Windfall Board Meeting

Date/Location	5/12/2026 Community Building Workshop 5:30 pm Meeting 6:00 pm
Prayer given by	Keith Ryan
Pledge of Allegiance	

Attendance

Rob Shanks	Board President- Term 2023-2027	Present
Bill Dewitt	Board Vice President- Term 2023-2027	Present
Theresa Simmons	Board Member- Term 2023-2027	Present
Marva Ryan	Board Member- Term 2023-2027	Present
Pam Long	Clerk Treasurer- Term 2023-2027	Present
Alan Wilson	Town Attorney	Present
Scott Brumley	Marshal/Street Dept	Present
Scott Schutte	Water/Waste Operator	Present

Previous Meeting Minutes 4/14/2026

Motion to Approve	2nd Motion	Motion Carried
Marva	Theresa	Carried

Allowance Docket April 2026

Motion to Approve	2nd Motion	Motion Carried
Theresa	Marva	Carried

Accounts Payable April 2026

Motion to Approve	2nd Motion	Motion Carried
Theresa	Marva	Carried

Adjustment report April 2026- Reviewed by board- does not require board action.

Old business

Ordinance 2026-02 amending the rates and charges for the municipal water utility of the town of Windfall, Indiana. Third reading.

Motion to Approve	2nd Motion	Motion Carried
Bill	Marva	Carried

Speakers: Jack Baugher- Pam explained the loan payment and SBOA audits. Rob explained the decision to hire a contractor and that the system is aging. Shutte explained why the water boil was issued. Once debt is paid down the town will have the opportunity of getting grants. Jack questioned the number of employees for the town.

Stephen Brown- Pam explained that the rate will increase 7.25% due to the rate study.

Fence ordinance:
Jaylena & Alexander Heron- Fence 802 S Independence. Permit Application, neighbor letters, and property documents.

Jack Baugher/Sue Parks-416 Mill St. Application to speak presented to board on 4/9/26. Rob spoke to Sue prior to the meeting. Fence was installed and stop sign was moved without approval. No application for permit or diagram was completed. Council will follow up with resident after speaking with the attorney. Pam and Tricia informed Sue on 4/9/26 of the moratorium.

Building Ordinance-

Annexations- Bill- No activity. Alan is putting together what needs to be completed for the annexation. Alan also stated the Dollar store is ready to move forward on the annexation.

Tiny Homes- Marva-Check with Tipon and Government guidelines

Permit Fees- Theresa gave Rob information at previous meeting.
Rob stated the buildings requested will fall under state guidelines due to them being commercial buildings and having employees.

Temporally suspend the permit moratorium for the duration of this meeting

Motion to Approve	2nd Motion	Motion Carried
Theresa	Marva	Carried

Rob stated elevation diagrams will be required in the future for drainage and ROW for commercial only at this time. Commercial Buildings permit fee is set at $150.
Discussion with the county as far as zoning moving forward.

BES Building Permit- College Street- with the afore stipulations

Motion to Approve	2nd Motion	Motion Carried
Theresa	Marva	Carried

Tyler Nation Customs Building permit- with the afore stipulations

Motion to Approve	2nd Motion	Motion Carried
Theresa	Marva	Carried

New Business – Commonwealth amendment

Please see attachment/amendment to our contract that gets us all the way through construction. Also included is additional design fee for bringing on a structural engineer, we left that out of what was approved a few months ago to stay within the amount of funds remaining with SRF because at that time we didn't know whether the Town would be awarded the OCRA grant. We assumed onsite construction would take 6 months for both construction engineering and full-time RPR services (Inspection).

The existing SRF loan will fund the amount approved a few months ago. Less than $50k of services from this amendment will occur prior to having financing in place, which is anticipated by October.

Motion to Approve	2nd Motion	Motion Carried
Theresa	Marva	Carried

Waste water grant administrator award to NIRPC. Five were sent out. Only one returned. Pam stated it was also posted in the weekly newspaper. Scoring has been completed along with interview. All requirements were met.

Motion to Approve	2nd Motion	Motion Carried
Theresa	Bill	Carried

Marshall report- see attachment.

Use town credit card for police car washes. No set amount was given.

Motion to Approve	2nd Motion	Motion Carried
Theresa	Marva	Carried

Scott B is obtaining information on body can and taser. Cloud storage is $3,000 annually for five years. Scott to bring more information next meeting. Checking with prosecutor for equipment.

Street Department- Robin Matthews with Commonwealth, for paving and community crossing. Application due July 26,2026. Scott B will be the point of contact for the project.

Water Plant Operator-Running well. Two employees are manually reading meters that do not come across the billing system. Installing 10 new meters, hydrant flushing, issue with iron, meeting with engineer.

Waste Plant- Running well. Met with engineers to review the planning, Waste management has approved the biosolid disposal. Mapping programs are going well. Started with the manholes and hydrants. Meter pits will include opening them up to obtain information from main to meter and meter to resident for the reporting of lead service lines. Anything buried will be uncovered. Also being completed is the tower and lift stations.

Clerk Treasurer

Received INDOT payment for the two parcels of land. Pam worked with Furnace and AC quotes for Community building will be tabled at this time. Rob will present an electrical quote for installation. Town property tax- Assessment was done in 2020. 2025 paid $374.08. 2026 paid $1,020.76.

Motion to close Meeting

Motion to Approve	2nd Motion	Motion Carried
Bill	Theresa	Carried

Rob Shanks	Date 6/2/26
Bill Dewitt	Date 6/2/26
Theresa Simmons	Date 6/2/26
Marva Ryan	Date 6/2/26

Attest:

Pamela Long 6/2/26

Clerk Treasurer