



**TOWN OF CICERO
TOWN COUNCIL MEETING MINUTES
TUESDAY, MARCH 17, 2026 at 7:00 PM**

Call to Order: President Cox called the meeting to order and led the Pledge of Allegiance. Ms. Gary gave the prayer. President Cox called for roll call. Members of the Cicero Town Council were present or absent as follows:

Present:	Joseph Cox	Absent:
	Eric Hayden	
	Dennis Johnson	
	Jacob Everett	
	Emily Pearson	

Declare a Quorum Present: President Cox declared a quorum with all members present.

Others Present: Rhonda Gary, Clerk Treasurer
Jeff Rednour, Police Chief
Chris Frazier, Fire Chief
Terry Cooper, Street & Utilities Director
Jim Hunter, Parks Superintendent
Aaron Culp, Town Attorney
Keith Bryant, Town Engineer
Bruce Freeman, Storm Water Management Board President
Dan Strong, Project Coordinator

Approval of Agenda: Mr. Hayden made the motion to approve the agenda as presented. Ms. Pearson seconded, motion carried 5-0.

Approval of Prior Minutes:

Town Council Retreat Memorandum, March 3, 2026, 6:00 PM

Town Council Meeting Minutes, March 3, 2026, 7:00 PM

Town Council Executive Session Memorandum, March 5, 2026, 6:00 PM

Mr. Hayden made a motion to approve the minutes listed above. Mr. Johnson seconded, motion carried 5-0.

Approval of 3/17/26 Claims: Mr. Johnson made a motion to approve claims. Ms. Pearson seconded, motion carried 5-0.

Council Committee Reports:

1. EDC Report – There was no report.
2. SWU Management Board Report – SWU President Freeman had nothing new to report; however, he did say that the underdrain project on Morse Landing Drive will begin within the next couple of weeks.

Legal Counsel Report – Mr. Culp had nothing at this time.

Cicero/Jackson Township Plan Commission Report – Mr. Zawadzki was not present. Mr. Strong had nothing to report.

Town Engineer Report – Keith Bryant

1. Wastewater – Mr. Bryant noted that Reynolds continues work at the plant focusing on oxidation ditch 2 and the existing clarifier rehabilitation, piping and other miscellaneous work. Reynolds Pay Application No. 20 was discussed. Mr. Hayden made a motion to approve Pay Application 20. Mr. Johnson seconded, motion carried 5-0.
2. 2024 Community Crossings Matching Grant (CCMG) West Jackson Street – Mr. Bryant noted that the substantial completion inspection had occurred and paperwork with punch list was prepared and emailed to the Town on 03/04/29. Mr. Hayden asked if we had enough retainage to required completion and Mr. Bryant said that we held 5% of the invoicing for retainage. Mr. Everett made a motion to allow President Cox to sign the Substantial Completion form. Ms. Pearson seconded, motion carried 5-0.
3. 2026 CCMG – Mr. Bryant noted that Ms. Gary had received INDOT approval on the post bid paperwork and we are now awaiting transfer of the grant funds from the State to sign the Notice to Proceed (NTP) with the contractor, Howard Co., and start work. Mr. Everett asked when we thought work would start. Mr. Bryant noted likely within 2-4 weeks of grant money transfer anticipated in the next month. Mr. Hayden made a motion to allow President Cox to sign the NTP upon receipt of the grant moneys, Mr. Johnson seconded, motion carried 5-0.
4. Morse Landing Drive Underdrain Project – Mr. Bryant noted that a preconstruction meeting will be scheduled soon with the contractor, SLB Pipe Solutions. The project work is anticipated to begin early to mid-April. Note that this is a Stormwater Utility Project.

