

Town of Wingate Council Meeting
Tuesday, January 21, 2025

The meeting was called to order at 6:00 p.m.

ROLL CALL

The Wingate Town Council Meeting began at 6:00 p.m. Council Members Kyle Campbell, Curt Hadley, and Andrew Lorenz responded to the roll call.

Town Attorney Stu Weliever, Shyana Busse and Jay Busse with Busse Excavating, Suzy Bass of Local Government Services, Coal Creek Twp Fire Chief Darren Forman were also present. Town Marshal Jared Kirby, Troy Elless of UMAC, and Janet Alexander of Local Government Services were absent.

Shyana Busse acted as recording secretary and clerk due to the absence of Janet Alexander.

Kyle Campbell turned the meeting over to Council Member Curt Hadley, who explained that the maximum occupancy for Town Hall is 20 people. Fire Chief Darren Forman confirmed that the rules are based on fire safety regulations.

The December Meeting Minutes were not presented. Kyle Campbell motioned to table the approval of the December meeting minutes, which Andrew Lorenz seconded. The motion was put to a vote, and it carried.

PUBLIC COMMENTS

Town Attorney Stu Weliever was asked to address the status of the demolition of Cording Hall. The building's roof collapsed on the morning of December 29, 2024. Bricks and debris fell on the State Highway, creating a public hazard. Because of this, the Town hired an insured contractor to knock down the exterior walls.

The town council has addressed issues with Mr. Wilkison and the building since 2020. Mr. Wilkerson has received multiple citations. He explained that the town can only cite and fine the landowner, not seize the property, which limits their ability to enforce action.

The bar owners, Wes and Mellisa Null, were present. They mentioned that a “razz order was sent to the owner of Cording Hall. However, Stu stated that he was unaware of that.

Ownership of the property was another matter discussed. The property was sold at a tax sale two years ago in October. Stu explained the Tax Sale Process when questioned about not knowing precisely who owns Cording Hall.

According to the Town Attorney, the town has the authority to act in emergencies, justifying the contractor's hire. When questioned about the qualifications of the company hired, Jay Busse explained that Walden (the contractor) handles all public building demolitions in Crawfordsville.

When asked if the Town has an unsafe building ordinance, Curt stated that one was discussed but not enacted in a June meeting.

Stu Weliever asked Wes & Mellisa Null about their insurance; the bar contacted their reps but said their insurance wasn't relevant to this discussion. The town received a Certificate of Insurance (COI) for Walden, which the bar can access.

Wes and Melissa Null requested copies of recent meeting minutes. They also want input on selecting a cleanup contractor to avoid negligence. Stu explained that three quotes are required for costs between \$50,000 and \$75,000, and the bid will be accepted publicly.

The town aims to make progress on the site's cleanup by the next meeting, though no firm timeline was set. After a heated exchange, Curt ended the discussion.

DEPARTMENT REPORTS

Town Maintenance Supervisor

Jay Busse reported on the following activities:

- He got in touch with INDOT to coordinate regarding a stop sign.
- He plowed and salted when it snowed.
- He has received a bid for the cleanup at Cording Hall. But as discussed earlier this type of cleanup requires state approval, which will take time.

During his report, Council member Andrew Lorenz asked about the next steps to clean up the site. Stu Weliever outlined the procedure, explaining that the Town should obtain at least three quotes and contact Walden's insurance carrier. Stu offered to reach out to the insurance company on behalf of the council.

Coal Creek Fire & Rescue

Fire Chief Darren Foreman of Coal Creek Fire and Rescue reported that in December, the department responded to sixteen (16) total calls for service. Ten (10) were for medical services, and six (6) were for fire. Seven (7) calls came from Wingate addresses, and nine (9) were from the New Richmond address area.

Curt Hadley thanked the Fire Chief and Department for handling the Cording Hall situation.

Financial Reporting – Suzy Bass

Kyle Campbell motioned to accept the December Financial reports, including the bank

reconciliation, the fund report, the payment of claims dated January 21, 2025, for \$61,015.13, and approval of a utility service adjustment for \$54.92. Andrew Lorenz seconded the motion, and it carried.

OTHER BUSINESS:

Park Pavilion- Acceptance of State permit: Tabled until February.

Stu Weliever reminded the Board that the Town has another nuisance issue. Ron Gard has until May to comply with the Agreed Entry approved in December. Suzy Bass reported that he has never paid his outstanding utility bill. The basic agreement was that he had until May 1st to clean up his property. Ultimately, the town decides what is acceptable regarding how the property looks. If it is not cleaned up, the Town will put a lien on the property.

ADJOURNMENT

As there was no further business to conduct, the meeting adjourned at 7:10 p.m.

Respectfully submitted,

Kyle Campbell
Council President and Acting Clerk-Treasurer