

# WHITELAND TOWN COUNCIL

## June 9, 2020

### Council members present

### Other Town Officials

### Other Town Officials

David Hawkins President	_____	Norm Gabehart Town Manager	_____X_____	Stephen Watson Town Attorney	_____X_____
Scot Ford Vice President	_____X_____	Debra Hendrickson Clerk-Treasurer	_____X_____		_____
Laura Fleury Member	_____X_____	Rick Shipp Town Marshal	_____		_____
Joe Saylor Member	_____X_____	Eric Funkhouser Fire Chief	_____X_____		_____
Brad Goedeker Member	_____X_____		_____		_____

### Call to order –

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

### Roll Call –

- Absent D. Hawkins

### Invocation

### Adoption of the Order of Business

### Minutes from May 12, 2020 & May 26, 2020 -

- J. Saylor made a motion to approve the minutes from May 12, 2020 as presented. B. Goedeker seconded the motion. **Passed 3-0-1** (*S. Ford abstained*)
- B. Goedeker made a motion to approve the minutes from May 26, 2020 as presented. L. Fleury seconded the motion. **Passed 3-0-1** (*S. Ford abstained*)

### Voucher Packet 6-9-2020

- J. Saylor made a motion to approve Voucher Packet 6-9-2020 as presented. B. Goedeker seconded the motion. **Passed 4-0**

### Financial Reports -

- D. Hendrickson stated that there was nothing to report out of the ordinary. N. Gabehart stated that balances are running really consistent and that revenues will be increasing due to more building permits coming in right now for the General Fund. Water Operating & Water Improvement Fund up from last month, a significant amount has been spent on incumbent infrastructure improvements and on improvements beyond. Water leak loss percentage is still very low thanks to the utility workers. Sewer improvement fund down due to pump repairs/maintenance at the Sewer Plant.
- Board asked if COVID-19 has impacted the revenues/utility collections or any local businesses. N. Gabehart stated that there haven't been any significant impacts at this time on the collections or local businesses that he knows of. We will see more of the COVID impact on lost revenues when property taxes are distributed next year. The Town hasn't done any late fees or disconnections since COVID started. The public has been very responsive and still making efforts to pay their bills.

## Old Business –

- None

## New Business -

- *Resolution 2020-06: Approving TIF District Enlargement to Add Owens & Young Properties*
  - S. Watson stated in summary that resolution 2020-06 is a follow-up to the annexation for Owens & Young Properties to add them to the TIF district. The proposed resolution is for enlargement of the Whiteland Economic Area. The original RDC resolution 2020-02 has been thru the Planning Commission and now is being brought to Town Council. If approved tonight, it will go back to RDC for a public hearing to be done in July.
  - J. Saylor made a motion to approve Resolution 2020-06 as presented. L. Fleury seconded the motion. **Passed 4-0**
- *Resolution 2020-07: Addition of a new fund*
  - N. Gabehart presented resolution 2020-07 to add a new fund for outside review. This will allow for tracking of funds received for outside review paid by the developer. It will be a non-reverting fund for engineering review. At the end of review, the developer will settle-up with the Town for invoices billed for engineering review. The funds will be deposited from the developer and paid for the engineering services the Town received. The process to add a fund is defined by State Statute.
  - B. Goedecker made a motion to approve Resolution 2020-07 as presented. J. Saylor seconded the motion. **Passed 4-0**
- *Bid Opening for Solid Waste (Trash) Removal and Curbside Recycling Program Contract*
  - N. Gabehart stated that our current contract made 4 years ago is set to expire in July 2020. The Town is now going back to bid for a new contract. Legal Counsel handled the publication for the bid process. Bids had until 7 pm tonight, the start of this meeting, to get turned in. Normally there would be a prepared document for you to compare all the vendors like on a street paving bid, but with the 7 pm cutoff, we weren't able to prepare that tonight. S. Ford will write the numbers for the board to review after all bids are opened.
  - The bids are for compensation for the provision of residential trash (1 cart) and recyclable materials (1 cart) collection services (2 carts total), as provided in the bid specifications, shall be at the rate of:
    - Bid 1 – Best Way, 2577 Kentucky Ave, Indianapolis, IN 46221
      - \$14.85 dollars per dwelling per month for the 1<sup>st</sup> year of the contract;
      - \$15.30 dollars per dwelling per month for the 2<sup>nd</sup> year of the contract;
      - \$15.76 dollars per dwelling per month for the 3<sup>rd</sup> year of the contact;
      - \$16.23 dollars per dwelling per month for the 4<sup>th</sup> year of the contract; and
      - \$3.00 dollars per additional cart per dwelling per month for length of contract.
    - Bid 2 – Republic, 832 Langsdale Ave, Indianapolis, IN 46202
      - \$12.34 dollars per dwelling per month for the 1<sup>st</sup> year of the contract;
      - \$12.71 dollars per dwelling per month for the 2<sup>nd</sup> year of the contract;
      - \$13.09 dollars per dwelling per month for the 3<sup>rd</sup> year of the contact;
      - \$13.48 dollars per dwelling per month for the 4<sup>th</sup> year of the contract; and
      - \$5.00 dollars per additional cart per dwelling per month for length of contract.
  - All bids are for staying with a Monday and Tuesday pick up schedule, heavy trash to be picked up once a month and recycling to be picked up to be twice a month. Current rate for the two carts is \$11.25 per month per dwelling; with \$2.00 extra per month per additional cart per dwelling.
  - Board asked if Republic, our current provider, was out of contract compliances for not picking up heavy trash during COVID-19 or if the Town received reimbursement for the non-heavy trash

