



MINUTES

Grabill Town Council

May 20, 2026, 7:00 PM | Town Hall | 13717 First Street

CALL TO ORDER

The meeting was called to order by Council President, Claude Schrock at 7:00 PM.

ATTENDANCE

Present: Claude Schrock, Jeff Smead, Wilmer Delagrang
Karma Rowe, Zach Klutz via Zoom

OLD BUSINESS

Review of Council Minutes from April 22, 2026

Motion to accept as recorded: Jeff Smead

2nd: Wilmer Delagrang, motion carried

NEW BUSINESS

ORDINANCE 2026-3 – Flood Hazards

Allen County Surveyor, Mike Fruchey - update to the 2025 master flood ordinance: 05-01-26-05 that requires each municipality to reference the updated ordinance.

1st Reading

Motion to accept: Wilmer Delagrang

2nd Reading, public input - none

Motion to accept: Wilmer Delagrang

All in favor, motion carries

3rd & final reading

Motion to accept: Wilmer Delagrang

All in favor, motion carries

KELLER DEVELOPMENT, Greg Majewski – Proposed Senior Housing Development - 13001 Graber Rd

A proposed senior housing development is planned on approximately 4.5 acres and will consist of 40 garden-style, single-story apartment units designed for residents age 55 and older.

The development is anticipated to participate in the Rental Housing Tax Credit Program. The primary development plan is scheduled to be submitted to Allen County on June 2, 2026.

Property management services will be provided by New Generation Management, an affiliate company of Keller Development. Responsibilities will include snow removal, lawn care, landscaping maintenance, and upkeep of the private street located within the development.

As part of the project, the developer is requesting the annexation of two parcels totaling just over one acre, as well as consideration of a tax abatement.

Leo Cedarville, Tyler Witmer - Police Coverage Collaboration

The Town of Leo-Cedarville has provided official notification of its intent to discontinue the current shared police coverage arrangement, citing the need for a full-time officer dedicated to Leo-Cedarville. Tyler Witmer requested written confirmation regarding future police coverage arrangements by October 2026, as the current agreement expires at the end of the calendar year. It was also noted that the current contract cost will increase by \$6,000 under the proposed renewal terms.

CONTRACT REVIEW, Republic Services - The current contract is set to expire on May 31, 2026. Under the proposed renewal terms, contract rates would increase by %5 annually for the subsequent three years. Following discussion, the matter was tabled to explore other possible options.

DLZ - Page Road Lift Station Pumps

Option 1: One (1) additional pump \$39,000

Option 2: Two (2) additional pumps \$78,000

Motion to approve option 2: Jeff Smead

2nd: Wilmer Delagrang, motion carried

Indiana Ave Lift Stations

SCADATA – Total quoted price: \$10, 125

Motion to accept proposal: Jeff Smead

2nd: Wilmer Delagrang, motion carried

TAFT LAW - Revised Ordinance for Tax Abatement to align with Allen County's updated Ordinance will be presented in June.

A&K – Lead / Copper testing is ongoing

Historical Society - Karen Herman, clarified that if/when the museum is repainted the color shall remain white to which Council unanimously agreed.

Walker Mill

Sanitary – Continuing to address the ongoing issues.

Surface Drainage – DLZ to review specs and homeowners will be notified once there is an update on next steps.

Town Flowers will be delivered after Memorial Day.

250th Celebration – June 20th

Council gave verbal approval to assist with the cost of food for the event.

CLERK-TREASURER – Financial Report

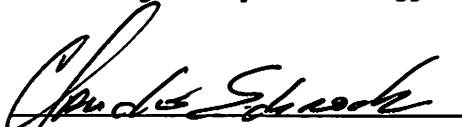
Motion to pay accounts payable, payroll, & utility adjustments as recorded: Jeff Smead

2nd: Wilmer Delagrang, motion carried

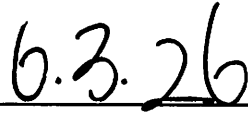
NEXT MEETING: June 3, 2026, 7:00 PM

ADJOURNMENT

The meeting was adjourned at 8:59 PM

A handwritten signature in black ink, appearing to read "Claude Schrock", written over a horizontal line.

Claude Schrock
Council President

A handwritten date "6.3.26" in black ink, written above a horizontal line.

Date Approved