Old Business: Battery Energy Storage System (BESS) - Ordinance No. 03-17-2026-01 An Ordinance of the Town of Cicero and Jackson Township, Hamilton County, Indiana Concerning Amendment to the Town of Cicero Jackson Township Zoning Ordinance. Rezone to Establish the Nickel Plate Reliability Project PUD District

Mr. Culp addressed the conflict of interest question. After a brief discussion, there is no conflict of interest for Mr. Everett to participate in the BESS discussion/decision. Mr. Culp one by one introduced the panel of consulting firms/experts who he invited to share and present their independent findings on the BESS project. They were as follows:

1. Mr. Zbieszkowski, a geologist with August Mack Environmental, Inc., presented the following information:
 - A. Project Overview
 - a. Proposed Facility
 - b. Permitting and Site Operations
 - B. Environmental Reports Review
 - a. Phase I Environmental Site Assessment
 - b. Critical Issues Analysis
 - c. Wetland Delineation and Regulatory Review of Aquatic Resources
 - d. Drainage Report
 - C. Comments and Concerns Discussion

- a. Fire Prevention and Mitigation
- b. The Potential for Surface Water or Groundwater Contamination
- c. The Potential for Ambient Air Contamination
- d. Adjacent Marathon Pipeline
- e. Battery Disposal and Facility Decommissioning

Mr. Zbieszkowski’s passion and understanding for the Battery Energy Storage System were obvious as he methodically presented his findings. He was very well prepared and knowledgeable of the subject matter. He stated that their conclusion and opinion in reviewing the materials, they have concluded that the Nickel Plate Reliability Project does not propose a significant threat to human health and environment. AYP is following the appropriate protocol for these types of projects.

2. Mr. Hall, with Integra Realty Resources (IRR), gave a presentation on the “Analysis of Residential Property Value Impact”. Mr. Hall was also well prepared and knowledgeable of the subject matter. He began with IRRs Core Principle and Guidance for Methodology, Analyses and Key Considerations. He also provided two analyses (questions and conclusions) and additional research. They were:
 - A. Question: Have the values of homes surrounding other BESS projects been impacted?
 - B. Conclusion: For conclusion, please visit www.ciceroin.org.
 - A. Question: Do other electrical substation projects impact the values of surrounding homes?
 - B. Conclusion: For conclusion, please visit www.ciceroin.org.
 - C. Research Paper, The Wharton School
3. Mr. Semler, Town of Cicero’s Financial Advisor with Baker Tilly, was up next to provide the financial impact for the Town of Cicero.
4. Mr. Steuewald an attorney with Barnes and Thornburg touched on Legislative Changes as well as the Tax Increment Financing (TIF) impact and uses of TIF dollars.
5. As usual, Mr. Gardner with Taft Law Firm was prepared and knowledgeable as he presented:
 - A. Background for the proposed Planned Unit Development (PUD)
 - B. Key Provisions and Protections
 - a. Guideline Compliance
 - b. Development Standards
 - c. Performance Standards
 - d. Decommissioning and Financial Assurance
 - e. Insurance and Indemnification
 - f. Notice and Inspections
 - g. Enforcement and Remedies

After each presentation, each presenter addressed all questions from the Council as well as all questions from the audience. Before voting the Council gave their thoughts, and reasons behind their vote. Mr. Hayden made a motion to approve Ordinance Number 03-17-2026-01 with the understanding of agreement on the economic development agreement piece per the ordinance. Mr. Johnson seconded. President Cox called for a roll call vote. They were as follows: Mr. Everett – Yes, Mr. Hayden – Yes, Ms. Pearson – Yes, Mr. Johnson – Yes, President Cox – Yes. Motion carried 5-0.

*To see this presentation in its entirety go to www.ciceroin.org as these minutes are a summary of the 03-17-2026 Cicero Town Council Meeting.

New Business: There was none.

Miscellaneous: There was nothing.

Comments by Citizens:

- a. Mr. Maue stated that he had been asking the whys and he finally got the whys. He said that he appreciated getting that.
- b. Ms. Irvin complimented the council on doing their due diligence and keeping the public informed.

Motion to Adjourn: Mr. Hayden made the motion. Ms. Pearson seconded, motion carried 5-0.

Signatures on Official Documents!

Signatures of Cicero Town Council

A YE		NAY
_____	Joseph R Cox	_____
_____	Jacob T Everett	_____
_____	Eric C Hayden	_____
_____	Dennis D Johnson	_____
_____	Emily K Pearson	_____

Attested: _____
Rhonda Gary, Clerk Treasurer

The Next Cicero Town Council Meeting will be on April 7, 2026 at 7:00 PM at Cicero Town Hall.