

WHITELAND TOWN COUNCIL
April 18, 2023

Council members present

Joe Saylor	
President	<u> X </u>
Richard Hill	
V-President	<u> X </u>
Laura Fleury	
Member	<u> X </u>
David Hawkins	
Member	<u> X </u>
Brad Goedeker	
Member	<u> X </u>

Other Town Officials

James Lowhorn	
Town Manager	<u> </u>
Debra L. Hendrickson	
Clerk Treasurer	<u> X </u>
Stephen Watson	
Town Attorney	<u> X </u>
Carmen Young	
Community Develop.	<u> X </u>

Call to Order

- J. Saylor called the meeting to order at 7:10 pm

Roll Call – All Present

Invocation – J. Saylor

Adoption of the Order of Business

Minutes 3/14/23

- D. Hawkins made a motion to approve the Minutes 3/14/23. L. Fleury seconded the motion.
Passed 5-0.

Voucher Packet 4-18-2023

- D. Hawkins made the motion to approve Voucher Packet 4-18-2023. L. Fleury seconded the motion.
Passed 5-0

Financial Report

- The Clerk Treasurer reported on the operating balances.
- D. Hendrickson stated there was still a balance in the Sewer B&I after the bond was paid off. For the moment would like to leave the money there so the account will not close. J. Saylor stated he didn't see a problem with leaving the money there for the moment.

Old Business – None

New Business

- JCPL Annual Review
 - Lisa Litner, Director of the Johnson County Public Library.
 1. Opening of the new Clark Pleasant Branch.
 2. Would like to take a moment to thank the Public Safety and Carmen Young for helping to reopen the library after the tornado.
 3. New Childrens Learning Center.

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4. Book Mobile is coming towards the end of the summer.
 5. Almost 4,000 new library cards.
 6. Dedication on May 21, 2023, of a new statute by Kimberly McNeelon
- Resolution 2023-04, Real Property Tax Abatement for Axis Group
 - S. Watson stated this is a new process. There will be two meetings.
 - Michael Benefield, attorney for Axis Group, Axis Group is a Real Estate holding company for Axis Fiber Solutions for internet. Purchased property on Graham Rd. 13,000 square foot building costing approximately \$2.1 million. Looking to break ground early this summer. Bringing approximately 50 jobs with wages from \$20 to \$30 an hourly rate. Not looking for any personal property abatement.
 - B. Goedeker made a motion to approve Resolution 2023-04. D. Hawkins seconded the motion.

Passed 5-0
 - Resolution 2023-06, SRF Loan Program
 - J. Sayler stated his name was misspelled on first page section 1. S. Watson stated he would fix it before the night was over.
 - C. Young submitted PER for the sewer plant on 3/31/23 for loan application. Will be considered in July for scoring. It is a resolution to approve Joseph Sayler signing the loan application.
 - B. Goedeker made a motion to approve Resolution 2023-06. L. Fleury seconded the motion.

Passed 4-0-1 with J. Sayler abstaining.
 - Kleinpeter Consulting – OCRA Grant
 - C. Young the Town did pass the threshold to qualify for the grant.
 - Mike Kleinpeter, grant administrator, distributed a packet. Company was established in Whiteland and works all over the state of Indiana. Previous worked for OCRA checking grants. The grant would be \$50,000 and the Town would contribute \$10,000. The Town is interested in an updated Comprehensive Plan. The last plan was updated in 2012. No fees are charged unless the grant is awarded.
 - Ordinance 2023-03, Adopting IC 5-23, Authorizing Public Private Agreements, First Reading.
 - C. Young stated a common term used is BOTS – Build Operate Transfers. This is a different way to fund a project. This is why we need to adopt the IC code 5-23 if the opportunity arises.
 - S. Watson stated if you would consider this provides a possible way for flexibility on a project.
 - D. Hawkins made a motion to approve Ordinance 2023-03. B. Goedeker seconded the motion.

Passed 5-0

 - D. Hawkins made a motion to suspend the rules. B. Goedeker seconded the motion.

