

TOWN OF CLERMONT
9049 Crawfordsville Road
Clermont, IN 46234

March 12, 2026

Monthly Town Council Meeting

I. Call to Order at 7:00

The following council members, who constituted at least 50% of the members of the council, were present in person: Councilor Beam, Councilor Lambard, Councilor Lemaire and Councilor Topf. Councilor Sauro attended by electronic means (MS Teams) for the majority of the meeting, and joined in person at approximately 9:00 PM.

Absent Council Member(s): None

Others present: Attorney, Bob Lutz; Clerk, Grace Brenzek; Clerk-Treasurer, Larry Beiter

Pledge of Allegiance

II. Special Guests: None

Special Guest Comment Period: None

III. Public in Attendance: Chris Boyle, Heidi Boyle, Bernie Denning, Krystal Zimmerman

Public Attending Remotely: Michael _____.

Public Comment Period:

Heidi Boyle, resident of Wooddale Drive and member of the Clermont Tree Board, introduced her husband Chris Boyle and Clermont Watering Team Leader and Master Gardener Krystal Zimmerman. She presented their plans for planting and landscaping in several Right-of-Way (ROW) areas and at the Town Sign along Crawfordsville Road. These plans complete the work started during the volunteer day last fall. The finished beds will contain perennials and are expected to reduce long term maintenance and annual flower replacement costs. They estimate that it will cost between \$800 and \$1200 for plants and materials. The Town will still plan to plant some flower pots as well for other areas along Crawfordsville Road. The meeting attendees discussed briefly watering plans for the spring and summer.

Councilor Sauro motioned to approved no more than \$1800 for plants, soil, mulch, etc. to support spring plantings for ROW areas, Town Sign area and pots as designed. Councilor Lambard seconded the motion.

The Council questioned several aspects of the plan and confirmed that the planted ROW areas would not require flower pots. The Council discussed various benefits of the downtown beautification efforts in support of the plan.

A roll-call vote was taken. Councilor Sauro votes, Aye, Councilor Lambard, Aye, Councilor Beam votes, Aye, Councilor Lemaire votes, Aye, and Councilor Topf votes, Aye. Motion was unanimously approved.

No additional motions were made or acted on.

IV. Town Attorney's Report - Attorney Lutz

- A. Fire Contract – Attorney Lutz met with representatives from Wayne Township. Wayne and Indianapolis Fire Departments (IFD) are working on an interlocal agreement similar to one between Beach Grove and IFD. The option to include Clermont into an existing Fire District or Township would allow the fire levy to be applied directly to the tax payers instead of being paid through Clermont tax revenues. He would like a thorough financial assessment by Baker Tilly before pursuing this option. No motions were made or acted on.
- B. Real Estate Matters – 9046 Crawfordsville Road – Councilor Topf recommended to have a formal property inspection performed in addition to any estimates by a mechanical and general contractor. The Council was supportive of this plan. Councilor Lambard suggested that the Council hold an Executive Session as soon as possible to allow update on status and discussion. The Council agreed upon Tuesday March 17th, 6:00 P.M. at Town Hall. No motions were made or acted on.

- C. Clermont Recodification – Attorney Lutz would like comments and feedback on the draft updated draft of the Town Municipal Code, previously provided to the Council for review. No motions were made or acted on.
- D. Variance and Rezoning for 9220 Crawfordsville Road – Attorney Lutz summarized petitions 2025-CZN-864 and 2025-CVR-864, copies of which were provided to the council prior to the meeting. The principal owner of Chapmon Heating is seeking to expand their parking area on an adjacent property, currently zoned residential, and reduce the side yard setback from 20 to 5 feet. Attorney Lutz and the Council discussed the plan and request in general. The petitioner has generally been a good local corporate citizen and has been willing to work with the Town’s requests concerning drainage system tie-ins and native plantings

Councilor Beam motioned that the Town support the petitions for rezoning and variance on the condition that native trees and shrubs and planted and the drainage be tied into existing systems assuming sufficient capacity. Councilor Lemaire seconded the motion. A roll-call vote was taken. Councilor Sauro votes, Aye, Councilor Lambard, Aye, Councilor Beam votes, Aye, Councilor Lemaire votes, Aye, and Councilor Topf votes, Aye. Motion was unanimously approved.

- E. Ordinance to Prohibit the Commercial Use of Town Public Records – Attorney Lutz explained how we can prohibit having to respond to mass requests for public data by companies looking to profit from the sale of that data. We have recently received requests for Insurance information and Bid information through these types of mass requests. Thanks to Grace for looking into how other Local Municipalities are handling these requests. Her examples were helpful in developing our own ordinance. Prior to the meeting, Attorney Lutz provide an Ordinance to Prohibit the use of Clemont Public Records for Commercial Use by non-residents.

