

WHITELAND TOWN COUNCIL

November 13, 2018

Council members present

Andy Brock President	<u> X </u>
James Klenner Vice President	<u> </u>
Scot Ford Member	<u> X </u>
David Hawkins Member	<u> X </u>
Joe Saylor Member	<u> X </u>

Other Town Officials

Norm Gabehart Town Manager	<u> X </u>
Debra L. Hendrickson Clerk-Treasurer	<u> X </u>
Rick Shipp Town Marshal	<u> X </u>
Joe Csikos Planning & Zoning Dir.	<u> X </u>
Eric Funkhouser Fire Chief	<u> X </u>

Other Town Officials

Stephen Watson Town Attorney	<u> X </u>
Josh Wade WWTP Superintendent	<u> </u>
Dave Gabbard Water Superintendent	<u> </u>
Rusty Snyder MS4 Coordinator	<u> X </u>

Call to order – A. Brock called the meeting to order at 7:03 pm

Pledge

Roll Call – J. Klenner absent

Invocation - Conducted by N. Gabehart

Adoption of the order of business for the day

Minutes from October 9, 2018, October 23, 2018

- D. Hawkins made a motion to approve the minutes from 10-09-18. J. Saylor seconded the motion.
Passed 3-1
- J. Saylor made a motion to approve the minutes from 10-23-18. D. Hawkins seconded the motion.
Passed 3-1

Voucher Packet 11-13-18

- A. Brock made a motion to approve V-P 11-13-18. J. Saylor seconded the motion.
Passed 3-1

Financials – D. Hendrickson read the Fund Report revenues and disbursements. J. Saylor inquired about the amount difference from a year ago in the Water Operating. Hendrickson replied there was a bank change so when you move monies then it shows higher revenues and disbursements. S. Ford stated by looking at the Fund Report we have approximately \$181,000 more than a year ago.

Old business –

- **Ordinance 2018-07, BD Family Farm Annexation (2nd Reading)**
 - N. Gabehart stated the BD Family Farms Annexation is voluntary and annexations cannot be done during a census year which is in 2019.
 - S. Watson wanted to make it clear statutorily the annexation can be effective by 12-31-18 because the property is in the fire protection district along with the Town and so it does not have to be delayed unlike an annexation outside the fire protection district. They are both serviced by the Fire Protection District. S. Ford made the motion to approve Ordinance 2018-07 with the new provisions by Counsel. D. Hawkins seconded the motion.

Passed 4-0

- **Update on 4621 Graham Rd. property**

- R. Snyder reported the new owner of the property, Ron O'Connor, was supposed to be in attendance but did not show up. Snyder discussed with the owner the appropriate codes that must be followed while progress is being made on the property. N. Gabehart would like a chance to follow up with the owner and ask him to attend the next meeting in December. He has cleaned up the property from the fire and has a house plan to build. Gabehart stated the property looks 100% better than a year ago. A. Brock and S. Ford agreed.

- **189 Pinedale**

- J. Csikos reported the notices were sent after the October meeting. He has spoken to him three times and there is a record of the conversation. Some things have been moved around but with little progress due to his busy business. Watson read the letter sent to the resident. Csikos' recommendation is to invite him to the meeting next month for discussion and make it mandatory. A. Brock agreed. S. Ford made a motion to make contact to address the Council at the next meeting on December 11, 2018. D. Hawkins seconded the motion.

Passed 4-0

- **259 St. Charles Way**

- Csikos has had no contact with the property owners. There are still safety issues plus added other items of violations. Gabehart recommended to seek mitigation and allow Legal Counsel along with the Town Manager to try to meet with the owner and proceed as needed. S. Ford made a motion to allow the Town Manager and Legal Counsel to proceed as needed. D. Hawkins seconded the motion.

Passed 4-0

New Business

- **Ordinance 2018-04, Budget Reduction 2018 (1st Reading)**

- Gabehart stated reducing money not spent at the end of the year looks favorable to the DLGF when approving our Budget and sending out the 1782. S. Ford inquired how much is the total of the reduction. Hendrickson read the numbers with a total of \$353,000 of reductions. S. Ford made a motion to approve the 2018 Budget Reduction on the 1st Reading. D. Hawkins seconded the motion.

Passed 4-0 S. Ford made a motion to suspend the rules and passed the second reading which would be the final adoption. D. Hawkins seconded the motion.

Passed 4-0 S. Ford made a motion to second and final reading to adopt the 2018 Budget Reduction. D. Hawkins seconded the motion.

