

WHITELAND TOWN COUNCIL
February 8, 2022

<u>Council members present</u>	<u>Other Town Officials</u>	<u>Other Town Officials</u>
Brad Goedeker President	James Lowhorn Town Manager	Stephen Watson Town Attorney
X	X	X
Richard Hill V-President	Debra L. Hendrickson Clerk Treasurer	Jessie Boshell Senior Planning Dir.
X	X	_____
Laura Fleury Member	Rick Shipp Town Marshal	_____
X	X	_____
David Hawkins Member	Eric Funkhouser Fire Chief	_____
_____	X	_____
Joe Saylor Member		

Call to order

- B. Goedeker called the meeting to order at 7:19 pm

Adoption of the Order of Business

Minutes 12/28/2021, 1/05/22, 1/11/22

- L. Fleury made a motion to approve the minutes 12/28/21 and 1/05/22, 1/11/22. R. Hill seconded the motion.

Passed 3-0

Voucher Packet 1-1-2022

- L. Fleury made a motion to approve Voucher Packet 2-08-2022. R. Hill seconded the motion.

Passed 3-0

Financial Report

- Clerk Treasurer reported balances on all operating funds. There was no appropriation report distributed due to the end of year had not been completed.
- S. Watson inquired how accurate the information is on the slideshow. D. Hendrickson stated a fund report is given to the Town Manager’s Office and the information is displayed on the slideshow. The question from a previous meeting on the Sewer report was investigated and the numbers were corrected. The Council is given the report prior to the meeting and should go by those reports.

Old Business

- Resolution 2022-05, Tax Abatement application for Uptown Commercial Partners, Maschmeyer Properties
 - Eric Prime, representative of UCP, stated the parcel was recently rezoned from AG to I1. Property value is approximately \$55,000. Seeking a 10-year real property tax abatement. The expected AV post construction is \$25,000,000.
 - Construction expected to begin in May of this year. Operational in first quarter of 2023.
 - Tonight, was for introduction and to be able to conduct public hearing next month.
 - Speculative Building and the market is still really hot for this type of building.
 - R. Hill made a motion to approve Resolution 2022-05. L. Fleury seconded the motion.

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Passed 3-0

- Resolution 2022-03, Plan for the use of the Town's ARP Funds
 - Exhibit A is the key presented by the Police and Fire Chiefs
 - L. Fleury made a motion to approve Resolution 2022-03. R. Hill seconded the motion.

Passed 3-0

- Resolution 2202-02, Appropriation of the ARP Funds (Public Hearing)
 - The amount of the funds appropriated is \$1,023,950.
 - Fifty percent received in 2021 and the other fifty percent in summer of 2022.
 - Police Department will receive \$409,200 for equipment and other related purposes and the Fire Department will receive \$614,750 for payroll expenses.
 - Public Hearing opened at 7:28 pm. No comments. Closed at 7:29 pm.
 - L. Fleury made a motion to approve Resolution 2022-02. R. Hill seconded the motion.

Passed 3-0

- Ordinance 2022-03, Amending the 2022 Salary Ordinance for increasing Firefighters Compensation
 - This ordinance needs two readings to pass and since there are only three members of the board here tonight, we will have to have a special meeting for the second reading.
 - L. Fleury made a motion to approve Ordinance 2022-03 Amending 2022 Salary Ordinance. R. Hill seconded the motion.

Passed 3-0

- Resolution 2022-04, Policy Concerning Electronic Participation in Council Meetings
 - S. Watson stated in section 10, if there is a statewide emergency, this policy does not apply.
 - R. Hill inquires how it is to be implemented. Adopting the resolution will allow the Council to still have meetings with three members but the other two can participate electronically.
 - B. Goedeker is looking forward to having electronic meetings.
 - R. Hill made a motion to approve Resolution 2022-04. L. Fleury seconded the motion.

