

WHITELAND TOWN COUNCIL
April 13, 2021

Council members present

Other Town Officials

Other Town Officials

Joe Saylor President	<u> X </u>	Kevin McGinnis Town Manager	<u> X </u>	Stephen Watson Town Attorney	<u> X </u>
Scot Ford Member	<u> X </u>	Debra L. Hendrickson Clerk Treasurer	<u> X </u>	Carmen Parker Community Develop.	<u> X </u>
Laura Fleury Vice President	<u> X </u>	Rick Shipp Town Marshal	<u> X </u>	Shaun Young Public Works Sup.	<u> </u>
Brad Goedeker Member	<u> X </u>	Eric Funkhouser Fire Chief	<u> </u>		<u> </u>
David Hawkins Member	<u> X </u>				

Call to order

- J. Saylor called the meeting to order at 7:00 pm

Pledge

Invocation - Conducted by K. McGinnis

Roll Call – All present

Adoption of the Order of Business

Minutes – from March 9, 2021.

- J. Saylor pointed out a description of a project not discussed. S. Ford made a motion to approve the minutes March 9, 2021 pending the amendment of deletion of description. B. Goedeker seconded the motion.

Passed 5-0

Voucher Packet 4-13-2021

- Voucher 26243 in the General fund was missing information. The amount of \$358.90 was included in the Totals \$254,684.01, but the voucher number and amount allowed was missing for US Uniform Supply. S. Ford made a motion to approve Voucher Packet 3-09-2021. L. Fleury seconded the motion.

Passed 5-0

Financial Report

- Clerk Treasurer reported balances on all operating funds.
- The Town was informed it would receive funds from the American Rescue Plan in the amount of \$944,424. The half of the money will be received by May and second installment will be a year from now and must be disbursed by December 2024.

Old Business

- **Ordinance 2021-02, Rezoning a portion of 670 Parkway from R-1 to C-1.**
 - Ahmed Uberak summarized what he wanted to propose. He wants to create a Mediterranean Sandwich Shop mainly for takeout. There will be a few indoor seating available. Hope to be

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opened this summer. S. Ford would like to see it become a use variance instead to make sure if the petitioner sold the property that the Town could control to protect the neighborhood. S. Watson disagreed and stated there could be commitments added to the project. S. Ford inquired if they heard from any of the neighbors. C. Parker stated there was an open house and no one objected. B. Goedeker made a motion to approve the Ordinance 2021-02 as presented. L. Fleury seconded the motion. Passed 4-1. S. Ford voting no.

- S. Watson stated that an ordinance usually is two-step process but zoning ordinances only take one vote. With that being said, J. Sayler asked for a revote. B. Goedeker made a motion to approve the Ordinance 2021-02 as presented. L. Fleury seconded the motion.

Passed 4-1. S. Ford voting no.

- **Resolution 2021-08, Confirmatory Resolution for Core 5 Abatement, Public Hearing.**

- Kyle Resetarits, representative for Core5, to speak to the request for the 10-year traditional tax abatement.
- 1st building 600,000 sq. ft and 2nd building 1.2 million sq. ft. on a 138 acre Industrial.
- Real Property investment of approx. \$64,000,000. The assess value of the underlying land of approximately \$6,000,000
- Estimates 150-200 jobs per building.
- Construction in the first quarter of 2022.
- Public hearing opened at 7:30. No comments. Closed at 7:31.
- L. Fleury made a motion to approve Confirmatory Resolution 2021-08. S. Ford seconded the motion.

Passed 5-0.

- **Resolution 2021-09, Confirmatory Resolution for Hines Abatement, Public Hearing.**

- Joe Noon, representative of Hines. Family owned based out of Houston.
- 1.1 million sq. ft. facility south of Whiteland Rd similar to Core5 for standard 10-year abatement.
- Break ground summer of 2021 on a 12-month schedule.
- Public hearing opened at 7:36. No comments. Closed at 7:36.
- S. Ford made a motion to approve Resolution 2021-09. B. Goedeker seconded the motion

Passed 5-0.

New Business

- **Ordinance 2021-04, Bright Farms Rezoning**

- Matt Price, representative of Mohr Logistics Park, introduced Gary Horn, Ross Nixon – civil engineer, Mark Rhett- site acquisition specialist, stated the Whiteland Plan Commission gave a favorable recommendation on April 6, 2021 with a favorable vote of 5-0.
- Presented last fall and withdrew in September of 2020.
- Five parcels make up the property.
- Commitments were made on concerns by residents who live nearby such as buffering and a traffic impact study requested by neighboring residents. B. Goedeker inquired about the tree line. The tree line would not be removed.
 - An additional commitment for traffic redirection for limiting traffic going north on Graham Rd to Tracy.
 - Another commitment from a neighbor's whose yard was damage during the Cooper Tire development, will be fixed.