Councilor Beam motioned that the Council waive the requirement for a first reading and consider adopting the Ordinance to Prohibit the use of Clemont Public Records for Commercial Use. Councilor Lemaire seconded the motion. A roll-call vote was taken. Councilor Sauro votes, Aye, Councilor Lambard, Aye, Councilor Beam votes, Aye, Councilor Lemaire votes, Aye, and Councilor Topf votes, Aye. Motion was unanimously approved.

Councilor Topf asked for a motion for the Ordinance.

Councilor Lemaire motioned that the Council adopt the Ordinance to Prohibit the use of Clemont Public Records for Commercial Use. Councilor Lambard seconded the motion.

The Council discussed the scope of the ordinance and confirmed that it was only geared toward commercial use and did not interfere with any resident’s ability to request public records from the Town.

A roll-call vote was taken. Councilor Sauro votes, Aye, Councilor Lambard, Aye, Councilor Beam votes, Aye, Councilor Lemaire votes, Aye, and Councilor Topf votes, Aye. Motion was unanimously approved.

The Ordinance was signed by the Council and adopted as Ordinance number 20260312-001.

V. Police Department Report – Councilor Frank Lemaire

- A. Miscellaneous – Councilor Lemaire provided an overview of the Police Metrics for the previous month. The Speed Limit Radar Sign has been repaired and will be reinstalled next week. Clermont officers will be attending the Lions Club Easter Egg Hunt on March 28th. No incidents of note during the past month. Resident Chris Boyle noted that multiple gunshots were heard on Woodale Drive around 4:00 A.M. and 2:00 A.M. on March fifth and sixth respectively. Attorney Lutz suggested that residents should call 911 and report these incidents when they happen, even if they are not clear on exactly where the shots are coming from. No motions were made or acted on.

VI. Clerk-Treasurer’s Report - Larry Beiter

- A. Financial Report – The Clerk-Treasurer presented for review the previous month and year-to-date financial reports, including a full record of all receipts and disbursements. The Bank Account reconciliation was completed successfully for February. No other issues were noted with the Financial Review.

Councilor Topf made a motion to accept the February financial report. Councilor Lemaire seconded the motion. A roll-call vote was taken. Councilor Sauro votes, Aye, Councilor Lambard, Aye, Councilor Beam votes, Aye, Councilor Lemaire votes, Aye, and Councilor Topf votes, Aye. Motion was unanimously approved.

- B. Meeting Minutes - Prior to this meeting, Council members reviewed the draft minutes for the February 12th Oversight Committee Meeting and February 12th Regular Council Meeting. Comments were addressed for the Regular Meeting Minutes.

Councilor Topf made a motion to accept the February 12th Oversight Committee Meeting Minutes. Councilor Beam seconded the motion. A roll-call vote was taken. Councilor Sauro votes, Aye, Councilor Lambard, Aye, Councilor Beam votes, Aye, Councilor Lemaire votes, Aye, and Councilor Topf votes, Aye. Motion was unanimously approved.

Councilor Topf asked for a motion for the Regular Council Meeting Minutes.

Councilor Beam made a motion to accept the February 12th Regular Council Meeting Minutes. Councilor Lambard seconded the motion. A roll-call vote was taken. Councilor Sauro votes, Aye, Councilor Lambard, Aye, Councilor Beam votes, Aye, Councilor Lemaire votes, Aye, and Councilor Topf votes, Aye. Motion was unanimously approved.

- C. Business Owner Conversations – Grace Brenzek presented the Council with samples of the fold-out flyers she created to facilitate initial communications with local Business Owners. The intent would be to use these as handouts to communicate expectations for property up-keep, collect business information to create a Clermont Business directory and to encourage dialog with the Council and the Community. Councilor Lambard offered his help in distributing and communicating with local businesses. The Council was requested to review and return any comments, suggestions. The Clerk-Treasurer suggested that at least one Councilor to work with Grace on development of the flyer to ensure that it represents the Council’s interests and concerns. No motions were made or acted on.
- D. AES Follow-up – Attorney Lutz will be sending a formal letter to AES and the IURC concerning the contested electric meter fees. He will copy the Clerk’s office. No motions were made or acted on.
- E. Employee Health Insurance – The Clerk-Treasurer notified the Council that we have an employee who turns 65 this year. We will continue to ensure that their health insurance coverage remains consistent with our current group plan and will pay for employee insurance as per the current Salary Ordinance. Since the Town has less than 20 employees, the primary insurance coverage will come through Medicare Parts A and B. Part B will be paid by the employee and reimbursed by the Town. The Town’s policy through Anthem BCBS will pick up coverage after Medicare to provide the employee with overall coverage comparable with the current Anthem plan. The Town will expect to see an overall reduction in insurance costs of approximately \$900/month for this individual.

