



Town of Cadiz, Indiana

1430 N CR 525 W
New Castle IN 47362
Phone 765-533-6303

Town Board Meeting

March 5, 2024

Attending: Board Members Leah Stevens, Debra Shook, and Kelsie Conwell, Police Chief Taylor Holsapple, Fire Chief Mark Stults. Also in attendance was Tom Green of Henry County Zoning and Planning. Citizens attending included Larry and Shiela Cole, Brian Oldham, Joe Peavler, Matt and Lainey Brown, and Tim Hamilton, and Jared Bauman.

Note: Board member Jeff Atkinson has resigned.

6:30pm Meeting Called to order.

Mintues: Minutes were read. Leah motioned to approve minutes and Kelsie seconded the motion.

Debra Shook	Leah Stevens	Kelsie Conwell
Aye	Aye	Aye

Minutes approved as read.

Zoning and Planning: The Board gave Tom Green the floor to answer zoning and planning questions. Tom introduced himself and says that he oversees zoning and planning for the county along with unincorporated and incorporated areas in the county. Says that zoning can help assist local Law Enforcement wish issues such as burning trash. Zoning and Planning can help with developmental property guidelines, with buildings and fences. On the issue of zoning properties, no property taxes will change. Neither will the current uses of the properties. He says that with the town joining zoning and planning we will have access to a building inspector so that homes are being properly inspected for electrical and building. There were questions of when the person would have to go to zoning and planning. An example being, if you wanted to build a garage you would need to go to the town to ask permission first, then go to zoning and planning for a permit. Zoning would make sure that the building plans were in the property lines, not too close to other structures and make sure they are within building compliances laid out by the State of Indiana and the Henry County.

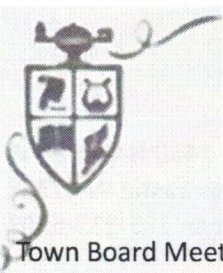
Things that would also need permits includes remodeling homes, enclosing porches, and fences.

Documents can be found on the Henry County Zoning and Planning Website that show building permit checklist and other information.

Questions were brought up about abandoned vehicles. County has a code in which zoning can use to enforce the clean up of abandoned vehicles. It is best to check with local police department first and then the local police and zoning along with the board can decide how to resolve the issue.

Someone asked: where permit fees money goes... Tom says it goes to the county general fund.

Someone asked: How does the Town benefit from having Henry County take over Zoning and Planning. Brittany says state law says that the Town is to have zoning and planning. Currently, the town does not have zoning and planning standards. There is no inspections for electrical or standards for building. We are small and do not have the resources for a building inspector or any of the other requirements for us to have zoning and planning done in house. By joining the County we become within state compliance for the zoning and planning requirements. Tom says he is not interested in overstepping the towns authority.



Town of Cadiz, Indiana

1430 N CR 525 W
New Castle IN 47362
Phone 765-533-6303

Town Board Meeting

March 5, 2024

Someone asked what authority the Town has. The Town has the same authority they have always had. There is no code at the moment. The county will be making sure the future code is correct and buildings are being built properly.

Larry mentioned the current town ordinances. Taylor says the town is working on updating our current ordinances.

Someone asked who in the county isn't in zoning and planning. Tom says, Kennard, Knightstown, Shirley, New Castle.

Someone ask when will it be effective. Tom says whenever the Town Board gives the go ahead. The resolution is already signed, and all the final details have been worked out.

Someone ask about septic systems. Tom says that septic permits goes to the Health Department.

There is mention of how no body is watching small towns without zoning and planning and things are being build not to State Code, and being built over property lines.

Larry or Sheila mention that there are nasty fires being burnt at night. They were told to call Cadiz Fire or Police. The Fire Department can put it out, and the Police Department can write a ordinance violation. Zoning and planning can also write a citation for the state code violation.

There were no more questions for Tom so he excused himself.

Clerk Treasurer Report: Brittany finished the Annual Financial Review and it was published. All the documents have been submitted for the next step of the CCMG Grant. The printer for the Police Department and Town was purchased. The total came to \$214. Also we received a bill for insurance on Taylor's Vehicle. The total was \$777 for that. Funds came from Riverboat to pay that which was discussed in November. We received a bill for the police car repairs. The total for that was \$542.19. The board needs to decide which fund that comes from.

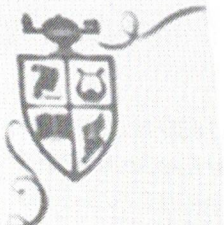
Leah motions to have repairs come from General. Kelsie seconded the motion.