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- S. Ford would like something done to keep the semi traffic off of Graham Rd. Signage mostly does not work. Mohr is open to suggestions for the traffic problem.
- J. Saylor inquired about Bob Glidden Blvd project status. Gary Horn stated Bob Glidden will be extended as far as their property goes. ABC Cutting owns the remainder.
- Town Manager Kevin McGinnis stated the approval was subject to five conditions: 1. Yard work was completed. 2. Traffic impact study and it was agreed to. 3. Limiting traffic going north. 4. Right away for Bob Glidden is still in process. 5. Buffering which has been answered. S. Ford stated they have been great to work with and they have addressed everything the Town has requested.
- J. Saylor inquired about the expansion of Graham Rd. R. Nixon stated there would be 7 feet so 32 feet wide and removing the S curve.
- Public comments:
 - **Heather Stone** – her property is on Tracy Rd. Can hear Cooper Tire from her house. She would like to see the Tree Line stay and have it in writing. The warehouses do not fit into her neighborhood country living. Unless her property is bought her value will plummet.
 - **Rick Shipp**, Chief of Police for Whiteland – Wants to address an issue about public safety. Applauded Mohr for working well with the Whiteland Police Department.
 - Domestic runs numbers are up.
 - The industrial projects relieve pressures in the community for jobs and generates more money for public safety including fire department.
 - Will address the truck traffic if it happens.
 - If there were houses it would stress the Police and Fire Departments on more runs and that would stress the personnel situation.
 - **Matt Stephenson** – Has attended many meetings about the project. Does not believe the original plan is not much different than what was proposed 6 ½ months ago. Why not wait 12 months? Why right now? Appreciates the chance to tell his thoughts.
 - **Brian Sutherland**, 5168 N. Graham Rd. Approximately 8 homes own 3 acre lots are interested in selling their homes to Mohr Logistics. The Mohr Logistics Park would benefit in purchasing the homes along Graham Rd to complete their plan. The Bright Farm Rezoning is a huge asset to the Town and the schools through additional revenue.
- S. Ford made a motion to approve Resolution 2021-04. D. Hawkins seconded the motion.
Passed 5-0

- **Mike Steele, Meadowcreek Subdivision.** Would like to thank the Town including Shaun Young, Roy Smith and Debby Sallee for helping repair the retention pond. Water levels were rising and causing soil erosion. They were very prompt after being contacted. This is a perfect example of government working perfectly. Shaun was extraordinary with the excavator, laid soil and grass seed. The Town is lucky to have employees like them. Crisis averted and proud to be a Whiteland resident.
- **Resolution 2021-11, ABC Cutting Tax Abatement**
 - Pat Sherman, representative for ABC Cutting, LLC.
 - Family-owned Company currently located in Beech Grove and have outgrown the building. They have a 10-acre parcel in Whiteland they want to build a \$2,500,000, 24,000 sq. ft building. Start date of April 21, 2021.
 - Employs approximately 56 people and average hourly rate of \$30.81.

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- S. Watson noted this is the first of two approvals required. The public hearing will be set for next month. S. Ford made a motion to approve Res. 2021-11. B. Goedeker seconded the motion.

Passed 5-0

- **Kingsbridge Addition**

- Richard Hill, 37 Erins Ct., representing residents of Park Forest Subdivision, Whiteland, In. There is a new proposed subdivision in Franklin, IN going in. They want to connect to the road to Park Forest subdivision. Presenting a petition with approximately 150 signatures.
 - The Park Forest subdivision does not have sidewalks or street lights.
 - There is a water issue also bordering the subdivision along Erins Court.
 - They will be attending the Franklin meeting also.
 - Hoping for support from the Town Council to take to the Franklin meeting.
 - S. Ford had a conversation with the Franklin Mayor. He disagrees and wants to connect to the Whiteland subdivision. S. Ford is in agreement with the Park Forest residents, but would like to see the connection for first responders only through a gate.
- Janet Thompson, 90 Joseph Lane inquired how does the Town keep other people from entering if opened to first responders? There would be a drop box with a key.
- Rick Shipp, Chief of Police for Whiteland, Four major concerns:1. School buses and no sidewalks and increased traffic. 2. Increased crime possibly. 3. The bridge floods and extra traffic over that bridge. 4. The first responder gate would be good.
- Maddie Waters, 121 Deborah Lane. There are two daycares in the neighborhood and extra traffic would create increase speeding.
- Stacy Wessler, 67 Erins Ct. Flooding has potential to be worse since Franklin does not take care of the retention pond that exists now. It has never been dredged in 12 years.
- Sam Wheeler 102 Park Forest N. Dr. Doesn't understand why the Town does not have a say. The Town owns the streets in the subdivision. J. Saylor has an intention is to discuss the situation with the Town Attorney.
- J. Saylor inquired with Counsel what is the next step. S. Watson stated before anything can be done the Town needs to verify what they can do. S. Ford would like the attorney to create a resolution and an opinion on the project if acceptable to the rest of the Council. All Agree.