Passed 4-0

- **Ordinance 2018-08, Change Zoning from Agriculture to Industrial1**

- J. Csikos stated this zoning map amendment was heard at the November 2018 Plan Commission meeting with the petitioner, JDC Property Group out of Kansas City of approximately 167.228 acres. Plan Commission did give a favorable recommendation with a vote of 4-0 and a Public Hearing. An open house was held for neighboring residents with questions.
- Representatives of Jones Development Company, Cameron Cooper and Ross Nixon, provided site plans and renderings. The company does industrial projects all across the country and have had their eyes on this site for about a year. Excited about the opportunity in Whiteland. Confident they are staying within the Master Plan of Whiteland. They have high level plans that partner with a local broker expert in the market to work hand in hand with the Town for feedback.

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- Resident Patty Sears, 2601 E. 550 N., inquired how close would the building be to their back yard. Mr. Cooper stated they couldn't give exact numbers because the plans are still in the preliminary stages but the staff recommendation was around 227 feet. S. Ford stated the meeting was a zoning change and not about the building. The building layout will be at the meeting when the primary plat will be approved.

Watson stated the procedure for tonight since it is a zoning ordinance which would allow the Council to adopt tonight but with amendment to the ordinance. J. Sayler inquired what adverse effect would happen if they consider to delay for a second reading. Csikos stated the petitioner has already filed for plat approval which would happen at the next Plan Commission and would have to push back other requirements which would not allow them to close by the deadline at the end of the year. S. Ford made a motion to approve for final adoption the Ordinance 2018-08 with the substituted language in Section 5 as followed: "This Ordinance shall be in full force and effect from and after its adoption and publication according to law and after the above referenced Commitments are made by the owner of the Property in a form acceptable to the Planning Director and the Town Attorney, and recorded in the chain of title of the Property, in the office of the Recorder of Johnson County, Indiana. D. Hawkins seconded the motion.

Passed 4-0

- **619 Poplar – Nuisance Hearing**

- Csikos reported possible hoarding conditions. First notice was sent 7/5/2016, 10/16/2018 and presented slides on current conditions. Current resident is not known. Certified letters and 1st class notices were sent. The last contact in 2016 with no response. A. Brock suggested to personally hand the notice from legal counsel if possible. J. Sayler made a motion to accept Brock suggestion. S. Ford seconded the motion.

Passed 4-0

- **2019 Meeting and Holiday Schedule**

- N. Gabehart stated the schedules are similar as presented in previous year. S. Ford made motion to approve the schedules as presented. A. Brock seconded the motion.

Passed 4-0

- **Appointment of Boards**

- **Legislative on Plan Commission**
 - Scot Ford requests to step down from Plan Commission.
 - Josh Wade
 - Dave Gabbard
 - Andy Marker
- **Executive on Plan Commission**
 - Tim Brown
 - Richard Hill
- **Executive on BZA**
 - Juanita Emery
- **Executive on Redevelop Commission**
 - Katy Cavaleri
 - David Hawkins
 - S. Ford
- **Legislative on Redevelop Commission**
 - Todd Clayton
 - Charles Howard

Passed 4-0

Department Head Reports

- **Clerk Treasurer** - reported the first deposit was made on the new Bulk Water Station
- **Town Manager** – reported

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- Community Crossings Matching Grant awarded the Town with \$897,958.88 which was second in the county. Congratulations to our Planning and Zoning Director Joe Csikos. After this work is finished the Town will have paved 90% of the Town in two years.
- Permission to enter into a contract with, for water and sewer lines to Graham Rd, with Shrewsbury Engineering for a phased overview of master plan and service area for a total of approximately \$76,500. First area from US 31 to Graham Rd. Second area US 31 going west to the Towns corporate area, and thirdly Graham Rd. east. Town Managers' recommendation is to pay for it out of Sewer Availability Fees. S. Ford made a motion to authorize and allow the Utility Wastewater Proposal at the request of the Town Manager along with legal Counsel, to enter into contract with an engineering firm on a master plan and overview of service area. A. Brock seconded the motion.

Passed 4-0

- N. Gabehart reported JDC committed to run a water line up to a contribution of \$800,000 from the Town's corporate property up to the Industrial site for approximately 8,000 ft of water line. Researching perspectives on how to not go to bond on the water line project.
- Chief Funkhouser was chosen as the Fire Chief for Bargersville Fire Department but will continue to stay with Whiteland Fire Department.
- Gleaners will continue year round
- **Council** –
 - S. Ford stated Vectren did a good job in Whiteland on the Centerline Rd. project. R. Snyder reported that Vectren still had some work to complete and would like to have it completed by the end of the year.
 - A. Brock inquired if leaf pick up had started. Gabehart replied yes.
- Public comment - NONE

Meeting adjourned at 9:03 pm.


Passed by the Whiteland Town Council on this day 11th of December, 2018

Aye

 Shawn A. Brock, President

Nay

 Shawn A. Brock, President

James Klenner, Vice President

 Scot Ford

James Klenner, Vice President


 Scot Ford

David Hawkins

 Joe Sayler

David Hawkins

 Joe Sayler

Attest:

 Debra L. Hendrickson, Clerk-Treasurer

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