

Town of Cambridge City
Regular Monthly Meeting
Monday, December 8th, 2025

Roll Call: Present on roll call were Mike Amick, Debbie McGinley, Gary Cole, and Jim King. Absent from the meeting was Jim McLane. Also present, Clerk Sherry Ervin, Town attorney, Bob Bever; Public Works Super. Joe Webb; and Town Marshal, Richard Roberts; Fire Chief Jeff Gabbard also attended. Prayer was given by Pastor Doug Harris and the Pledge of Allegiance to the flag was started by Vice President Mike Amick.

Minutes: A motion to accept November 13th, minutes were made by Jim King and was seconded by Gary Cole with a vote of 4/0 in favor. Motion carried.

Claims: Debbie McGinley made a motion to accept all the claims as written and was seconded by Jim King with a vote of 4/0 in favor. Motion carried.

Financials: Debbie McGinley made a motion to approve the November financials and was seconded by Gary Cole with a vote of 4/0 in favor. Motion carried.

Public Hearing: One sealed bid of \$7,500 received from Charlie & Barb Ringwald was opened for property on South Walnut Street. Jim King made a motion accepting the (appraised amount) bid for the sale of property and Debbie McGinley seconded the motion with a vote of 4/0, motion carried. As a footnote, Town attorney Bever reminded the council of a slight risk to the new property owner if this land is not used for manufacturing purposes. Bever will set up a purchase agreement and hopefully have closing in the next couple of weeks. The public hearing was closed at 6:09 p.m.

Guests: Stephen Myers of Myers Family Farm is once again interested in the Farm Ground Lease Agreement and asked for a 5-year lease agreement. Debbie McGinley made the motion allowing a 5-year lease agreement and to solicit proposals for the farm ground located next to Riverside cemetery. Jim King seconded the motion with a vote of 4/0, motion carried. An ad will be placed in the paper notifying all bids will be accepted up to Jan. 12, 2026, 4:00 p.m.

Unfinished Business:

- * Joe Webb gave an update on the continuous blighted properties. Webb is not receiving call backs from contractors who promised properties would be cleaned up on Parkway Drive and West Main Street. Antique owner High Hats will be reopening soon after repairs are complete.
- * Gary Cole and Mike Amick met with the vet at the Animal Care Alliance regarding the trap/neuter/release program and discussed several options on how to evaluate the cats. Debbie McGinley made a motion approving donations from: Gary Cole, \$1000; Marily Lyons, \$500; Jim McLane, \$200; Philip Langholtz, \$500; James Buswell, \$20; Mike Amick, \$250; totaling \$2470 in donations. Jim King seconded the motion and passed 4/0. Gary Cole will try to get a base cost from Animal Care Alliance with projected costs to present to council.
- * Participating in the program will earn one seat on the Land bank board. \$2,500 can be used from EDIT Fund and \$2,500 from the Water Fund to join the program with the County.
- * Name and address of the property owner on Shawnee Avenue will be provided to Town attorney Bever so he can issue a letter regarding the tenants living in a tent.
- * A motion was made by Jim King approving Ordinance #8-2025, amending costs for opening graves on Saturday to \$350 and Sunday/Holidays \$450 and was seconded by Gary Cole, motion passed 4/0.
- * Jim King made a motion approving the Interlocal agreement with the Town of Dublin for police protection and was seconded by Gary Cole, motion passed 4/0. The agreement amount for 2026 is \$16,500; 2027 is \$17,325; 2028 is \$18,190.

New Business:

- * Jim King made a motion approving Kleinpeter Consulting Group, LLC amendment to Labor Standards Contract \$13,500 to process the pay application for the SRF Water project. Seconded by Gary Cole and the motion passed 4/0. SRF disbursement form #78 will be sent to IFA for processing.
- * Debbie McGinley made a motion to adopt Ordinance #9-2025 "Reaffirming the ability of an applicant to hold a State Alcoholic Beverage 'Liquor Retailer Permit' in the Town of Cambridge City" and was seconded by Gary Cole. The motion passed 4/0.
- * Webb received permission to contact Wessler Engineering for a proposal to move forward on a required Asset Management Plan. He will present the proposal at the January meeting.
- * Gary Cole made a motion nominating Brenda McLane as the new representative for EDC of Wayne County and was seconded by Debbie McGinley. The motion passed 4/0. Her term will begin 1/1/26.
- * Debbie McGinley made a motion approving a \$100 donation from the Symonds Creek Amish School for the fire dept and seconded by Jim King. Motion passed 4/0. Next, Debbie McGinley made a motion to accept 1,855 collector stamps valued at \$513.55 from Gordon Mehafeey and was seconded by Jim King. The motion passed 4/0.
- * Debbie McGinley made a motion approving the Anthem medical insurance renewal for 2026 and was seconded by Gary Cole with a vote of 4/0 in favor.

Staff Reports:

- * PWS Webb said Community Crossings grant was approved and Choice One will manage the advertising for the bids. Gary Cole made a motion accepting the quote from Leary Construction in the amount of \$29,000 to get both water towers in compliance with IDEM. Jim King seconded the motion with a vote of 4/0 in favor.
- * Attorney Bever attended a meeting with the County and County Council regarding the water tower. A proposal was given to the County suggesting how the town wants the project to be done. Bever also advised the 1782 Notice for the budget was received, and all the tax levies were approved, however additional appropriations will be needed at the January meeting for approval on the 2026 budget because forms didn't show the adopted column. Also discussed was the attendance for virtual meetings. Bever advised the audience must see the person who is taking part in the meeting and said person can only participate virtually two times in a row by phone or visual and no more than 50% of the meetings per year.

A motion to adjourn was made by Jim King at 7:08 p.m.

Council President

Debbie McGinley
Council Member

Gary Cole
Council Member

Council Vice-President

Sherry Ervin
Council Member

ATTEST:

Sherry Ervin
Clerk-Treasurer