- **Resolution 2021-10, TIF Enlargement for Lefaive & Taylor Properties.**

- S. Watson stated the properties were recently annexed. RDC started the project. Plan Commission considered it at the last meeting. If the Council approves then it goes back to RDC for a Confirmatory Resolution.
- S. Ford made a motion to approve Res. 2021-10. D. Hawkins seconded the motion.

Passed 5-0

- **Right of Way Dedication for Warrior Trail.**

- C. Parker reported the ROW dedication for Warrior Trail was given from Whiteland Rd. down to Strategy Drive in July of 2020 and since the Hines and Strongbox have negotiated new boundary line and provided access to Warrior Trail. Staff is recommending Town Council accept and approve subject to the Town Attorney's approval of documentation. B. Goedeker made a motion to accept the ROW dedication as presented with the Counsel conditions. L. Fleury seconded the motion.

Passed 5-0

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Laura Fleury

Laura Fleury

Brad Goedecker

Brad Goedecker

Scot Ford

David Hawkins

David Hawkins

Laura Fleury

Brad Goedecker

Scot Ford

David Hawkins

Attest:

Debra L. Hendrickson

Debra L. Hendrickson, Clerk Treasurer

- **Ordinance 2021-05**, Amendment of Sec. 34.01 of Town Code (Town Manager)
 - Pertains to the duties of the Town Manager. J. Saylor proposed this to legal Counsel how the Town Manager interacts with the Board members. He also works for the whole Board and not just one person. L. Fleury made a motion to approve Ord. 2021-05 first reading. S. Ford seconded the motion.
Passed 4-0-1 D. Hawkins abstains
 - S. Ford made a motion to suspend the rules to approve for second vote. B. Goedeker seconded the motion.
Failed 4-0-1 D. Hawkins abstains
- **Ordinance 2021-06**, Amendment of Town Code adding Sec 32.04 (Emergency Executive Orders)
 - S. Ford made a motion to approve Ord. 2021-06 first reading. B. Goedeker seconded the motion.
Passed 4-0-1 D. Hawkins abstains
 - S. Ford made a motion to suspend the rules to approve for second vote. B. Goedeker seconded the motion.
Failed 4-0-1 D. Hawkins abstains
- Clerk Treasurer stated on Ordinance 2021-05 the Clerk Treasurer's Office should be included per State Statue. S. Watson recommended bringing the Ordinance back next month with the amendments. All in agreement.

Town Manager Report

- The Sewer plant has received proposals for the engineering work to update the plant. Would the Council allow the Town Manager and the Sewer Supt to make the decision on whom to select? There are three proposals so far for engineering guidance. The bids were \$230,000, then \$195,000, then \$175,000. S. Ford stated he would like to see the estimates first. D. Hawkins agreed. S. Watson recommended the Council authorize the Town Manager along with the Town Attorney to bring the proposals to the Council.
- The American Recovery Plan was passed on March 11, 2021. Whiteland will receive \$944,426.46 in two payments over 2021-2022. Expiration to spend the money is December 31, 2024. Will are looking at our spending options.

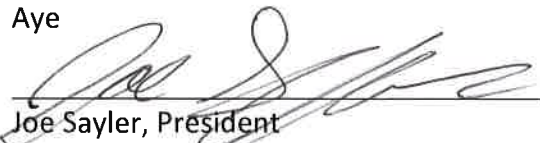
Council Comments – None

Public Comments - None

Meeting adjourned at 9:50 pm.

Passed by the Whiteland Town Council on this day 13th of May, 2021

Aye


Joe Saylor, President

Nay

Joe Saylor, President