

WHITELAND TOWN COUNCIL
November 14, 2016

Council members present

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

Other town officials present

Debra L. Hendrickson	
Clerk-Treasurer	<u> X </u>
Norm Gabehart	
Town Manager	<u> X </u>
Joe Csikos	
Planning & Zoning Director	<u> X </u>
Rick Shipp	
Town Marshal	<u> X </u>
Steve Burden	
WWTP Superintendent	<u> X </u>
Stephen Watson	
Town Attorney	<u> X </u>

Call to order

Beeson called the meeting to order at 7:00pm.

Pledge to the flag

Roll call

Invocation by Norm Gabehart.

Adoption of the order of business for the day

Minutes from the October 11, 2016 meeting. Klenner stated he thought the statement provided by Norm Gabehart pertaining to the unfunded positions in the 2017 Salary Ordinance was incorrect. Hendrickson stated she would investigate further on the information. Ford made a motion to approve the minutes from October 11, 2016. Brock seconded the motion. Passed 5-0.

Voucher Packet 11-14-16. Ford inquired about how long the term is for the amount billed under Green Owens Insurance. Hendrickson replied she would get an answer to him as soon as she could. Hawkins made a motion to approve the Voucher Packet 11-14-16. Brock seconded the motion. Passed 4-0-1, Beeson abstained.

Financial reports – Hendrickson read the report and stated everything was normal. Nothing out of the ordinary. Beeson inquired about the in fluctuation of the water loss and the pattern. Gabehart replied periodically there will be leaks and spikes, and he will try to get a report from Public Works. Gabehart also noted to the Council the Fund balances are where they should be and right on course for year end and reminded the Council of a deficiency in earlier years.

Old business

- Ordinances and resolutions in progress
 - 2017 Salary Ordinance no. 2016-07 – Gabehart reminded the Council of the increase of salaries are to be distributed equally amongst all employees. Klenner wanted to inquire about the unfunded positions and wanted to make sure that funds could not be obtained from the Storm boards money since the Council hasn't seen their financials lately. Gabehart reassured Klenner that any changes made to the salary ordinance is under the Council's discretion and they have full control. There would have to be an amendment which must go before the Town Council for approval of

the funding. Klenner requested to see the Stormwater Utility Reports. Hendrickson stated she would include the Storm financials for “read” purposes only as suggested by the Town Attorney Watson. Beeson stated that it wouldn’t hurt anything to see the information. Ford made a motion to approve 2017 Salary Ordinance no. 2016-07. Hawkins seconded the motion.

Passed 5-0

New business

- 2017 Meeting schedules – Gabehart stated we would like to move the Town Council meeting from the second Monday of the month to the second Tuesday of the month due to other conflicts. Ford stated he thought it was a good idea. We would also be moving the Tech Review filing deadlines to a week earlier. Hawkins made a motion to approve the 2017 Meetings Schedule. Ford seconded the motion.
Passed 5-0
- 2017 Holiday schedule – Gabehart there would be the same number of paid holidays but in 2018 there may be an extra one due to where the end of the year holidays fall on. Klenner made a motion to approve the 2017 Holiday Schedule. Brock seconded the motion.
Passed 5-0
- Millstone Section II final plat approval - Infrastructure improvements and Performance Bond or Appropriate Surety – Csikos reported construction is almost completed and ready to sell lots. The Plan Commission gave their approval in July. They have filed adequate performance bonds in total amount of \$861,051.50. Counsel has proposed a few changes to the bonds. Watson stated he was provided a copy of the bonds so he created a letter of conditional approval with the 7 issues in the bonds themselves and 4 related requirements previously proposed before approval of the Town. Watson recommended that the conditions be to the satisfaction of the attorney and Council President for acceptance of the bonds. Csikos introduced Caesar from Arbor Homes to answer any questions. Beeson asked Watson if he would suggest postponement subject to review or review with conditions of the letter. Watson recommended, assuming the Council wanted to try to keep construction moving forward, to accept the bonds subject to conditions outlined in the letter. That would help both sides. Beeson asked if Arbor had a chance to review to which Csikos replied that they received the letter tonight. Ford asked if Arbor is still going to stand to the agreement of 40% brick all around the home and not just the front of the house. Klenner asked if there was a standard format on bonds. Klenner felt there were a lot of corrections in the letter for Arbor. Watson replied that there are two types of bonds. One is very plain with hardly any detail at all and the other one is extreme and gets in a lot of detail. In reviewing the Arbor bonds, it was a middle ground but there were a few items not to his liking. Gabehart stated Arbor has done a substantial amount improvements not included in the bonds. Watson stated the Plan Commission has done their part to approve the plat and Council is to accept the bonds. Then there will be a release of the performance bonds a maintenance bond will be issued for a short time. Ford inquired if Dan Cartwright has been at the construction site frequently and if he was comfortable with what has been constructed so far. Cartwright said there may have been only 10% that he didn’t see but he is happy with the quality. Ford inquired on how many cul-de-sacs there were for fire truck safety. Cartwright replied only one. Ford made a motion to approve the final plat for Millstone section II with performance and surety bonds subject to the conditions enumerated in the proposed letter provided by Counsel. Hawkins seconded the motion.
Passed 5-0

