

TOWN OF ST. JOE, INDIANA TOWN BOARD MEETING MINUTES

September 1, 2026

The regular meeting of the St. Joe Town Board was called to order at 6:30 p.m., followed by the Pledge of Allegiance.

Mary presented a report on the DeKalb County Economic Development August 20, 2026 meeting: • Director Colin Price shared Governor Braun's announcement of a \$50 million investment by Ball Craft in a steel manufacturing expansion in the county, expected to create 20 new high-wage jobs by the end of 2027. Valcraft Vice President John Holt thanked the Governor and state/local leaders for their support. • The DeKalb County Fair Association is hosting a display area to encourage awareness of products manufactured in the county; interested businesses can request a form from the Fair Association. • DeKalb County Economic Development received 13 leads and identified four possible projects in the past month; five leads were submitted (three manufacturing, one recreational, one food-industry related). Business retention and expansion contacts continued in August. • Quality-of-Life Land Restoration Project: Blue Heron has identified trees for removal on the east-side bank; a new state representative has been assigned to the project and reached out this week to schedule a site visit; new cost estimates are being requested for the Jefferson Street portion of the project. • DeKalb County Trails: met with landowners in the Auburn area whose properties are near the planned trail route to review maps and answer questions. • The DeKalb County Community Foundation celebrated its 30th anniversary in August.

Remote Deposit Scanner. The Clerk-Treasurer reported continued difficulty getting the bank's software to recognize the newly received deposit scanner despite repeated reinstalls, and will follow up again with the bank; she may need additional technical support to complete setup. No action taken; informational update.

Riverside Cemetery Fee Resolution – Final Adoption. Following the first reading at the August 18, 2026 meeting, the Board took up final adoption of the resolution establishing and revising the schedule of interment, opening/closing, and burial-space fees for Riverside Cemetery, St. Joe, Indiana. Misty Spicer motion to accept the resolution establishing and revising the schedule of interment fees and burial space fees for Riverside Cemetery, St. Joe, Indiana. Zebulon Griggs seconded. Motion carried unanimously.

Misty Spicer motion to accept the Town Board meeting minutes of August 18, 2026 (as corrected). Zebulon Griggs seconded. Motion carried unanimously.

Subdivision / Plat Regulations – Interim Measure. The Clerk-Treasurer reported that outreach to prospective legal counsel has continued; some attorneys have declined and responses from others are still pending, leaving the Town without legal counsel available to help draft its own subdivision control ordinance. To avoid delaying already-approved development projects, staff recommended the Board temporarily adopt, by ordinance, the DeKalb County Plan Commission's existing subdivision/replat and classification provisions as an interim standard, under the Town's authority per Indiana Code 36-7-4-205, until the Town can develop its own subdivision ordinance with legal counsel. The Board discussed that adopting this by ordinance (rather than simply following the county's document informally) would give it proper legal standing, and that because the ordinance would not create or change any fees, a public hearing should not be required, allowing it to be considered and adopted at a single upcoming meeting. Staff will prepare the draft ordinance for review by the Zoning/Planning Board at its meeting that

Thursday, with the goal of presenting it to the Town Board for adoption at the next regular meeting. No formal motion was made at this meeting; action item for staff.

Halloween Event ("Wild & Scary Park"). The Board discussed the date and format for this year's town Halloween event and agreed to hold a trick-or-treating event (candy only, no food) on October 31, 2026 (Halloween), from 4:00 p.m. to 5:00 p.m., consistent with the Town's traditional trick-or-treating date. The Clerk-Treasurer will order bulk candy and small giveaway items (estimated cost approximately \$250, down from roughly \$500 in a prior year when food was also served), coordinate with maintenance staff on setup/teardown, and prepare flyers for posting on the Town's website and Facebook page. The Board also discussed obtaining an at-cost price quote from a local restaurant to provide chili for approximately 50 servings, to potentially offer alongside the candy giveaway. No formal motion was recorded; consensus of the Board.

Fall Bulk-Item Pickup. The Clerk-Treasurer noted an upcoming bulk/large-item pickup date of October 17, 2026 (early morning), and will advertise the collection beginning October 16, 2026, along with the Halloween event flyer.