Debra Shook	Leah Stevens	Kelsie Conwell
Aye	Aye	Aye

Motion passed to have repairs come from General.

The final invoice we received came from State Surplus for \$36. Taylor picked some things up for his car. He gave Brittany \$40 for it. She placed the remaining \$4 into the Cadiz Police Department Donation fund as per Taylor's request.

Humane Society Contract: During the month of February we had another animal control incident where a citizen of the town was beating their dogs with a 2x4. Animal Control was called out. Due to the large bill we already owed them Linda contacted Brittany and Deb about changing the contract to say if we paid the \$1500 that we currently owe it will cover one year worth of service. This new contract would be retro dated for Jan 1st. The new contract would also cover things like if citizens brought feral cats to the shelter. Next year we can reevaluate how we want to do the contracts in the future.



Town of Cadiz, Indiana

1430 N CR 525 W
New Castle IN 47362
Phone 765-533-6303

Town Board Meeting

March 5, 2024

Leah motions to pay the \$1500 and sign the new agreement. Along with attempting to collect money from the January incident. And citing Kenny Wyant for the incident in Feb. Kelsie seconded the motion.

Debra Shook	Leah Stevens	Kelsie Conwell
Aye	Aye	Aye

Motion passed.

Police Report: 34 Warnings, 11 Tickets. All officers have been released to be on their own. All officers have worked for a combined total of 139.1 hours in February. Taylor would like to hire Matt Brown. He was on the Department for 2.5 years. He currently works part time in Middletown. Does not need any training. Board gave Taylor ok to hire Matt Brown.

Fire Departent: 9 runs since the last meeting. Mostly med calls. Nothing major. They are still waiting for grant announcements. The Fire department is trying to figure out what to do for the eclipse. Henry County is saying people want to shut 40 down during the eclipse but the State said no. Henry County ambo's are setting up extra med stations throughout the county. Henry County Law Enforcement says they will have 7 extra offers per day. Middletown is also staffing the ambo Saturday- Monday. Cadiz PD said they will also be out all weekend.

Mark says that the Fire Department needed new radio cards to allow them to use their radios. Usually they would go to the sheriff for those. However, with the new sheriff they were told to go to their Town Marshall. Taylor and Mark got the card issue worked out and the Fire Department cards have been renewed.

Mark asked the town if they will sign the building over to the Fire Department. Leah asked why. Mark says that there was a grant that they received and when they got it there was a stipulation saying that they had to own the building. There has not been any documentation found saying the building ever got put into the Fire Departments name. Mark says the Fire Department built onto the building in 2003 however the grant started sometime in 1997 or 1998.

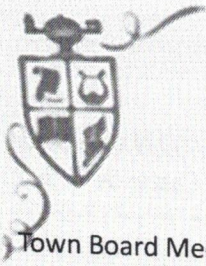
Leah says money was collected from citizens to build the Fire Barn in 1970's.

Mark says the board has caused problems with the Police Department and Fire Department. He also says that if the community gave money to the fire department to build the building then it should be the fire departments building.

It was asked what he would do to the town and Police if we gave them the building. He says he doesn't want anyone to go anywhere. Would also ask the police department pay something.

Kelsie says she doesn't want to vote tonight and asked if we as a town have to have a Town Hall. Other questions asked were, does it effect insurance or grants? Mentioned was that if the fire department were to leave the building it would go back to the town. The town will discuss this further and no deadline was given on an answer.

Citizens: Mr. Oldham was given the floor to address his concerns. He brings up the Jan. meeting about pot hole repair stating its not ninestar that uses the alley. Has questions about pothole repairs. Is upset



Town of Cadiz, Indiana

1430 N CR 525 W
New Castle IN 47362
Phone 765-533-6303

Town Board Meeting

March 5, 2024

the potholes are not being repaired in alley. Asked that we do not put gravel in the alleyway. Doesn't want anyone tripping in the alley.

Discussion about ways to fix the alley were continued from last months meeting. Jeff was supposed to look into the different options however with him no longer on the board Brittany will take it over again. Brittany will reach out to companies to get different quotes for the area of alleyway running North and South between N Church St and N CR 525 W on the North side of SR 38.

Debra says we try our best and may not be as fast as people like but we do care about the community. We do discuss every request seriously when we receive them.

Afterwards the meeting was adjourned. A few citizens looked through the map of zoning for the town. After most citizens and board left Brittany swore in Matt Brown as an officer.

Debra A. Shook
Board President

Kyle Conwell
Board Member

Jeff Brown
Board Member

Rich Adams
Board Member

Attested by:

Brittany Day at
Clerk-Treasurer