Passed 3-0

- Change Order #4, Springhill Subdivision
 - Last month R. Hill asked the Town Manager and the Town Attorney to get with the Contractor about the change order and the meeting was cancelled due to Covid. The price was almost \$10,000 for the additional insurance.
 - R. Hill stated after looking at the contract to add a second and a third year, there might be additional liability and is not in favor of the additional warranty.
 - B. Goedeker and L. Fleury both agreed they did not have a problem with tabling the change order indefinitely.

New Business

- Resolution 2022-01, Shana Property Annexation Fiscal Plan, Introduction
 - After a favorable review of the Plan Commission the next step is for the Town Council to pass the fiscal plan. The adoption would occur at a public hearing next month.
 - It is a portion of ground contiguous to Whiteland.
 - No one to speak on behalf of the property owners.
- Ordinance 2022-02, Annexation of Shana Property, Public Hearing, 1st reading
 - Public Hearing opened at 7:39 pm. No comments. Closed at 7:40 pm.
 - L. Fleury made a motion to approve Ordinance 2022-02 1st reading. R. Hill seconded the motion.

Passed 3-0

- Ordinance 2022-04, Rezoning Brusco Property from AG to PUD, Stillwater Glen

- S. Watson stated the petition was introduced at Plan Commission with 4-0 favorable recommendation.
- B. Goedeker inquired what would make this a PUD zoning? S. Watson stated the requirements would be modified from 75% brick to 50% is probably the primary and there are a couple of other items.
- Charles Russell, representing Arbor Homes, stated zoning around the area has commercial and industrial. It is within Johnson County's use plan. In the packets there are a couple of exhibits to look at and market data.
 - 201 lots for approximately 2.79 units an acre.
 - Legally required to accommodate stormwater.
 - Playground will be ½ an acre private park with playground equipment, managed by the HOA. L. Fleury inquired where the HOA is located. Mr. Russell stated it is set up with a local management company until the residents are ready to take over.
 - The graph in the packet shows Whiteland has a negative inventory for housing.
 - The homes are estimated to sell for \$350,000.
 - The front set back variable from 22', 24', 26'. S. Watson stated the current zoning is 30'. The minimum lot width is currently 70 feet and Arbor Homes shows 65 feet.
 - Side set back from 7' minimum but a 20' aggregate minimum to give homeowners. Flexibility, so we are looking at R3 zoning with modifications.
 - S. Watson stated in the Plan Commission meeting the recommendation for favorable approval with a traffic study and a traffic impact analysis along with right of approvals. There were also some utilities discussed to help adjacent properties. S. Watson said J. Boshell stated it could be handled later. Norm Gabehart did speak at the last Plan Commission meeting and if you would like to hear from him, I am sure he would be willing to.
 - Norm Gabehart, OEG Consulting, representing the Strouse Family.
 - The Strouse family is in support of the project and would like to have the utilities that they could use since they need sewer and there were previous commitments to them from the Town.
 - The water line is already on the east side of the road stopping at the Strouse's driveway. The water line should be looped to maintain adequate pressure in the future and make sure it didn't have a stop on the end of it as to not cause problems in the future.
 - The Strouse's' are committed to granting appropriate easements for the record.
 - The drainage has been addressed in the concept plan.
 - They are also in agreement with the Traffic Study.
 - Wet wells should be sized adequately.
 - The Trailway systems or sidewalks to remain on the west side of the road.
 - B. Goedeker state all the information is helpful.
 - S. Watson stated if the Council is agreeable to the modifications and consider addressing the utility aspect.
 - B. Goedeker likes the project as a whole but would like to get on record with the petitioner the commitment the Town would like to have with Arbor Homes such as the water lines, drainage, sewer.
 - R. Hill would like to see it in writing. Why are we changing the setbacks and side setbacks? Mr. Russell stated it is what the home buyers want. They want more room in the back for a sunroom or other uses. They are willing to give up frontage for more room in the back.

