

**WHITELAND TOWN COUNCIL**  
**September 10, 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** – Quorum requirements reached.

**Invocation** – S. Young

**Review and Approval of the Agenda**

**Minutes 8-13-24**

- J. Saylor made a motion to approve the 8-13-24 minutes. D. Hendrickson seconded the motion.  
**Passed 5-0**

**Voucher Packet 8-13-24**

- J. Saylor made a motion to approve the Voucher Packet 8-13-24 D. Hendrickson seconded the motion.  
**Passed 5-0-0**

**Financial Report**

- M. Fraser and C. Young reported on the balance of all funds.
  - C. Young explained OCRA Grant funds disbursement and payment need to HWC Engineering
  - J. Saylor made a motion to approve the voucher for HWC Engineering. B. Goedecker seconded the motion.  
**PASSED 5-0**

**Old Business**

- **Ordinance 2024-11, Establishing Policy Regarding Coordination on Disposal of Personal Property of the Town**
  - C. Young discussed revisions made to Ordinance 2024-11.
  - B. Goedecker made a motion to approve Ordinance 2024-11. T. Brown seconded the motion.  
**PASSED 5-0**
- **Resolution 2024-07, Additional Appropriation for Police Vests (PUBLIC HEARING)**
  - R. Hill opened and closed the public hearing.

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- J. Saylor made a motion to approve Resolution 2024-07. T. Brown seconded the motion.

**PASSED 5-0**

### **New Business**

- **Resolution 2024-08, Approving Interlocal Agreement for Opioid Grant Program Advisory Board and Transfer of Opioid Funds**

- C. Young discussed the Interlocal Agreement for the Opioid Grant Program Advisory Board
- J. Saylor made a motion to approve Resolution 2024-08, as read into the record by S. Watson. B. Goedecker seconded the motion.

**PASSED 5-0**

- **Saddlebrook Farms Approval of Maintenance Bonds and Acceptance of Dedication of Improvements**

- C. Young explained summary handout of the Saddlebrook Farms maintenance bonds that need accepted and dedicated.
- J. Saylor made a motion to accept and dedicate the list of Saddlebrook Farms maintenance bonds pending approval from legal counsel. T. Brown seconded the motion.

**PASSED 5-0**

- **Budget Ordinance 2024-12 - Introduction (PUBLIC HEARING)**

- C. Young discussed 2025 Budget Ordinance
- R. Hill opened and closed the public hearing.
- R. Hill asked about the Legal category and increase seen there. C. Young explained the process of going through all the bills for engineering, finance, and legal and determining what the service was related to then charging that department accordingly. Therefore the 2025 budget reflects that change.
- R. Hill asked about General Health and Liability Insurance. C. Young stated that was moved under Town General as an option for the 2025 budget.
- R. Hill asked about the Police budget and changes needed regarding the titles shown on budget. C. Young will get those updated correctly.

- **Stone Municipal Group**

- C. Young discussed proposal to work with Stone Municipal Group.
- R. Hill asked about any term or max with the proposal. C. Young stated there is not, but a 30 day notice would be given. R. Hill asked this to be put in the proposal also.
- S. Watson stated this is just a proposal and there would be a contract he will review.
- D. Hendrickson made a motion to approve working with Stone Municipal Group and enter into a contract subject to counsel's approval. J. Saylor seconded the motion.

**PASSED 5-0**

### **Director of Administration &/or Director of Operations Report**

- C. Young discussed the Bob Glidden/Whiteland Rd roundabout.
  - The Town has been working with Crossroads Engineers and the Redevelopment Commission approved the design and engineering. The Town is now looking to discuss a TIF Bond to install the roundabout in 2025 and have consulted Adam Stone regarding this. The Town would like to move forward to bid project pending approval of the financing. This is typically when companies are

getting plans together for 2025 and by moving forward with the bid this fall, the hope is for better pricing.

