

# Village of St. Joseph

Village Board Meeting

March 10, 2026

Mayor Page called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was said by all present.

Roll call was taken.

Page Present
Walsh Present
Peters Present
Childers Present
Wolfersberger Present
Cummings Present
Rapp Present

Others in attendance: Joe Hackney, Village Administrator; Debbie Routh, Village Treasurer; Mike Sennert, Village Clerk; Marc Miller, Village Attorney; Mary Sleeth, Barbara Campbell, Kate Morgan, Darcy Nekolny, John Moss, De Bush, Judy Enick, Javier Penil Pena, Arlo Marriot, Jasper Marriot, Will Marriot, and Reid Bewley, Village Residents; and Nora Maberry, The St. Joseph Record.

## **Consent Agenda (\* indicates action item, omnibus motion):**

1. Regular Board of Trustees Meeting minutes - February 24, 2026\* - Exhibit #1
2. Executive Session Meeting minutes - February 24, 2026\* - Exhibit #2
3. Treasurer's Report - March, 2026\* - Exhibit #3
4. Investment Recommendations - March 2026\* - Exhibit #4
5. Approval of bills in the amount of \$1,511,396.48\* - Exhibit #5
6. Special Event Permit 2026-004 - Easter Egg Hunt\* - Exhibit #6
7. Special Event Permit 2026-005 - SJAPC Leagues Spring 2026\* - Exhibit #7

Trustee Rapp informed the board he would be voting no because of the transfer of funds to SJRF.

Cummings motioned and Wolfersberger seconded to approve the consent agenda as presented. Roll call was taken: Walsh-Aye, Peters-Aye, Childers-Aye, Wolfersberger-Aye, Cummings-Aye, and Rapp-Nay. Motion passed 5-1

## **Public Participation:**

Village Residents Mary Sleeth, Kate Morgan, and Barbara Campbell address the board to express their concerns about the condition of the roads in the Woodland Drive cul-de-sacs.

Kate Morgan spoke for the group giving an overview of the residents' concerns about the poor road conditions. The oil and chip done last fall didn't work and the rock has all been pushed into their yards. The group would like the Village to rake the rock out of their yards and come up with a better solution to fix their road.

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Mayor Page told the residents he would come out and inspect their roads and be their contact person until the problem is resolved. Administrator Hackney is going to ask the Village engineer to assess what was done in the Fall and what can be done to fix it now.

### **New Business (\* Indicates Action Item):**

1. Consideration and possible approval of an Ordinance Approving and Authorizing the Execution of a Tax Increment Financing District Redevelopment Agreement between the Village of St. Joseph and GAM Properties, LLC\* - Exhibit #8

Administrator Hackney gave an overview of the agreement. He told the Trustees that their consultant put together an agreement between the developer and property owner for a new housing development. GAM Properties LLC is requesting \$320,000 for infrastructure costs. The Village will pay for this out of general funds and then be reimbursed when TIF funds build up. Hackney also stated that the developer will still need to go through the subdivision process before construction can begin.

Mayor Page explained that this development would expand on the Crestview subdivision. He added that the Village would get paid back the \$320,000 in a five year time frame.

Rapp motioned and Walsh seconded to approve the Ordinance Approving and Authorizing the Execution of a Tax Increment Financing District Redevelopment Agreement between the Village of St. Joseph and GAM Properties, LLC as presented. Roll call was taken: Walsh-Aye, Peters-Aye, Childers-Aye, Wolfersberger-Aye, Cummings-Aye, and Rapp-Aye. Motion passed 6-0

2. Consideration and possible approval of an Ordinance Approving a Pre-annexation agreement with Woodard Family Trust for 208+/- Acres North of CR1700N and West of CR 2200E\* - Exhibit #9

Attorney Miller gave an overview of the agreement explaining that the owner wants to divide the property into three large tracts. The owners are asking for a waiver so they won't be held to future subdivision requirements. He added that the owners would agree to annexation in the future if the need arose.

Wolfersberger motioned and Cummings seconded to approve the Ordinance Approving a Pre-annexation agreement with Woodard Family Trust for 208+/- Acres North of CR1700N and West of CR 2200E as presented. Roll call was taken: Walsh-Aye, Peters-Aye, Childers-Aye, Wolfersberger-Aye, Cummings-Aye, and Rapp-Aye. Motion passed 6-0

3. FY26/27 Budget Discussion: Direction on Discretionary Budget Items:

Administrator Hackney explained that most of the yearly budget is already allocated to cover the Village's ongoing expenses. He talked about seven discretionary budget items, that had been mentioned in the past year, that he would like their feedback on.

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Hackney asked the Trustees if they would give him consensus on the budget item to allow a maximum of five percent pay increases for the year. All of the trustees agreed with Trustee Rapp saying he would like to study it more, but he agrees to what he has seen. Administrator Hackney offered to go through it in more depth with him later.

## **Old Business (\* indicates Action Item):**

None

## **Village Administrator:**

-Nothing to report.

## **Staff Updates:**

-**Village Attorney**-Nothing to report.

-**Village Clerk**-Nothing to report.

-**Public Works**-Nothing to report.

## **Mayor:**


-Nothing to report

## **Board of Trustees:**

- Nothing to report.

At 7:52 p.m., Walsh motioned and Childers seconded to adjourn the meeting.

These minutes are respectfully submitted.



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Mike Sennert  
Village Clerk

Approved: March 24, 2026