

WHITELAND TOWN COUNCIL
March 12, 2024

Council members present

Richard Hill	
President	<u> X </u>
Tim Brown	
Vice President	<u> X </u>
Brad Goedecker	
Member	<u> X </u>
Debra Hendrickson	
Member	<u> X </u>
Joe Saylor	
Member	<u> X </u>

Other Town Officials

Melissa Fraser	
Clerk Treasurer	<u> X </u>
Carmen Young	
Director of Administration	<u> X </u>
Shaun Young	
Director Of Operations	<u> X </u>
Stephen Watson	
Town Attorney	<u> X </u>

Call to Order

- R. Hill called the meeting to order at 7:00 pm

Pledge

Roll Call – All present

Invocation – S. Young

Adoption of the Order of Business

Minutes 2-13-24

- J. Saylor made a motion to approve the 2-13-24 minutes. B. Goedecker seconded the motion.
Passed 5-0

Voucher Packet 3-12-24

- T. Brown made a motion to approve Voucher Packet 3-12-24. D. Hendrickson seconded the motion.
Passed 5-0

Financial Report

- The Clerk Treasurer/C. Young reported on the balance of all funds.

Old Business – N/A

New Business

- **Consideration of Proposed Professional Services Agreement with HWC Engineering for Preparation of New Comprehensive Plan**
 - C. Young asked permission to sign the agreement.
 - \$50,000 is covered by OCRA Grant and \$15,000 is Town's responsibility
 - S. Watson has reviewed the scope of work and agreement. S. Watson and HWC agree upon the changes outlined in red.
 - J. Saylor made a motion to approve the agreement. B. Goedecker seconded the motion.
PASSED 5-0

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- **Consideration of Proposed Professional Services Agreement with Context Design for Preparation of Five-Year Parks and Recreation Master Plan**
 - C. Young discussed plan and price of \$38,500.
 - S. Watson has reviewed proposal and Context Design agreed to changes
 - B. Goedecker asked if a five-year plan is standard. C. Young stated it is more in line with other municipalities.
 - C. Young stated there would be community engagement, meetings, and marketing to gather ideas of what the community wants.
 - B. Goedecker asked what we would get out of this plan or what would be the focal point. C. Young discussed setting up a parks board that would help with the plan. To qualify for certain grants and other funding, we'd need a parks board. We have approx. 150 acres of land to work with.
 - J. Saylor made a motion to approve. B Goedecker seconded the motion.

PASSED 5-0

- **Ordinance 2024-05, Modifying Stillwater Glen PUD Development Standards and Elevations (Stillwater Development)**
 - C. Young discussed ordinance. Gradison has taken over from Arbor and now Ryan Homes will be the builder. The ordinance received an unfavorable recommendation from the Planning Commission based on the original petition.
 - Adam Mears, Gradison Development, discussed the project and commitments they are willing to make. He stated the staff report was prepared based upon petitioners' original information submitted. Staff and petitioner had conversations on changes needed to gain favorable recommendation from Plan Commission, but it wasn't done in time. A. Mears stated changes: no 3 car garages on easement, No vinyl, 36" wainscot on front or bottom of windowsill, front set back 30ft, & new elevations.
 - C. Young discussed Greenwood's project that will abut this development and a trail and connector roads will connect the two. A. Mears stated they will connect to that (although not thrilled about a walking path next to railroad tracks).
 - B. Goedecker asked about utility commitments. A. Mears and C. Young stated yes, those would not change.
 - B. Goedecker stated proposed changes look more appealing than previous option and the Town has a good relationship with Ryan Homes.
 - T. Brown asked if the Town and Billy were in favor of the project. C. Young stated that B. Patrick was asked at Plan Commission if he would've changed his recommendation if changes were submitted in advance of meeting, and the answer was yes. S. Watson stated a vote was made with that information and the Plan Commission still voted it down.
 - R. Hill and D. Hendrickson asked S. Young why he voted No. S. Young would still say no, even with the changes discussed today. Something about it doesn't sit well with him and doesn't like the lack of brick front nor the distance between houses.
 - Sam Karozos, representing seller Bruce Smith made comments. The current contract expires at the end of month, and he feels should've asked for continuance and then time wouldn't be an issue. He also reiterated that a NO vote is a reversion back to the PUD in place with a 3-sided vinyl product and doesn't offer the upgraded product that is being offered now. He feels Ryan Homes builds a quality product.
 - J. Saylor stated that are more upsides to this agreement than PUD already approved.
 - S. Watson stated that if the council would want to approve the modifications proposed tonight, then those would need to be included. Otherwise, this would have to be continued. The problem with a continuance is that the buyer has 13 days left on contract. A. Mears will send a revised version

including changes to S. Watson and vote will happen at end of evening once it has been reviewed. The council agreed.

