

WHITELAND TOWN COUNCIL
June 11, 2024

Council members present

Richard Hill	
President	<u> X </u>
Tim Brown	
Vice President	<u> X </u>
Brad Goedeker	
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. Quorum requirements reached.

Invocation – C. Young

Adoption of the Order of Business

Minutes 5-14-24

- J. Saylor made a motion to approve the 5-14-24 minutes. B. Goedeker seconded the motion.

Passed 5-0

Voucher Packet 6-11-24

- B. Goedeker made a motion to approve the Voucher Packet 6-11-24. J. Saylor seconded the motion.

Passed 5-0

Financial Report

- M. Fraser and C. Young reported on the balance of all funds.

Special Guest Matters

- Awarded Otto Lewis Scholarship winners

Old Business

- **Conflict of Interest Form – B. Temple**

- J. Sayler made a motion to approve the conflict of interest for B. Temple. B. Goedeker seconded the motion.

Passed 5-0

- **Marketplace Barns Analysis**

- C. Young discussed the cost analysis (expenses vs profits) of the barns presented to Council as requested by T. Brown. Wear and tear on the barns is also evident. Also mentioned issues the Town has with parking.
- T. Brown discussed the reasons they were installed and now the costs of upgrading them. Farmers Market is no longer at Town Hall and feels doesn't make sense if the Town isn't breaking even. Utilities are not included in expenses for the tenant of the barns.
- J. Sayler agreed and feels it's no longer a viable project. He would favor phasing it out, but his concern is the remaining vendor. We no longer accept new tenants or any new contract. This would give the current tenant time to relocate.
- T. Brown stated the barns were designed for local businesses and current tenants are not even Whiteland residents. He agrees to phase it out and not shut it down immediately.
- R. Hill asked about what we would do with the sheds. C. Young stated we would sell them or use them internally. Two of them may not be salvageable. We also have restrooms and a gazebo.
- T. Brown discussed options to recycle them.
- R. Hill agreed with J. Sayler to phase them out and not leave the current tenant stranded.
- J. Sayler asked about the duration of current leases. C. Young stated the contract is done March 2025. J. Sayler would welcome the current tenant to come in and discuss any options with the Council.
- D. Hendrickson agreed to end when the current contract ends – March 2025.
- J. Sayler stated we haven't recovered our initial investment and are currently at a point where the Town will incur a lot of costs to fix them, not to mention the logistical issues.
- T. Brown makes a motion to no longer lease the barns out and when the current lease is done to not renew. D. Hendrickson seconded the motion.

Passed 5-0

New Business

- **Award of 2024 CCMG Paving Project**

- C. Young explained paving project opening and referenced handout given to Council. The lowest bidder is Dave O'Mara contractor.
- C. Young stated that the Town has worked with them previously in Springhill and some of Oakville and they do a great job.
- R. Hill asked about the language in the contract to protect the Town should any issues arise, that would make the contractor ask for more money. C. Young stated that the bid packet did include grade and mill requirements. The Town had great communication with the contractor from last year and that will be the Town's expectation moving forward with this contractor also.
- T. Brown asked about a cubic yard cost. C. Young stated they should follow the plans. There are also Performance Bonds in place to protect the Town.
- T. Brown asked if the Town provides a route preferred for trucks. C. Young stated there is a pre-con meeting and that is discussed.

- D. Hendrickson asked about stormwater work. C. Young stated yes and that will get taken to Stormwater Board. Curbs, sidewalks, and driveway approaches are included.
- D. Hendrickson made a motion to award the contract to Dave O'Mara contractor in the amount of \$847,239.50. T. Brown seconded the motion.

Passed 5-0

- **Ordinance 2024-09, Adoption of Policy Concerning Conduct at Public Meetings (2nd Reading)**

- J. Sayler stated he reviewed S. Watson's revisions, that he had asked for, and feels it looks good to him.
- J. Sayler made a motion to approve Ordinance 2024-09. T. Brown seconded the motion.

