

## WHITELAND TOWN COUNCIL March 10, 2020

<u>Council members present</u>	<u>Other Town Officials</u>	<u>Other Town Officials</u>
David Hawkins President	Norm Gabehart Town Manager	Stephen Watson Town Attorney
_____	X _____	X _____
Scot Ford Vice President	Julia Meece Deputy Clerk	
X _____	X _____	_____
Laura Fleury Member	Rick Shipp Town Marshal	
X _____	X _____	_____
Joe Sayler Member	Eric Funkhouser Fire Chief	
X _____	X _____	_____
Brad Goedeker Member		
X _____	_____	_____

### Call to order –

- S. Ford called the meeting to order at 7:00 pm

### Roll Call –

- Absent D. Hawkins

### Adoption of the Order of Business –

- J. Meece stated that there was a change to the agenda that they council received in their delivered packets. There was an addition of Resolution 2020-02 and removal of appointments for RDC and Planning Commission boards.

### Minutes from February 11, 2020 -

- J. Sayler made a motion to approve the minutes from February 11, 2020 as presented. L. Fleury seconded the motion. **Passed 4-0**

### Voucher Packet 3-10-2020

- J. Sayler asked about a garnishment refund listed on the packet. J. Meece explained that an employee garnishment ended early by the courts and we refunded the last one taken due to termination date of order. J. Sayler made a motion to approve Voucher Packet 3-10-2020 as presented. L. Fleury seconded the motion. **Passed 4-0**

### Financial Reports -

- J. Meece stated that all funds balance will show payments made for town's quarterly insurance, annual cyber insurance, annual workman's comp insurance and annual accident insurance. The sewer improvement fund balance reflects improvements done at the sewer plant.
- S. Ford asked about the low amount of funds budgeted for fuel in MVH. N. Gabehart explained that it was just one of six appropriations that pay for fuel.

### Old Business –

- *Ordinance 2020-02: Petition for Voluntary Annexation (2<sup>nd</sup> & Final Reading)*
  - S. Watson refreshed the board that earlier in the year the Town received the petition for 152.016 acres, owned by David Lee Owens and the Estate of Joh W. Owens, to be voluntary

annexed into the Town with a zoning classification of Agricultural. This was presented last month for the 1<sup>st</sup> reading. Planning Commission gave a favorable recommendation also, and now it is back to the Council for decision with the 2<sup>nd</sup> and final reading. If approved tonight, then it will be recorded/filed, the next step in the process.

- Eric Prime, attorney for the petitioners, Owens family and the Young family, reviewed the requests for the board and reminded that there was not any public at the last meeting to speak against the annexation.
- N. Gabehart stated that there is currently no project or zoning amendments attached to this annexation request. Only the annexation is on the table tonight.
- J. Saylor made a motion to approve Ordinance 2020-02, 2<sup>nd</sup> and final reading. B. Goedeker seconded the motion. **Passed 4-0**

#### **New Business -**

- J. Saylor asked for verification that the addition of Resolution 2020-02 was done timely with notice requirements as needed. S. Watson verified that the addition to the agenda is within the advance notice requirements under the Open-Door Law. This law requires notice to be posted that there is a meeting taking place available to the Public, not the full/exact items on the agenda. S. Ford noted that any known changes to the agenda should be delivered to the Council prior to the meeting, not done at the time of the meeting, if advance notice is known and able to be informed to the Council members.
- *Resolution 2020-02: TIF Enlargement for Wilson/Whiteland 95 RE Property and Kemper/BD Family*
  - S. Watson stated that the town has been working on a couple annexations over the last year on the southeast side of town. Tonight, is for the consideration of the Council to add those annexation areas to the TIF district. The approved RDC resolution has been presented as well as an approved Order from the Planning Commission, as a part of the 5-step process. The comp plan for the Town for this area does envision for industrial business for this area. The Council needs to consider to approve enlarging these properties and if so, then adopt the resolution tonight. It will then go back to Redevelopment Commission for Public Hearing for the next step.
  - N. Gabehart added that as stated at the State of the Town, the Town's master plan has always seen these areas utilized in this prospective. TIF districts are important to the schools and their circuit breakers, the Town is doing things that are beneficial to them. There is an expiration time on TIF districts, circuitry breakers are affected and levies needed for these expirations, and Greenwood has one ending around 2029 that will affect the schools greatly. This council, and councils prior, have taken a positive position to help support the school system. Whiteland has done a great job allowing to capitalize on investment without suggesting debt service. Staff recommends for Council to approve the Resolution being requested tonight.
  - Board asked what the current zoning is for these areas? N. Gabehart and S. Watson stated that one is Industrial and the other is Agricultural. S. Ford stated that it is the same as our other TIF districts, it does impact the schools at all and is a no brainer for the town to approve to help us with infostructure down the road.
  - B. Goedeker made a motion to approve Resolution 2020-02: TIF Enlargement for Wilson/Whiteland 95 RE Property and Kemper/BD Family as presented. J. Saylor seconded the motion. **Passed 4-0**

#### **Town Manager Report -**

- N. Gabehart informed the board that an employee suggestion was received by Andy Marker, Sewer Plant Lab Operator. There are 7 bicycles that were donated to the Town to be given away from a few years back, or ones that were abandoned or lost. Andy found a non-profit business that refurbishes

bikes and donates them. The non profit business is called Pedals of Joy. Asking for the board to approve for the surplus of these old donated bikes to be given to this non profit program.

- J. Sayler approved a motion for the 7 surplus bikes to be given to Pedals of Joy non-profit business. B. Goedecker seconded the motion. **Passed 4-0**
- N. Gabehart also updated the board that there is dirt moving at Saddlebrook and progress is moving right along in Briar Creek. Duke is coming in to get right of way to power Saddlebrook. There is a petition/public hearing for zoning and development that will be coming to the board soon. The town is holding an open house on 3/18/2020 at 7 pm for public to discuss and ask questions. The door notices/invites were hung this week for this open house. There is interest in a location in Town, not a liberty to discuss fully at this time, but it will make the Whiteland Exchange look small. Business called IDI is still moving along in finalizing as a tenant at the Whiteland Exchange. Other big things are happening and being discussed daily for the Town, can't wait for them to come to light.

**Council Comment –**

- None

**Public Comment –**

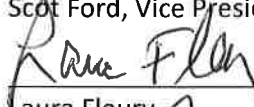
- None

Meeting adjourned at 7:43 pm.

Passed by the Whiteland Town Council on this day 12<sup>th</sup> of May, 2020

Aye  
  
 \_\_\_\_\_  
 David Hawkins, President

Nay  
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 David Hawkins, President

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 Scot Ford, Vice President  
  
 \_\_\_\_\_  
 Laura Fleury

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 Scot Ford, Vice President  
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 Laura Fleury

  
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 Brad Goedecker

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 Brad Goedecker

  
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 Joe Sayler

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 Joe Sayler

**Attest:**  
  
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 Debra L. Hendrickson, Clerk Treasurer