VII. Facilities and Maintenance – Councilor Kim Sauro

This Agenda Item was reordered to the end of the meeting.

VIII. Streets Report – Councilor Tim Lambard

- A. CCMG Grants – The 2026 CCMG pavement treatment is being scheduled. Yard signs will be posted alerting neighbors not to park on roadway during scheduled treatment day. No motions were made or acted on.
- B. ADA Transition Plan Status – Councilor Lambard and the Clerk are meeting Monday March 16, 2026 to review plan revisions and requirements. No motions were made or acted on.
- C. Miscellaneous
Holiday Decoration Contest – Councilor Lambard summarized the plan to have judges (Councilor Sauro and Grace Brenzek) award gift cards to the best decorated homes in Clermont for both Halloween and Christmas. The Council discussed various aspects of the contest in detail, including the prize value/quantity and eligibility. The Council deliberated at length concerning how best to allow nearby homes outside of Clermont boundaries to participate while keeping the contest focus on the Town. The Council agreed on prizes of \$100, \$50 and \$25, for first, second and third place respectively, with an Honorable Mention for any of the top homes outside of Clermont.

Councilor Lambard motioned that the Town hold these two holiday decorating contests each year and award prizes of \$100, \$50 and \$25 as discussed for Clermont and nearby homes. Councilor Beam seconded the motion. A roll-call vote was taken. Councilor Sauro votes, Aye, Councilor Lambard, Aye, Councilor Beam votes, Aye, Councilor Lemaire votes, Aye, and Councilor Topf votes, Aye. Motion was unanimously approved.

Town Signage – There has been resident interest in purchasing the old street signs that will be replaced as part of the Town Signage project. Councilor Lambard proposed that we sell the old signs and use the proceeds to fund the Tree Allies. The Council and Attorney discussed the allowable options for an auction. Both a silent auction and a live auction are acceptable methods for conducting the auction. Proceeds should

go to the General Fund. Notice of the auction does not need to be posted in the newspaper. Posting notice on the Town Website and/or Town Hall would be sufficient to meet statutory requirements.

The Council considered the minimum bid amount, \$10 was considered but will be further evaluated based on current market value.

Councilor Lambard motioned that the Town hold an auction to sell the old street signs for a minimum bid to be determined with the proceeds used to fund the Tree Allies. Councilor Beam seconded the motion. A roll-call vote was taken. Councilor Sauro votes, Aye, Councilor Lambard, Aye, Councilor Beam votes, Aye, Councilor Lemaire votes, Aye, and Councilor Topf votes, Aye. Motion was unanimously approved.

Councilor Lambard will follow-up with Citizens Energy on the problematic storm drains noted by several residents.

Councilor Lambard asked the Council to consider having all the streets in Town cleaned using a street sweeper twice each year. The Town currently contracts the Town of Speedway to clean the streets along the Fall Parade. He will obtain a quote for sweeping the whole Town.

Councilor Sauro noted the clogged storm drains on 30th Street near Robey School and provide some background on the difficulties she has encountered in trying to keep it free from grass clippings, etc. It was noted that there are multiple pot-holes on Crawfordsville Road including a major one in front of Miller Pipeline. These are the responsibility of INDOT. Tim contact INDOT for repair. Residents were encouraged to submit their own complaints/service requests to INDOT to help draw attention to the issue.

Councilor Sauro noted the manhole cover and housing on Bridgeport Road near 30th Street that is sinking along the side of the road. Councilor Lambard will evaluate.

No motions were made or acted on.

IX. Communications / Technology – Councilor Mike Beam

- A. Town Signage – Our comments have been returned to the fabricator and an updated set of proofs are being developed. Based on current timelines and contractor availability, sign installation may be delayed. No motions were made or acted on.
- B. Technology – Issues with the Owl meeting camera have been resolved. Printing issues noted with the Town Hall Desktop computer were resolved with Guardian. A suspicious file was noted by the Upfort Guardian Antivirus Software on the Police Desktop computer. Councilor Beam will investigate with Chief Dulworth. Installation of the Guardian Antivirus Software on Police Laptops is being scheduled. No motions were made or acted on.
- C. Tree Board Report – Bernie Denning of the Tree Allies presented plans for the Arbor Day Planting. There will be a tree sale and tree planting in the Fall. The Arbor Day Planting will focus on replacing the trees that were recently lost and/or damaged at the Cemetery. Native Crab Apples that will complement the existing trees have been selected. These will be flowering, fruit bearing trees that will be more durable than the previous selections. A damaged Bur Oak that the Town planted several year ago will be replaced. The planting project is expected to cost no more than \$500 for trees, tree guards and mulch. The Council and Public present discussed how best to protect the trees from lawn mowers and string trimmers. Various options for guards, fencing were suggested. The Arbor Day planting is schedule for April 26 at 2:00 PM. The Tree Allies have discussed the possibility of planting trees in recognition of dedicated volunteers and residents who have served the Town.