- An updated ordinance with changes was presented to the council.
- J. Saylor stated to strike mention of vinyl in ordinance, as none will be included in options. S. Watson removed.
- J. Saylor asked if it goes back to Plan Commission after vote tonight, if passed.
- S. Watson stated yes, Plan Commission has to consider it within 45 days. If Plan Commission agrees with the Council in April, then it will not have to come back to the Council. If Plan Commission disagrees then it would have to come back to the council.
- S. Watson will draft a letter to Plan Commission for another vote.
- J. Saylor made a motion to approve Ordinance 2024-05 as revised with removal of sentence of vinyl siding. B. Goedeker seconded the motion.

PASSED 4-1

- **Ordinance 2024-06, Adoption of New Stormwater Management Code**

- C. Young stated that adoption of new code requirements came from IDEM and are due by July. Stormwater Board approved changes.
- Brian Kramer, MS4 Coordinator, stated the last ordinance was in 2006 and now there are stricter guidelines for construction regarding stormwater.
- S. Watson has reviewed also.
- T. Brown made a motion to approve Ordinance 2024-06 – 1st reading. J. Saylor seconded the motion.

PASSED 5-0

- **Ordinance 2024-07, Adoption of New Stormwater Technical Standards Manual**

- C. Young stated the new requirements from IDEM would need to be updated in the manual as well.
- B. Goedeker made a motion to approve Ordinance 2024-07 – 1st reading. D. Hendrickson seconded the motion.

PASSED 5-0

- **Ordinance 2024-08, Rezoning of 190 Pearl St. from C-2 to R-3 (Good-Mason Investments LLC)**

- C. Young discussed ordinance. A single-family structure was located on this property since it was constructed in 1912. The detached garage in question was erected in 1968. The petitioner's intent with this detached garage is to have supplemental income as rental unit and was in the process of being converted to a living space with 2 bedrooms and 1 bathroom. Plan Commission passed this ordinance with a favorable recommendation.
- J. Saylor made a motion to approve Ordinance 2024-08. B. Goedeker seconded the motion.

PASSED 5-0

- **Consideration of Proposed Agreement to Create Donation Fund with the Johnson County Community Foundation**

- C. Young discussed agreement. We currently have a donation fund but it's not a charitable tax write-off for the company due to not having a 501(c)3. Several other local municipalities currently do this through the Foundation.
- \$2500 minimum needed in account and 2% administrative fee for every donation
- J. Saylor made a motion to approve the agreement. D. Hendrickson seconded the motion.

PASSED 5-0

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- **Resolution 2024-01, Appropriation of Funds to Create Donation Fund with the Johnson County Community Foundation**
 - C. Young discussed the resolution that would now appropriate funds to be put into the new fund. Asking for \$2500 to be moved from Community Day fund to establish fund with Johnson County Community Foundation.
 - S. Watson opened a public hearing at 8:34pm. The public hearing was closed at 8:34pm.
 - J. Saylor made a motion to approve Resolution 2024-01. B. Goedecker seconded the motion.
- PASSED 5-0**
- **Update on Rate Case by Indiana American Water**
 - S. Watson discussed updates on the case. Indiana American Water started out with asking for a 49.3% increase. The increase that was approved from the IURC was 38.1% increase. That is the overall increase and is to be phased in 3 phases. 1st phase is 24.1%, 2nd is 4.5% and 3rd is 6.5%.
 - Based upon this increase, the expense of the Town to run the water utility will increase by \$140,000. Potentially a 12% increase for residents. We currently have a rate consultant investigating this to determine the next steps.
 - C. Young updated everyone on status of rate study. There is not yet a clear indication of direction on how to proceed.
 - T. Brown asked when the last increase was to any of the utilities.
 - C. Young stated water was increased in 2013 and sewer hasn't increased in over 20 years.
 - B. Goedecker asked about finding our own water supply. C. Young stated that she and S. Young met with the company, last June, that did the initial test on the wells when self-sufficiency was discussed in 2020. The original report showed we would have to build a treatment facility. S. Young would like the testing to be done for a longer period to gain a better understanding of the numbers but never heard back from the company. S. Young has contacted another contractor that can do the testing.
 - R. Hill asked about a time frame. C. Young stated as soon as possible.
 - T. Brown stated a breakdown of the increase would be helpful to residents. R. Hill agreed that the more information and the more transparency we can have would be helpful.
 - **Recognition of Impact Leader Award received by Carmen Young**
 - R. Hill wanted to publicly recognize C. Young for a job well done, but also Slim, Police, Fire, and all the Town employees. Congratulations to everyone.