Passed 5-0

 - D. Hawkins made a motion to approve Ordinance 2023-03 Final Reading. B. Goedeker seconded the motion.

Passed 5-0
 - Approval of Agreement for Temporary Cell Tower Sites due to the Tornado Damaged SBA Cell Tower.
 - S. Watson stated there were four carriers using the cell tower. This allows temporary sites until the permanent Tower can be erected. It should take six months to build the new one. The temporary sites will be removed after the permanent tower is completed.
 - D. Hawkins made a motion to ratify the Verizon agreement executed by the Council President and an additional agreements when they come available.

Passed 5-0
 - Proposed Indiana American Water Rate Increase – Participation in IURC Case
 - S. Watson stated the Town is a wholesale customer to Indiana American so the 49% rate increase will affect the Town. In 2018 Indiana American made another request for a 25% increase. We participated in that case and the IURC denied it, so the rate was lowered to 8%,

which saved the Town approximately \$300,000. His opinion is for the Town to be part of the process again working together with a couple other Towns to fight it.

- J. Saylor stated he would fight it.
- S. Watson stated his law firm's fees are about \$50,00 which is far less than the cost of the increase.
- B. Goedeker made a motion to direct S. Watson to participate on behalf of the Town and engage Bose McKinney and all included. D. Hawkins seconded the motion.

Passed 5-0

- **Town Manager Report**

- C. Young stated the abatement criteria is estimated to be created in a month or so with the help of Adam Stone.
- The CCMG is moving forward.
- The City of Greenwood reached out to Whiteland about the property north of Tracy rezoning to Industrial which is next to the parcel in the Town of Whiteland that is residential.
- Last three weeks update after tornado:
 1. Adjusters have been out and waiting on reports of summary for coverage. Our staff has been amazing. The Volunteers are endless.
 2. Trying to find housing for the Fire Department.
 3. FEMA is coming but nothing officially yet.
 4. JCCF has set up a disaster relief fund for Whiteland. The Town plans to be involved with how the funds will be distributed. Would the Council like to be involved in input on those decisions. J. Saylor stated maybe make sense to see what the long term recovery group comes up with? If emergencies come up, then maybe a couple of people to help make decisions. R. Hill, D. Hawkins and L. Fleury stated they would be available as needed for help individually.
- C. Young had been working with a teacher class of high school seniors. Thought it would be a good project for the Whiteland HS students to come up with an emergency plan since the Town does not have one of their own and to learn about local government. We did have the County work with us during the tornado.

- **Department Head Reports**

- Chief Shipp just left the high school where one of our officers received a life saving award for a student who had an ATV accident. Jeremy McKinney and Dustin Scott.
 1. Carmen did a fantastic job along with the street workers and Julia.
 2. Officers from all over the County came to help.

- **Council Comment**

- J. Saylor stated with the current situation of the Town Manager, who has been on leave, has not been able to perform his job. Carmen Young has assumed all responsibilities on the management side. Shaun Young was in charge of all operations. They need to be formalized and recognized and all employees need to be compensated. J. Saylor made a motion to make Carmen acting Town Manager and Shaun Young as Operations Manager answering to the Council until the return of the Town Manager and adjust compensation as soon as possible. Would like D. Hendrickson to look into the funds to accommodate this compensations for employees also. Everyone agrees.
- D. Hawkins seconded the motion.

Passed 5-0

Public Comments - None

The meeting was adjourned at 8:36 pm.

Passed by the Whiteland Town Council on this day May 9 of May, 2023.

Aye

Nay



Joseph Saylor, President

Joseph Saylor, President



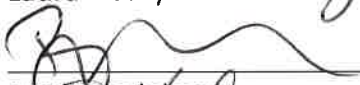
Richard Hill, Vice President

Richard Hill, Vice President



Laura Fleury

Laura Fleury



Brad Goedeker

Brad Goedeker



David Hawkins

David Hawkins

Attest:



Debra L. Hendrickson, Clerk Treasurer