Councilor Beam made a motion to approve the Tree Allies request to spend up to \$500 for trees, tree guards and mulch in support of the 2026 Arbor Day Planting Event. Councilor Lambard seconded the motion. A roll-call vote was taken. Councilor Sauro votes, Aye, Councilor Lambard, Aye, Councilor Beam votes, Aye, Councilor Lemaire votes, Aye, and Councilor Topf votes, Aye. Motion was unanimously approved.

- D. Miscellaneous – Councilor Beam asked the Council to send him any information or events that should be included in the next electronic Town Newsletter. The Council discussed several topics, including garage sale dates, sidewalk parking prohibitions, storm drain cleaning responsibilities. Any messages or other items should be emailed to Councilor Beam for inclusion.

A resident asked the Council / Attorney Lutz about a Utility company's responsibility to repair lawn damage after they work in a right of way. The Utilities are responsible to return the area to its previous condition. An additional question was asked about resident parking in their yard and creating unsightly conditions. This is

covered and restricted by a City Ordinance as opposed to a Town Ordinance.

The Town Yard Sale is scheduled for May 15th, 16th and 17th. Councilor Beam suggested that we maintain the third week of May as the Town Garage Sale weekend on a consistent, annual basis to facilitate communication and planning. Sunningdale Commons will have their sale on the same weekend.

Tree Allies representatives asked how they can copy some reference materials and were referred to the Clerk's office.

No additional motions were made or acted on.

Councilor Sauro transitioned from remote attendance and joined the meeting in-person at approximately 9:00 PM.

X. New Business

- A. Open Town Action Requests – All open Action Requests are actively being pursued. Councilor Lambard and Clerk Brenzek discussed several inquiries related to blocked storm drains and pooling stormwater. No motions were made or acted on.
- B. Multi-Use Path / Safe Routes to School Program – Prior the meeting, Local Resident Sam Schilling provided information to the Council concerning plans for a multi-use path that would run along Tansel Road from 21st Street to Raceway Road. He is hoping to get an Indianapolis Department of Public Works feasibility study done soon, and he want to start aligning different groups who might be interested in supporting the project. In addition, he would like to utilize existing grant funds to improve the crosswalk at Robey Street and Tansel Road. It was suggested that he should communicate with Street Commissioner Councilor Lambard to work together on these efforts. No motions were made or acted on.
- C. Clermont Rodeo – Councilor Topf noted that the Clermont Lions Club will be seeking donations to help support the Clermont Rodeo in 2026. No motions were made or acted on.
- D. Community Crossing Matching Grant (CCMG) Funds – The Clerk-Treasurer noted that we have received our 2026 CCMG matching grant money. Our budget contains separate CCMG funds to keep this money separate from other funds such and Rainy Day or General. These funds are currently named with the specific year of the grant.

Councilor Lambard motioned that we rename our CCMG Funds to be more generic and allow them to be used annually for this purpose without renaming. Councilor Lemaire seconded the motion. Councilor Beam votes, Aye, Councilor Lambard votes, Aye, Councilor Lemaire votes Aye, Councilor Sauro votes, Aye, and Councilor Topf votes, Aye. Motion was unanimously approved.

XI. Facilities and Maintenance – Councilor Kim Sauro

- A. Miscellaneous – Discussions concerning roadside planting and flower planting for spring 2026 were held during the Public Comment period.

Councilor Sauro met with a contractor who will provide a quote for roof repairs and ceiling tile replacement at Town Hall/Police Station.

Councilor Sauro is waiting for a quote to remove dead and damaged trees at Miller Park, Clermont Cemetery, and the Town Barn Property. It was requested that she review the work plan with representatives from the Tree Allies prior to moving ahead with the work.

We would like to plan a Clermont Spring Clean-up Day for April 25th. The Council discussed how best to deal with yard waste and debris as part of this clean-up.

No motions were made or acted on.

XII. Adjournment

Councilor Lemaire moved to adjourn the meeting at 9:19 P.M. Councilor Sauro seconded the motion. Councilor Beam votes, Aye, Councilor Lambard votes, Aye, Councilor Lemaire votes Aye, Councilor Sauro votes, Aye, and Councilor Topf votes, Aye. Motion was unanimously approved.

An Executive Session will be held on March 17th, 2026 at 6:00 P.M.

The next Regular Council meeting will be held on April 9th, 2026 at 7:00 P.M.

Approve: Town Council

Frank Lemaire
Michelle Lemaire

Kimberly Jayne
J. Smith

Attest: Clerk-Treasurer

Sue Galt