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- R. Hill inquired if Arbor Homes would you consider making the park bigger than a half-acre? For 200 homes it does not seem adequate. Mr. Russell stated they felt a half-acre, which is equivalent to 22,000 square feet. R. Hill would like to see one to one and half acre park. Mr. Russell stated they would look to see if it was feasible.
 - Austin Shealy, VP of Acquisitions and Entitlements. Adding additional park space could even be relocated to a different lot. The engineers to look at the best paths would be where the discussion will be addressed. They could not make that decision tonight.
 - R. Hill would like to see drawings with the change of setbacks. Would a car be able to park in the driveway? Mr. Russell stated it should not. The 22' would be from the front lot line and not the curb.
 - B. Goedeker is more concerned with being able to work with the developer about the utilities and the east side of the road having access. S. Watson stated from a legal perspective that the documents that developments must abide by would mandate and give us the authority to have to do it this way. There would need to be something in the ordinance to stipulate what is needed. B. Goedeker would like to have a guarantee from the petitioner for the utilities. Mr. Russell stated they could not commit to specifics but would like to commit to the larger park area working with the Town staff.
 - L. Fleury stated she was uncomfortable with passing the first reading without the commitments and table it until March meeting. R. Hill agreed. S. Watson recommended that Arbor Home would propose the language in the Ordinance as the starting pointed the motion. All agreed.
- Ordinance 2022-05, Rezoning Horsley Property from AG to Patch Whiteland PUD
 - Eric Prime, representing the Horsley Property family farm
 - 160 acres approximately on the SW corner of Graham Rd. and Whiteland RD.
 - Patch Development plans are for mixed multifamily residential, commercial, retail, and light industrial.
 - Andrew Greenwood, representing Patch Development, Westfield based company.
 - Market rate housing and Park amenities.
 - Amanda Rubadue, Aspire of Johnson County, reported of the 72 leads that came in 53 of them were looking for existing buildings. Forty were looking for 150,000 square foot or smaller. This is smaller businesses looking for higher skills and wages. The diverse housing is also needed to attract the workforce for these jobs
 - R. Hill inquired if the project would be opened to a dog leg. They would be. Would there be a walking trail connecting to Saddlebrook Subdivision? They would be agreeable to that.
 - There will be a traffic study. When the development plan is in discussion it will be a commitment according to Mr. Greenwood.
 - R. Hill made a motion to approve Ordinance 2022-05. L. Fleury seconded the motion.

Passed 3-0

- Presentation of the draft of Architectural Standards for Zoning Ordinance
 - S. Watson state the Town's Senior Planner has been discussing the project although the Council would get the final approval. Copies were handed out to the Council members. There will be no action tonight.

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- o J. Lowhorn stated he has not looked over the plans.

Update of Town Attorney Engagement Letter

- o Requesting a \$10 an hour raise
- o It has been four years since the last raise increase
- o L. Fleury made a motion to approve the raise. R. Hill seconded the motion.

Passed 3-0

Town Manager Report

- J. Lowhorn stated he is in day six of his employment.
 - o He currently is going over the cost estimates of Wessler Engineering. There will be discussions with the Wastewater Supervisor.
 - o Inquiring about the format of the power point presentation. Feels there are a lot of repetitive information. L. Fleury stated she definitely wants all maps and drawings presentation. B. Goedecker is open to change.
 - o Currently working on filling the position of Senior Planner.

Council Comments

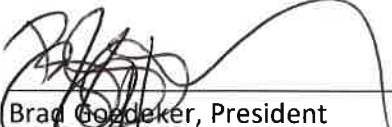
- B. Goedecker would like to set up a special meeting to approve the final reading of the amended salary ordinance for the Fire Department. Meeting set for February 16, 2022 at 6:00 pm.

Public Comments - None

Meeting adjourned at 9:13 pm.

Passed by the Whiteland Town Council on this day 8th of March, 2022

Aye



Brad Goedecker, President



Richard Hill, Vice President

David Hawkins



Laura Fleury

Joe Sayler

Nay

Brad Goedecker, President

Richard Hill, Vice President

David Hawkins

Laura Fleury

Joe Sayler

Attest: 

Debra L. Hendrickson, Clerk Treasurer

