

**WHITELAND TOWN COUNCIL**  
**March 09, 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>  X  </u>
Brad Goedeker Member	<u>  X  </u>	Eric Funkhouser Fire Chief	<u>  X  </u>		<u>          </u>
David Hawkins Member	<u>  X  </u>				

**Call to order**

- D. Hawkins called the meeting to order at 7:06 pm

**Pledge**

**Invocation** - Conducted by K. McGinnis

**Roll Call** – All present

**Reorganization**

- B. Goedeker recalled at an earlier meeting the Council stated they could call for a reorganizational vote at any time. D. Hawkins stated he would resign as President. Goedeker made a motion to appoint J. Saylor for President. S. Ford seconded the motion.  
**Passed 3-0-2** with Saylor and Hawkins abstaining.
- S. Watson that the Council stay with the plan to review the reorganization again in December as agreed to. B. Goedeker made a motion to the automatic reorganization discussion in December. S. Ford seconded the motion.  
**Passed 4-0-1.** Hawkins abstaining.
- Goedeker nomination L. Fleury as Vice President. S. Ford seconded the nomination.  
**Passed 4-0-1.** Fleury abstaining.
- Saylor suggested run the meeting since he is attending via Zoom. She agreed.

**Minutes** – from February 9, 2021.

- S. Ford made a motion to approve the minutes February 9, 2021. B. Goedeker seconded the motion.  
**Passed 5-0**

**Voucher Packet 3-09-2021**

- S. Ford made a motion to approve Voucher Packet 3-09-2021. B. Goedeker seconded the motion.  
**Passed 5-0**

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## Financial Report

- Clerk Treasurer reported balances on all the operating funds.
- The Town was able to pay off Sewer Bond 2013-A with the last payment of \$363,800. The Sewer Bond 2013-B will be paid off on 3/2023.

## Old Business – None

## New Business

- **Resolution 2021-06, Core 5 Abatement.**
  - S. Watson stated this petition relates to newly annexed property and was the first step in a multi-step process. Will be set for public hearing at the next meeting with the Council approval tonight.
  - Matt Price, representative of Core 5, the petitioner. Proposing to build two new logistics & distribution buildings. One approximately a million square feet and the second one 1 ½ million square feet. Investment is \$64,000,000 in real property improvements. The Town will receive \$8,000,000 in taxes a little over 10 years. Currently the property only generates \$4,500 a year in property taxes.
  - B. Goedecker inquired about the road direction as far as truck traffic is concerned. Matt Price stated they would make sure he would give the message to the developers and discuss it with the Town staff in Tech Review.
  - S. Ford made a motion to approve Resolution 2021-06. B. Goedecker seconded the motion.

**Passed 5-0.**

- **Approval of Performance and Maintenance Bonds for Briar Creek, Sec. 3**
  - Mark Gradison summarized his stance for Briar Creek
  - S. Watson stated the Town's waiting final approval. Mr. Gradison stated they are awaiting final approval for sanitary sewer and there are no dry utilities yet. The request is for water, storm, sewer, sidewalks, streets, curbs and surface.
  - B. Goedecker inquired what are they approving? S. Watson stated Sec 3A & 3B have not recorded a plat. No performance bonds have been recorded yet for Section 3. Bonds are for the next 3 years in case of failures.
  - Mr. Gradison stated they would come back next month with sanitary sewer bond.
  - K. McGinnis stated he would like to wait until it is done all at once.
  - Moved to next month
- **Resolution 2021-07, Hines Property Tax Abatement.**
  - S. Watson stated this is a standard Tax Abatement for 10 years and structured the same way as the others.
  - 84 acres. Investment for improvements \$24,000,000 and land is \$8,000,000. 1.1 million square ft. for building size. The summary for proposed tax revenue \$1.3 million for land alone. Anticipated projection \$4.5 million over 10 years. Statement of Benefits provided along with site plan and elevations.

- Goedecker inquired about the access. K. McGinnis stated from the north road named Strategy Dr. and Bob Glidden Blvd.
- Construction is estimating start date is July 2021 and finishing sometime in 2023.
- S. Ford made a motion to approve Res. 2021-07. B. Goedecker seconded the motion.

**Passed 5-0**

- **Ordinance 2021-02, 670 Parkway Sandwich Shop**

- Carmen Parker, Community Development Director, summarized the parcel is along US 31 with the home has two different zonings. Town of Whiteland Staff recommended they rezone the whole parcel due to the kitchen being in the residential portion. Upgrades would be made to the parking lot. Petitioner is absent and could not make the meeting. S. Ford inquired if any of the neighbors had any problems with the request. C. Parker stated there was a neighborhood meeting and there were no comments. S. Ford made a motion to continue to next month's meeting so they could talk to the petitioner face to face. B. Goedecker made a motion to second the motion.

**Passed 5-0**

- **Ordinance 2021-03, 169 N. State Street Rezoning, Bailey Wood property**

- Petitioner Mike D. Wood asking for rezoning on an adjacent property purchased to expand his business of Bailey and Wood Financial. Minimal traffic for loading supplies.
- B. Goedecker made a motion to approve the rezoning. S. Ford seconded the motion.

**Passed 5-0**

**Town Manager Report**

- The Sewer plant will need improvements. Obtaining estimates.
- On the map provided the County is wanting to TIF all land to the east of I65 from Franklin to Greenwood. The Mayors of Franklin and Greenwood met with K. McGinnis and found that this idea unfavorable so they want to fight to project. S. Watson stated because of his representation of Greenwood, Whiteland and the County he cannot participate.

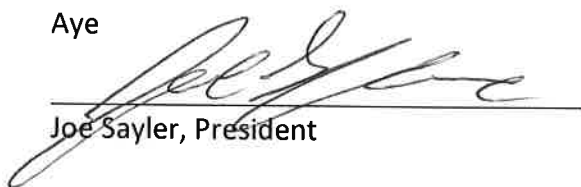
**Council Comments**

- S. Ford would like to explore more information about the idea of a Round-a-bout at the intersection of Whiteland Rd. and Centerline Rd. Feels it is needed and L. Fleury along with J. Sayler agrees. S. Ford inquired if any of the TIF money would be able to be used for this project. S. Watson would look into it.

Meeting adjourned at 8:24 pm.

Passed by the Whiteland Town Council on this day 13<sup>th</sup> of April, 2021

Aye

  
 \_\_\_\_\_  
 Joe Sayler, President

Nay

\_\_\_\_\_  
 Joe Sayler, President

*Laura Fleury*

Laura Fleury

Laura Fleury

*Brad Goedeker*

Brad Goedeker

Brad Goedeker

*Scot Ford*

Scot Ford

Scot Ford

*David Hawkins*

David Hawkins

David Hawkins

**Attest:**

*Debra L. Hendrickson*

Debra L. Hendrickson, Clerk Treasurer