- R. Hill asked about the size of the roundabout. C. Young stated it would be similar to the one the Graham Rd/Whiteland Rd.
- J. Saylor asked if the TIF bond would include all the TIF area. C. Young stated there is not a separate allocation area, so yes it would.
- D. Hendrickson asked if the TIF area could be separated, similar to the Patch Development project. S. Watson would have to look into whether we can start the clock on only a portion of the TIF district. The difference between this project and the Patch project is there was no AV with Patch. The concern would be if it were separated, then the Town may have to restart the base and lose the TIF revenue that is currently being collected and future revenue once abatements fall off.
- C. Young discussed the ability to bond every 3 years and potentially do projects of this size. The list of projects needed is long and the Town will need to start the clock at some point.
- D. Hendrickson asked about a BAN instead and how pulling multiple bonds affects the TIF clock.
- S. Watson explained that once the clock starts, future bonds will have a shorter potential life. He also stated that the BAN has the same effect on the clock. He suggested discussing other options with Adam
- J. Saylor made a motion to approve the solicitation of bids for the Bob Glidden/Whiteland Rd roundabout and have counsel, Adam Stone, and C. Young look into alternative funding sources that wouldn't start the TIF clock. D. Hendrickson seconded the motion.

**PASSED 5-0**

- C. Young discussed a joint roundabout project with New Whiteland and the Johnson County at Centerline/Whiteland Rd. The Town is asking for the same letter of support from the Council.
  - T. Brown asked about the new homes coming to that area and if the new roundabout would accommodate more traffic.
  - C. Young has asked New Whiteland to conduct an impact study. The type of grant that is being applied for is an air quality grant, which takes into consideration how long people sit at the 4way stop.
  - Construction would begin in 2028.
  - Town Council approved submission of the letter of support.
- Wrigley Real Estate – Form 322
  - C. Young explained the new assessment that was submitted. The council had already approved the previous CF1. S. Watson explained that they are identical except for the new assessed value, which was just given to them. Since they have an abatement, this is to ensure everything is documented correctly.
  - J. Saylor made a motion to approve Wrigley Real Estate's updated CF1 and find them in compliance. B. Goedeker seconded the motion.

**PASSED 5-0**

- C. Young discussed the water rate study and billing options presented in the packet.
  - D. Hendrickson likes option 2 – drop minimum to 2000 and add flow charge based on usage
  - J. Saylor would like to have option 1 and 2 in front us for a public hearing.
  - S. Watson will draft an ordinance for October's meeting.
- C. Young discussed sewer rates and EDUs. The Town's current EDU rate of 2250 is significantly lower than most others on new developments. Reedy suggested increasing it to 3960 per EDU. This is a separate ordinance from the potential sewer rate increase.

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- R. Hill asked if it was comparable to other local municipalities. C. Young will provide the information to the council.
- S. Watson recommended the Town prepare an ordinance for the October meeting.
- S. Young discussed the Statement of Loss provided by the insurance company on what has been received to repair the buildings.
  - T. Brown asked if the Town is going through the State for approval on rebuilding due to it being commercial. S. Young stated yes permitting has been done and all will be under state review.
  - R. Hill asked about the Aquafir quote. S. Young stated they will be out next week or the week after to conduct testing.

**Department Head Reports**

- **Police Department – Chief Rick Shipp**
  - R. Shipp discussed the loan options for new vehicles. Asking the Council approval to pursue the loan.
  - J. Saylor made a motion to approve Chief Shipp's request. D. Hendrickson seconded the motion.
- PASSED 5-0**
- **Fire Department – Chief Eric Funkhouser - None**

**Council Comment - None**

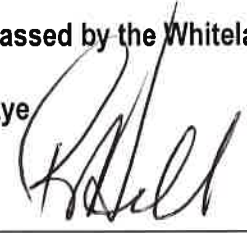
**Public Comment - None**

R. Hill made a motion to adjourn the meeting. The meeting was adjourned at 8:46pm.

Passed by the Whiteland Town Council on this day 8<sup>th</sup> of October, 2024.

Aye

Nay

  
Richard Hill, President

Richard Hill, President

  
Tim Brown, Vice President

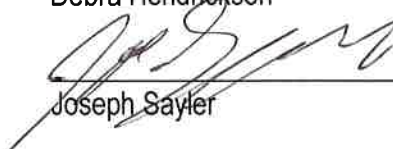
Tim Brown, Vice President

Brad Goedeker

Brad Goedeker

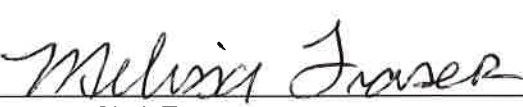
  
Debra Hendrickson

Debra Hendrickson

  
Joseph Saylor

Joseph Saylor

Attest:

  
Melissa Fraser, Clerk Treasurer

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