pickup. N. Gabehart answered that it was asked if the Town wanted to pay an additional charge by tonnage and keep heavy trash pick-up by Republic or to remove the service for that time. Administration did not want to incur additional fees for the additional tonnage of trash due to more people being home from COVID-19 and provided the service to the residents still by the Public Works employees picking up heavy trash, so the residents were not impacted. The current trash contract rate structure had a 4-year rate defined established vs the rate changing each year. Those additional funds were escrowed and used to pay for the disposal fees and employee wages to provide this service during COVID-19, maybe around \$2,500. The low-cost amount is thanks to Strouse Roll Offs agreeing to not charge the Town for dumpster pick up fees and allowing the Town to pay the disposal fee they pay vs the town paying a higher customer disposal fee.

- N. Gabehart suggested to the board to establish a 4-year defined rate (one rate for 4 years) vs changing the rate yearly for the 4-years presented in the bid openings. This is the same as how it was done 4 years ago. The amount the town has escrowed in the operating balance from the past 4 years' defined rate can be used to off-set the rate increase until the first of the 2021 year when the public would start paying the new rate determined by the board. The town would recover the loss of paying the rate increase until the first of the year from the defined rate over the next 4 years.
- N. Gabehart stated that a rough suggested number for the one rate for all 4 years would be around \$13.75 per month. An exact number would be brought to the board for a defined rate structure approval after reviewing the bid documents received tonight. This is in line with how the rates were set from the last contract. S. Watson stated that the bid can be awarded tonight by the board with the condition of the Town Staff reviewing of everything being in order for proper specifications. The rate structure can be proposed and approved after review is completed as well.
- J. Sayler made a motion to give a conditional award of the bids to Republic upon town staff reviewing and approving documents for proper specifications. B. Goedecker seconded the motion. **Passed 4-0**
- *Acceptance of Whiteland Logistics Center Block A Right-of-Way Dedication*
  - N. Gabehart stated that the right-of-way dedication is for the Owens Young property. This is needed for future development for the most southern east road coming into Bob Glidden Blvd. If the plat doesn't have a dedicated right-of-way, it can hinder future movement on the property because there isn't any control over it. Asked Jones Development to amend the plat for this right-of-way dedication for the Owens Young property for southern property line. Staff recommendation is to approve this dedication.
  - Board asked questions on other road connections and access points for other surrounding roads at this area. Maps were reviewed and discussed by board, N. Gabehart and S. Watson.
  - B. Goedecker made a motion to approve acceptance of Whiteland Logistics Center Block A Right-of-Way Dedication as presented. L. Fleury seconded the motion. **Passed 4-0**
- *Review of Tax Abatement Compliance with Statement of Benefits (Form CF-1), WDP JV #1 LLC*
  - S. Watson stated that this is a new procedure that the board gets to be involved in for tax abatements annually. About a year ago the Town of Whiteland granted a tax abatement on building #1. It was partially assessed on January 1, 2020, the board is now obligated to provide a certificate of compliance. The board should make a determination tonight on if WDP JV #1 LLC is in compliance or not. If found to be in compliance, then this will be a determination of substantial compliance yearly for each property.
  - Board asked the following questions and they were answered by N. Gabehart and S. Watson.
    - This will need done annually for all properties/buildings in the tax abatement?

