



NAPPANEE COMMON COUNCIL MEETING MINUTES

Date, Time & Location:

Monday, April 20, 2026 — 7:00 P.M.
Council Chambers, City Hall, 300 W. Lincoln St.

Council Members:*

District 1 — Ben Leavitt • District 2 — Austin Yoder • District 3 — Amy Rosa
District 4 — Dustin Geyer • At-Large — Kelbi Veenstra

Meeting Minutes:

1. Call to Order

- a. Mayor Jenkins called the meeting to order at 7:00 pm.

2. Roll Call

a. Present:

- i. **Mayor** Phil Jenkins **City Attorney** Brian Hoffer, **Clerk-Treasurer** Jeff Knight (all in person)
- ii. **Council Members:** Mr. Yoder, Mrs. Rosa, Mr. Geyer, Mrs. Veenstra (in person)
- iii. **Council Members Absent:** Mr. Leavitt was not able to attend the meeting.
- iv. **Guests:** 6 (5 in person ; 1 online)
- v. **Press:** 1 (in person)

3. Approval of the Minutes from March 30, 2026

- a. Mr. Geyer motioned to approve the minutes as presented. Mrs. Veenstra seconded. The minutes were approved unanimously by voice vote (4-0).

4. Petitions and Comments by Citizens

- a. None.

5. Reports of Committees, Boards, and Commissions

- a. **CT Knight presented the February 2026 and March 2026 CT Reports.** CT Knight presented the reports. He focused on the March 2026 month end report. CT Knight handed out a comparison between 3/31/2025 and 3/31/2026. There were some changes as the 3/31/2026 numbers were finalized but overall the General Fund Bank Balance shows \$18 million as of month end as compared to \$16 million last year. The increases are largely due to unused Redevelopment TIF and remaining bond funds.. The interest rate environment remains stable with no changes foreseeable in the short term. Mrs. Rosa motioned to approve

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the CT Reports as presented. Mr. Yoder seconded. The CT Reports were approved unanimously by voice vote (4-0).

6. Unfinished Business

- a. 3rd Reading of Ordinance 1643 - Dietrich Building. Mayor Jenkins presented the ordinance designating the Dietrich Building as its own Historic Preservation District. Late 2025 the City received confirmation that it would purchase the building. Since that time, the Redevelopment Commission has issued a request for proposals for the building. A developer is on board. The intent is for the Redevelopment Commission to handle the improvements on the exterior of the building and the developer will handle the interior improvements. Mr. Geyer asked if there were grant funds available because of the approval of this ordinance that would not otherwise be available to the City. Mr. Slaven (City Property Manager/Asst. Planner) said most of the federal funding was tied to the national register instead of the local register. The local register is primarily for the protection of the building going forward. Mr. Geyer asked if that was what was being taken advantage of those protections and potential funds when the exterior is remodeled. There have been conversations with the State but it boils down to being more along the line of tax credits for the property owner. Mr. Geyer asked if the building was in the TIF. It is. Mr. Yoder motioned to approve the ordinance on third reading. Mr. Geyer seconded. Ordinance 1643 - Dietrich Building was approved unanimously by roll call vote (4-0).

7. New Business

- a. Express an interest in vacant land - South Jackson Street (23 acres). Mayor Jenkins presented the topic for discussion. The property is annexed into the City. The developer has asked if the City would be interested in purchasing the property. This would be done in conjunction with Redevelopment and the mechanism used will most likely be as a Residential TIF. The City will have the option to develop the property itself or sell it to another developer. In order for the City to move forward with getting appraisals, an expression of interest needs to be made. The City will obtain two appraisals and the funds will come from Redevelopment. Mr. Geyer confirmed that the original buyer wants to pull out of the project and sell the property. Mayor Jenkins said that was correct. There were some issues. One issue was that the small pond was designated as a wetland even though it was a manmade pond. Another issue was that the Jackson Street extension has not happened as quickly as what was anticipated. There were also some drainage issues. After completion of the appraisals and the values are determined, the City and owner will decide how to proceed. Mrs. Rosa asked if the City chooses to develop the property itself, will this be an "in house" development through the Planning Commission. That is how Mayor Jenkins envisions it. A discussion ensued about how houses in the community will potentially be developed and how limited the amount of housing is. This has been discussed with Redevelopment in general terms and the thought is that it may be interested. The property is currently on the market. Mrs. Rosa motioned to express interest in the land on Jackson Street. Mr. Yoder seconded. The

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expression of interest in the vacant land on South Jackson Street was approved unanimously by voice vote (4-0).

8. Approval of Accounts Payable Vouchers (APVs)

- a. **2026 City APVs totaling \$1,747,175.26.** Clerk-Treasurer Knight presented the APVs for approval. \$1.5 million of this was payroll and benefits related. Mr. Geyer motioned to approve payment of the vouchers. Mrs. Rosa seconded. The APVs were approved unanimously by voice vote.

9. Reports of City Officers

- a. The reports consist of a March month end report for both Fire and Planning. Mayor Jenkins read his proclamation for Arbor Day. No Council action was required.

10. Adjournment

- a. With no further business to discuss, Mrs. Rosa motioned that the meeting be adjourned. Mr. Yoder seconded. Adjournment was agreed by unanimous voice vote. The meeting was adjourned at 7:28 pm.