Zoning Map Amendment – County Road 60. The Board considered a resolution/ordinance for a zoning map amendment for property located on County Road 60, St. Joe, Indiana. Zebulon Griggs motion to accept the first reading of the zoning map amendment ordinance for the property located on County Road 60, St. Joe, Indiana. Randy Drake seconded. Motion carried unanimously.

Randy Drake motioned to suspend the rules requiring three separate readings. Zebulon Griggs seconded. Motion carried unanimously.

Randy Drake motion to accept Resolution 26-R and the associated ordinance adopting the zoning map amendment for the property located on County Road 60, St. Joe, Indiana. Misty Spicer seconded. Motion carried unanimously.

United Way Volunteer Groups. The Clerk-Treasurer reported the Town can again request volunteer groups through United Way next month and asked Board members to identify potential town projects (e.g., roadside/right-of-way cleanup) for volunteer assistance; the Town is limited to a small number of groups.

IT / Cloud Service Setup. The Clerk-Treasurer confirmed the Town has budgeted funds (approximately \$9,200, not including a separate installation cost) to establish the new cloud/data connection service discussed at a prior meeting, and will proceed with setting up the connection.

Revenue Report – 2026 Year-to-Date. In response to a resident request at the August 18, 2026 meeting, the Clerk-Treasurer read the Town's General Fund revenue figures (year-to-date and month-to-date) for each month of 2026 to date into the record, as follows:

Month	Revenue Year-to-Date	Revenue Month-to-Date
January 2026	\$10,697.28	\$10,697.28
February 2026	\$44,597.81	\$33,900.53
March 2026	\$68,911.64	\$24,313.83
April 2026	\$102,114.25	\$33,202.61
May 2026	\$112,622.89	\$10,508.64
June 2026	\$674022.16	\$561,399.27
July 2026	\$767,495.34	\$93,473.18

OCRA / State Revolving Fund Disbursement – Water Main Project. The Clerk-Treasurer presented the Town's first disbursement request from the water main project contractor, which requires Board approval before OCRA and the State Revolving Fund (SRF) will release payment. The engineering

firm reviewing the project on the Town's behalf has signed off on the request. Of the total invoice amount of \$127,683.04, the proposed split is \$88,224.98 paid by OCRA, \$34,458.06 paid by the SRF distribution, with a combined retainage of \$3,948.96 held back from both funding sources. The Clerk-Treasurer clarified that the amounts reflect only the portions of work actually completed to date on each street segment (e.g., Curry Street and Jefferson Street), with other segments (including Spencer, School, and 3rd Streets) currently showing no completed, billable work. Misty Spicer motion to accept the disbursement amounts for the Town's portion of the water improvement project and to authorize the Clerk-Treasurer and Board President to sign the associated disbursement paperwork. Zebulon Griggs second the motion. Motion carried unanimously.

Budget Review. The Clerk-Treasurer distributed the six-month appropriation report and an unedited, computer-generated proposed budget for Board review ahead of a budget discussion at the next meeting. The Clerk-Treasurer noted the Town's budget must be finalized and publicly advertised by the applicable statutory of November deadline regardless of current staffing status.

Staff (Kory Ferguson) reported the following:

- A rusted drain valve was replaced and the associated repair completed.
- A resident near an active water-main work area raised concerns that pre-existing cracks in a set of concrete steps near their property could worsen once soil compaction/backfill work occurs nearby; the plans called for the steps themselves not to be disturbed. Staff will discuss with the project engineer who would be responsible for any resulting damage (contractor, Town, or homeowner).
- The contractor providing the Town's snowplow attachment estimated approximately one to two weeks to prepare and install the plow, with lead times expected to lengthen closer to winter.
- A drainage repair near County Road 59 by the railroad has been completed at the immediate site; a remaining connection extending into the roadway is on hold until the excavation area is ready for backfill and paving.
- Cleanup of trees felled along utility lines is ongoing but delayed due to competing project workload and wet ground conditions. The Board also discussed, without formal action, whether a private individual could remove already-downed logs from Town property, noting the Town's prior liability concern was specifically about people cutting trees themselves rather than hauling away logs already on the ground; staff will follow up directly with the interested party.
- The Clerk-Treasurer will provide the Board a private (non-public), email-based monthly report identifying customer accounts delinquent on water payments, per the Board's request.
- A resident on Hart Street reported a water leak; Town staff inspected and determined the leak is located between the water valve and the residence, making it the homeowner's responsibility; the leak reportedly remains unresolved after several weeks. The Board discussed the issue but took no formal action.
- The fire department (relayed via "Mike") requested that a hydrant be restored near the fire station, consistent with the original site plan, and identified several existing hydrants recommended for raising, including one near the river curve and one near the area referred to as "the Oasis." The fire department otherwise indicated the Town's hydrant coverage is adequate. No formal action was taken; noted as a future cost item.

Noxious Weeds / Vegetation. A resident raised concerns about tall vegetation (reported at approximately seven feet) around the former Legion building and at a nearby residence, citing the Town's noxious weed ordinance and general concerns about the Town's appearance. Staff clarified that ordinance enforcement is complaint-driven, since the Town does not proactively inspect private property, and

confirmed the comment would be treated as a complaint prompting code-enforcement follow-up at the referenced addresses.

Curry Building – Redevelopment Proposal. A resident presented a private proposal to purchase the Town-owned Curry Building and redevelop it into a hardware store and a grocery store (in the style of a discount grocer), leased to tenant businesses under a percentage-of-revenue rent structure rather than fixed rent, with upstairs space used for storage/delivery rather than housing. The proposal included preserving the historic brick exterior, restoring the original bay windows, adding a connecting interior hallway between the two businesses featuring a Town history display, and potential use of an adjacent privately owned lot for additional parking. The presenter reported having held informal conversations with prospective hardware and grocery operators and having collected resident signatures indicating interest in the proposed services.

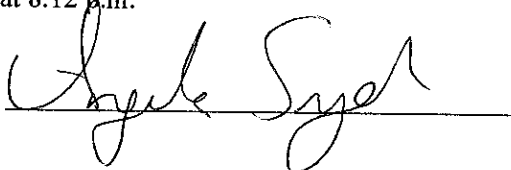
Board members discussed the building's history, including prior Town investment in repairs unsuccessful past attempts to obtain state historic designation and associated grant funding, it is listed historically in the County, just not the state which is needed for grant applications, ongoing water-intrusion/drainage issue at the building, and an unresolved bat colony requiring further remediation. Board members noted the building's historical significance to the Town, having been privately owned for many years before being donated to the Town, and discussed the County's approach to a comparable historic property (Sunny Meadows) through a dedicated subcommittee process. Board members also noted that, because sale of Town-owned property is public business, any substantive Board discussion or negotiation on a potential sale must occur at a properly noticed public meeting, or within the narrow scope of a permitted executive session, rather than privately. Zebulon Griggs motion that Board Member Randy Drake provide a status report at the next meeting on the condition of, and repair/cleanup work completed to date at, the Curry Building. Misty Spicer seconded. Motion carried unanimously.

Parking Near Leighty Hall / Post Office. A resident asked about acceptable public parking near the community building Leighty Hall and post office. Staff clarified that all on-street parking in Town is public except for a 15-minute limited zone directly in front of the post office and a separately designated area reserved for church parking (a road that was widened specifically to provide additional church parking), and noted ample public parking is available on 3rd Street.

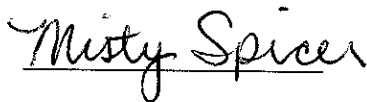
Motion to adjourn the meeting made by Misty Spicer. Zebulon Griggs seconded. Motion carried unanimously.

The meeting adjourned at 8:12 p.m.

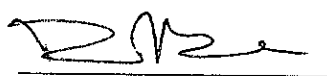
Respectfully submitted:



Angela Snyder, Clerk Treasurer



Misty Spicer, President



Randy Drake, Member



Zebulon Griggs, Member