering to design the bank restoration on Jefferson St. Misty Spicer second the motion. All ayes cast.

Misty Spicer made a motion to rent the pot hole vac for \$1800 so that Kory Ferguson can clean all the drains around town with it. Randy would like to amend the motion to also include Sam Vela along with Kory Ferguson to clean the drains. Misty Spicer restated her motion, that she would like to have our employees rent the pot hole vac for \$1800 for a week to clean the storm drains. Zebulon Griggs second the motion. All ayes cast.

Kory Ferguson brought up the older mower has been having some issues running. The Town Board asked for some quotes on mowers, and leasing mowers for a future meeting.

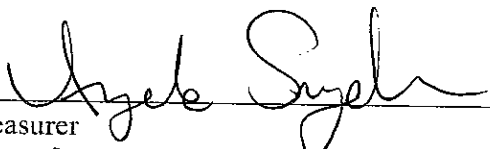
Kory Ferguson brought up that once 811s and mowing was caught up that he will start grading the alleys and getting those in shape for the summer.

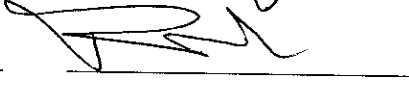
Zebulon Griggs made a motion to adjourn the meeting. Randy Drake second the motion. All ayes cast.

ADJOURN:

Misty Spicer made a motion to adjourn the meeting at 8:54pm. Randy Drake seconded the motion. All ayes cast.

Respectfully submitted:
Angela Snyder, Clerk Treasurer





Absent

Misty Spicer, President

Randy Drake, Member

Zebulon Griggs, Member