Passed 5-0

- **Consideration of Trash Collection Start Time Change and Contract Amendment**

- C. Young discussed amendment to contract with Best Way. Asking to change start time to 7:00am and to waive or modify performance bond requirement.
- S. Watson further explained that the bond requirement states it needs to be renewable at the end of the contract and also be renewable from year to year for the full four years. The bonding company did not agree with that. He feels a year to year performance bond requirement is adequate.
- J. Sayler agreed.
- R. Hill asked about language in the contract regarding leaks etc. C. Young stated, yes. Best Way will resolve any issues per contract.
- T. Brown stated that IDEM required trash companies to have a spill team
- C. Young also discussed option for residents to buy stickers for extra bags that won't fit in can. Best Way charges \$.75 and the Town will charge \$1.00 to residents.
- R. Hill asked about mailers notifying residents. C. Young has approved a brochure from Best Way and an alert will be on social media and via mail.
- J. Sayler made a motion to approve amendment request of start time of 7:00am, performance bond, and sticker charge for extra bags. B. Goedeker seconded the motion.

Passed 5-0

- **Ordinance 2024-10, Amending Charge for Trash Collection (Introduction Only)**

- C. Young discussed the introduction of ordinance and rate consideration options. Ordinance is introduced with the 4yr pricing of \$18.85. Options include: 1 – phased in over 4yrs, each year the price would increase. 2 - average of the 4 years (\$18.05). 3 – increase to \$18.85 which is new 4yr pricing. Also, additional carts would cost \$6 and be handled and paid for with Best Way.
- R. Hill asked about administrative tasks in option 1 to increase every year. C. Young stated this is something that is set in the billing software and would need to be changed yearly.
- J. Sayler and D. Hendrickson like option 2
- B. Goedeker is in favor of option 1 because it limits the amount of the initial bump.
- J. Sayler made a motion to proceed with option 2. D. Hendrickson seconded the motion.

Passed 4-1

- **Annual Review of Abatement Statements of Compliance (CF-1's)**

- S. Watson discussed review of CF-1's and summary table provided to Council.
- R. Hill asked about CF-1 for MEC and if the assessor didn't file the documents. S. Watson stated that the assessor's office is responsible for assessing property and getting it on the books. If they miss it, they miss it.

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- J. Saylor stated there are some blips but nothing he sees as an issue. He'd be in favor of finding them in compliance.
- J. Saylor made a motion to find all the properties in substantial compliance that are listed in the updated abatement compliance evaluation summary dated 6.11.24 and this does not mean a waiver is approved for Axis Group. D. Hendrickson seconded the motion.

Passed 5-0

- **Consideration of Waiver from Stormwater Design Standards and Specification Manual for WCHS Phase 2A**

- C. Young discussed waiver request. The petitioner is requesting a waiver from Chapter 2 of the Town of Whiteland Design Standards and Specifications Manual, specifically a waiver from the minimum of 2.0 feet of cover is maintained over the top of the pipe requirement.
- Staff recommends approval of the waiver, based on findings of fact.
- T. Brown asked some questions regarding the pipe and manufacturer warranty.
- Derek Snyder from Crossroads Engineering explained
- J. Saylor asked if there were issues, then it would be the school's responsibility. The consensus was yes. Path is private also.
- T. Brown also asked about the path. D. Snyder stated path will be put back as it is.
- T. Brown made a motion to approve the waiver. B. Goedecker seconded the motion.

Passed 5-0

Director of Administration &/or Director of Operations Report

- C. Young discussed Parks Board applications presented to Council.
- Farmers Market has 29 Vendors – Tuesdays from 5.30-7.30pm.
- Community Night – July 26th. We have sponsorships so far in the amount of \$35,000.
- Comprehensive Plan workshop meeting on June 18th
- Cummins/DHL – Mohr Lot 6. There will be 300 employees.
- Setting up a tour of 45 Mission Rd – DHL

Department Head Reports

Council Comment

Public Comment - None

R. Hill made a motion to adjourn the meeting. Meeting adjourned at 8:36pm.

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

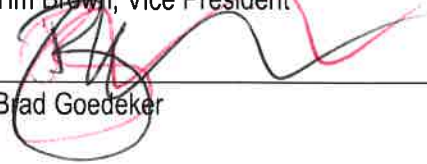
Aye



Richard Hill, President

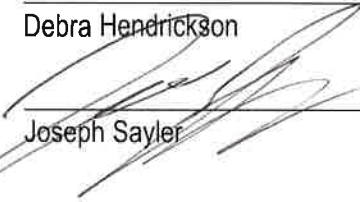


Tim Brown, Vice President



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