

MAY 19, 2026

The Trail Creek Town Council met in regular session on Tuesday, May 19, 2026, at 7:00 p.m., at the Trail Creek Town Hall, 211 Rainbow Trail, Trail Creek, Indiana. Mr. Schacht, Council President led the pledge of allegiance. Council Member Andrea Janes was not in attendance.

Minutes: A motion was made by Mrs. Saenz to approve the meeting minutes; the motion was seconded by Mr. Vedo. Motion unanimously carried.

Approval of Fund Report: Clerk Treasurer, Crystal Frever provided copies of the Fund Report for April 2026. A motion was made by Mr. Pizarek to approve the fund report; the motion was seconded by Mr. Vedo. Motion was unanimously carried.

Approval of Claims: Clerk Treasurer, Crystal Frever provided copies of the bills to the council for April 15, 2026 – May 14, 2026, in the amount of \$260,260.20 (TWO HUNDRED SIXTY THOUSAND TWO HUNDRED SIXTY DOLLARS AND TWENTY CENTS).

A motion was made by Mr. Pizarek to approve the bills as presented; the motion was seconded by Mr. Vedo. Motion unanimously carried.

Correspondence: Clerk-Treasurer reported receiving a complaint letter from resident Richard Stupeck 2010 E Coolspring Ave. The Council briefly discussed the contents of the letter. The Town Attorney advised that the matter did not present any legal issues requiring action by the Council.

The Council confirmed that refuse charges will continue to be assessed and collected in accordance with Town policy.

MS4: No Report

Attorney: Attorney Christopher Willoughby in attendance.

Former FOP Property

The Town Attorney reported that a 10-day letter had been sent to the owner of the former FOP property. The owner responded promptly and has been provided with information regarding the Board of Zoning Appeals (BZA) process.

Discussion included:

- Existing fencing and storage containers on the property.
- Current work stoppage.
- Potential need for variances before additional improvements can occur.
- Possible future sewer connection and development plans.

The Building Inspector and Town Attorney will continue working with the property owner regarding compliance.

1929 East Cool Spring Avenue

The Council discussed ongoing code enforcement concerns at the property located next to the church.

Discussion included:

- Prior cleanup efforts completed by the Town.
- Mental health concerns involving occupants.
- Previous reimbursements received from attorneys managing the property owner's affairs.

- Potential issuance of citations and further legal action if compliance is not achieved.

The Building Inspector and Town Attorney will continue enforcement efforts and report back next month.

2811 East Michigan Boulevard

The Town Attorney updated the Council regarding the former law office property owned by Mary Fox.

Discussion included:

- A previously approved variance allowing residential units within the commercial building.
- Allegations of construction work being completed without permits.
- Concerns regarding shared kitchens and additional residential units.
- Lack of recent permit applications.

The Town Attorney and Building Inspector will continue investigating and reviewing compliance with the original variance conditions.

Park Rules

The Town Attorney discussed establishing formal park rules. Options include:

- Adoption of a Town ordinance.
- Authorization for the Park Board to create rules.

The Attorney will work with Park Board members and provide recommendations at a future meeting.

Tax Sale Property Harding

The Attorney provided an update regarding a split-ownership property on Harding Ave currently involved in a tax sale. The property remains unresolved, with redemption rights extending through October.

Engineer: Representatives from Schneider Geomatics, including John Hannon and Alonzo Garcia, attended the meeting.

A proposed engineering services contract was discussed.

The Council designated Council President Mr. Schacht as the Town's representative for purposes of the contract.

A motion was made by Mr. Pizarek to designate Mr. Schacht for the Schneider Geomatics Contract point of contact. Motion was seconded by Mrs. Saenz. Motion carried.

Discussion also occurred regarding future Community Crossings Matching Grant (CCMG) applications. Staff will coordinate with Schneider Geomatics to prepare for the September application deadline for 2027 funding.

Park Board: Park Board President Katrina Vedo not in attendance. Mrs. Saenz reported:

- A ribbon-cutting ceremony for the new playground will be held at Nelson Park on July 25 at 11:00 a.m.
- An infant swing was purchased for approximately \$195 following public requests.
- Volunteers will install signage at the playground.
- The Street Department agreed to assist with installation of the infant swing.
- Playground swing chains are showing signs of rust and warranty replacement requests have been submitted.

Council members noted the playground is receiving heavy use and expressed appreciation for the completed project.

Building Inspector: Steve Thomas in attendance. No additional report was presented beyond matters already discussed.

Planning/Zoning: No Report

Police: Marshal Dick in attendance.

- The annual St. Stans 5-K will take place on June 6 beginning at 8:00 a.m. and will travel through Trail Creek streets.
- A new entrance sign at Greenwood and Sarah Jo will be installed with improved visibility.
- A new Police Department sign featuring department information and emergency contact numbers is being developed.
- Officer Ana Gelardi continues to perform well in her new position.

Street Department: Street Commissioner, Dave Baker in attendance.

The Street Department reported completion of Spring Cleanup activities:

- Six loads of leaves were collected.
- Twenty-seven dump truck loads of sticks, limbs, and debris were removed.

NIRPC: No Report

Old Business:

Leaf Disposal Location- A proposal from Falatovics Construction was presented for use of property on Michigan Boulevard for leaf disposal. Operations benefits include reduced travel time & increased efficiency for spring and fall cleanup operations.

A motion was made by Mr. Pizarek to approve Falatovics Proposal as presented. Motion was seconded by Mr. Vedo. Motion carried.

New Business:

Haas Engineering Invoice

The Council discussed an engineering invoice related to oversight of warranty repairs on road projects. Concerns were raised regarding:

- Whether engineering fees should be charged for warranty work.
- Whether responsibility should rest with the contractor.

The Town Attorney will review the contract and contact the engineering firm for clarification. Invoice tabled pending further review.

Grass, Weed, and Downed Tree Ordinance Letters

Council reviewed resident complaints regarding ordinance warning letters.

Discussion included:

- Clarifying timelines between warning notices and citations.
- Improving letter formatting so residents more easily see language stating that letters may be disregarded if violations have already been corrected.
- Continued coordination between the Clerk-Treasurer's Office and Police Department regarding complaints and enforcement.

Banking Change Proposal

The Clerk-Treasurer presented a proposal to move the Town's banking relationship to 1st Source Bank.

Benefits discussed included:

- Increased interest earnings from approximately 1% to 2.5%.
- Improved banking services.
- Better support for future financing needs.

The Clerk-Treasurer will coordinate the transition while maintaining sufficient funds in the existing account to cover outstanding checks and automatic transactions.

A motion was made by Mrs. Saenz to approve the change and 1st Source Contract. Motion was seconded by Mr. Pizarek. Motion carried

Public Comment: No Comments

Clerk Comment: The Clerk-Treasurer wanted to remind the Town about the Annual Community Garage Sale June 12-14

Council Comment: Council would like to thank everyone involved with the park equipment & installation.

Adjourn: With no further business, a motion was made by Mr. Pizarek to adjourn the meeting at 8.08pm, the motion was seconded by Ms. Saenz. Motion carried unanimously.

MINUTE APPROVED JUNE 16, 2026 - MAY 2026 MINUTES

X

Warren Schacht
Council President

X

Peter Pizarek
Council Vice President

X

Laura Saenz
Council Member

X

Brian Vedo
Council Member

X

Andrea Janes
Council Member

ATTEST:

X

Crystal Frever
Clerk-Treasurer