Department Heads Reports

Rick Shipp – Town Marshal

- Reserves put in 78 hours, Annex had 41 runs, 283 runs for the month and we will probably be up around 500-600 runs this year. Normally we have 3100 runs for the year.
- The Police department purchased 17 new guns which was less expensive replacing the sights on the old ones saving the Town around \$1224.
- They did a school mock lockdown at one of the elementary schools and met with the staff to go over any safety issues. It went well.
- Halloween night went really well. Eight to nine officers out passing out candy from their cars. We receive several compliments on a good job.
- The department is working with the FBI on stolen semis. It is going to trial and we are preparing to testify.
- Working a major fraud case in town with an arrest with substantial amount of property taken to pawn shops.
- Officers were credited with saving a life at the truck stop along with Chief Gabbard.
- Officer Beck will be attending the academy in March

Steve Burden - Wastewater Supt.

- The contaminant removal efficiency is up over 90's
- The treatment plant was at 44% capacity for the month.
- New UV bulbs ordered for the spring
- Almost no precipitation for the month

Joe Csikos - Planning Commissioner

- 8 permits, 4 inspections, 1 code enforcement actions
- Working on SOP forms
- Working on modernizing zoning ordinances formats
- The Poplar Street violation has been resolved but still working on setting up an abatement for the other one.

Norm Gabehart - Town Manager

- Report the vehicle surplus taken to Christy's auction was a success. Christy's also waived the fee to sell the cars for the Town. We received the following amounts:
 - 2006 Ford Crown Vic - \$2300
 - 2002 Chevrolet 1500 - \$2600
 - 2000 Ford F-250 - \$5300
 - 1997 Ford F-250 HD - \$3600
 - 1996 Ford F-350 - \$4600
- The Town had a waterline leak at the northwest corner of the Johnson Memorial property. The Town was unable to get equipment there in a timely manner because of an excavation at another site. Gabehart called Johnson Memorial if they could help us out. They were very happy to and did not charge us for their time and usage of their equipment. We were very thankful.
- The Trailways committee was started recently. Carmen Parker contacted Johnson County Aspire working on a connectivity throughout the county and working with other communities. The Town of Whiteland wanted to work with them to help with a comp plan and recommendations for the future.
- Leaf pickup has been going on and will continue through the year if needed from 7:00 am - 4:00 pm. The Town will also pick up Christmas trees.
- Emerson Avenue had several areas that needed repair. We had consultants to look for revising and hoping to go to bid this spring for complete repair.
- Fire Chief Gabbard reported on the storm sirens were not meant to be heard if you were inside and depending on the buffers outside and between the homes the coverage area. FEMA has set a standard on how many feet out as far as a decibel level. Gabbard stated the biggest need is education and awareness of impending weather. Klenner asked if Gabbard

could bring the map to show the distance. Gabbard replied he could. Gabbard also stated it would cost approximately \$20,000 per siren. Ford asked if there were any grant money out there. Gabbard replied not much. Gabbard stated FEMA is the best site to find information on the sirens. Resident Kim Lee reported she is involved with Leadership Johnson County and received approval on the siren project to raise funds for identifying areas not currently covered with sirens. They are working with Johnson County Emergency Services and overlap a map with the coverage. They are also asking bigger cities in Johnson County to help make sure there is coverage in all of Johnson County. Mrs. Lee stated she would keep the Council informed.

- Gabehart presented a book called, When a New Deal Came to Town, that was written about Whiteland. A family came to Whiteland in the 1920's and wrote about their experiences.

Public comment

- A resident inquired about a possible apartment complex being built on the east side of Bailey Woods and the development out east by Interstate 65. Gabehart reported 6 ½ acres are zoned for apartments. There is a tentative agreement with the Kelsey family. Gabehart also stated he has heard nothing about the development out east lately.
- A resident inquired about the entrances and exits of Millstone subdivision. Cartwright replied there will be two entrances/exits.

Debra L. Hendrickson – Clerk/Treasurer

- Showed a video mandated by the SBOA on Internal Controls for any elected officials and employees. Anyone wanting to view the video may do so by following the link <http://www.webinar.in.gov/p52wnapxoft/>

Meeting adjourned at 9:53 pm.