Director of Administration &/or Director of Operations Report

- C. Young discussed updates.
- The Fire Dept had been approved for a GO Bond – 2 yrs ago - and that money was set aside for a heavy rescue. Bargersville Fire Dept recently replaced their heavy rescue and Chief E. Funkhouser is asking the district board if he can offer it to the Town of Whiteland. Currently there is \$131,000 left in GO Bond and Chief is suggesting a max offer not to exceed \$150,000. There is also significant money in the fire cumulative fund. We would then sell or surplus our old rescue.
 - T. Brown asked if there would be a maintenance check on the truck or if there was an appraisal.
 - Council not opposed but would like more information.
- Farmers Market will be hosted at the Clark Pleasant Library on Tuesday evenings.
- March 18th, hosting an insurance forum at the library to help residents

- S. Watson also mentioned the contract for Republic is expiring in July and will need to get new bidding information in front of Council in May.

Department Report

Police

- Chief R. Shipp shared updates with the police department. Currently looking into grants for duty vests. They are looking at a 50-50 grant. This will be late this year or early next year.
- They critiqued their efforts and needs after the tornado. Main issue was communication. Radios jammed up and phones not working. Therefore, he's looking into a system and radios that work off a repeater. They've been testing in preparation for the eclipse. 20 radios will cost \$2500. This will give them enough for officers and a few for Town officials.
- Another issue was internet. They are looking into a new mobile system.
- There are 5-6 police vehicles to get rid of. He's investigated options and the best option seem to be the auction.
- R. Hill asked about purchasing any of these vehicles for the Town. R. Shipp stated they try and get the money back that was spent from the budget but that could be an option. J. Meece stated that she'd be unsure if the Town would want any of them due to the condition of vehicles. R. Shipp agreed but can look into it.
- R. Shipp discussed new guns and trade-in on old ones.
- Police caught a fugitive in our Town and did a great job with their investigative work.
- Also, on March 18th, there is a county-wide active shooter training class at Center Grove.

Council Comment

- J. Saylor stated that New Whiteland reached out, and he referenced a resolution from 4-5 years ago regarding being open to doing feasibility on a merger. Therefore, he and B. Goedeker sat down with John Purdie and John Perrin. J. Saylor stated he wasn't sure if a majority of New Whiteland's council members were open to pursuing anything, but the loose discussion was to ask the councils if they'd consider a financial feasibility. This way it can be determined if makes sense financially for both Towns to even consider it. J. Saylor let them know that he'd bring it up at Whiteland's next council meeting to see interest in pursuing a financial study. B. Goedeker discussed the conversation also and stated that there was potential interest but only if made financial sense. He is open to a financial study.
- The council discussed. Two council members (R. Hill & D. Hendrickson) showed reluctance to pursue a study, at this time, based on other pressing issues - no budget and other priorities in 2024 that Whiteland should be focusing on. T. Brown also stated he felt this was a little early, considering all the Town is dealing with. Also, would like some time to discuss this as a group further. He stated that as long as it wasn't costing the Town anything, then he's ok with pursuing what the cost of financial study would be.
- No formal vote was made but B. Goedeker, J. Saylor, and T. Brown wanted at least a budget quote on a financial study and then a formal determination / vote would be made based on quote and council's interest.
- The conflict-of-interest agreement regarding legal representation was removed by R. Hill and T. Brown said he wanted a third party due to Whiteland and New Whiteland having the same legal counsel. S. Watson commented this will need addressed and wasn't sure he agreed with T. Brown.

Public Comment - None

R. Hill made a motion to adjourn the meeting. Meeting adjourned at 9:55pm

Passed by the Whiteland Town Council on this day 9 of April, 2024.

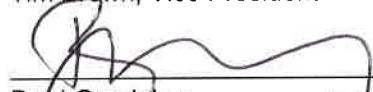
Aye



Richard Hill, President



Tim Brown, Vice President



Brad Goedeker



Debra Hendrickson



Joseph Sayler

Nay

Richard Hill, President

Tim Brown, Vice President

Brad Goedeker

Debra Hendrickson

Joseph Sayler

Attest:



Melissa Fraser, Clerk Treasurer