- It will need to be done annually to determine if they are in compliance or not and for all building in the tax abatement area.
  - What are the revenues from this area with the tax abatement?
    - Property taxes are still collected in this area. It was assessed for 6.5 million, with 2 million being for land. TIF revenue generated for this is approximately \$58,000 per year and this number will only improve in the future. The assessed value was larger than normal to make up for the ongoing infrastructure.
  - The employee information listed on the statement of benefits correct?
    - Statement says an estimated 125 additional employees with a salary of \$13.00 per hour per building. This is not a statute requirement to include this number in the statement, it is their choice to include it or not. Not having tenants in the building currently, it is hard to determine that estimate, so not sure why they included it in the statement of benefits for compliance request.
  - What is the major difference between the two new industrial projects to determine their estimated values?
    - Footprint of the acreage and size of the building(s) are the main differences for the estimated values.
- J. Salyer made a motion finding WDP JV #1, LLC is in substantial compliance. L. Fleury seconded the motion. **Passed 4-0**
- *Community Crossings Matching Grant - Approval of Contract*
  - N. Gabehart presented the Community Crossing Matching Grant for approval of contract to the board for paving. This paving project will continue to complete the goal of repaving the whole town. The paving to be completed with this would be for the Springhill Subdivision area. And would include improvements needed of raising elevated curbs to 5", new sidewalks & driveway encroachments, and new road on top. It will take the asphalt back down to the original top surface, raise the curb lines and driveway encroachments for the new curb cuts, and subgrades. This area deteriorated substantially and is needing these improvements to bring it to the level of the rest of the town thanks to the Community Crossing Matching Grants received for the past few years. Since January 2020, N. Vrab has worked diligently on applying for the grant for the Town. The grant was awarded for \$653,601. Total project estimated cost of approximately \$871,000. Staff recommends the matching funds from the Town would come from the following funds:
    - \$100,000 from local road and street fund
    - \$25,000 from river boat fund
    - \$50,000 from CCD fund
    - \$50,000 from sprint cell tower fund
 Totaling: \$225,000. The grant would go to bid in July for contractors. This one subdivision improvement cost is almost equal to paving the whole rest of the Town. Asking tonight for the Council to accept the contract between INDOT and authorize Town Manager to sign as relevant for the council after the council signs tonight.
  - J. Salyer made a motion to approve Community Crossing Matching Grant – Approval of Contract as presented. L. Fleury seconded the motion. **Passed 4-0**

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

- C. Parker following up from last month on the proposal for the dog bark application and waiver. Wanted to check on if there were any other questions/comments. The sign has been ordered for "Whiteland Bark Park" and still working on the dog tags and other parts to go along with it.

- N. Gabehart mentioned to the board for future thought and consideration, establishing a "Park Impact Fee" for new home developments that meet certain specifications to start establishing quality of life improvements with these Parks. Some Board Members stated they think this would be a good idea to help the Town in establishing and improving our Park footprint.

**Council Comment –**

- L. Fleury asked about the market coming in the strip center that Pizza King is in. C. Parker answered that it is for a Mexican supermarket and we are working with them currently for anything they need. Unsure of opening date and they are waiting for some inspections. Will try to do a ribbon cutting like we have for other business in the area.

**Public Comment –**

- None

Meeting adjourned at 8:25 pm

Passed by the Whiteland Town Council on this day July 14<sup>th</sup> of July, 2020  
 Aye \_\_\_\_\_ Nay \_\_\_\_\_

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

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

\_\_\_\_\_  
 Scot Ford, Vice President

\_\_\_\_\_  
 Scot Ford, Vice President

\_\_\_\_\_  
 Laura Fleury

\_\_\_\_\_  
 Laura Fleury

\_\_\_\_\_  
 Brad Goedeker

\_\_\_\_\_  
 Brad Goedeker

\_\_\_\_\_  
 Joe Sayler

\_\_\_\_\_  
 Joe Sayler

**Attest:**

\_\_\_\_\_  
 Debra L. Hendricks

Julia Meece, Deputy Clerk Treasurer

Debra L. Hendricks

