

WHITESTOWN



INDIANA

WHITESTOWN TOWN COUNCIL

August 10, 2022

MINUTES

1. OPENING THE MEETING

- A. Call to Order – **Clinton** called the meeting to order at 7:06pm
- B. Pledge of Allegiance
- C. Roll Call – All Present
- D. Adoption of the agenda – **Clinton m/m to adopt as presented, Susan 2nd, 5-0 adopted.**

2. PRESENTATIONS

3. CLERK-TREASURER REPORT

- A. Town Management Report | WMU Management Reports (Sewer, Water)

4. DEPARTMENT REPORTS – DPW, Planning & Community Development, Building Department, Parks and Recreation, Public Relations, Police, Fire – Clinton thanked Chief Rolston and his team for their assistance with the capture of a criminal. Clinton thanked Chief Westrich and the other members of Task Force One for the work they are doing.

5. PUBLIC REQUEST TO SPEAK (Topics Not Related To An Agenda Item) – none

6. APPROVAL OF THE CONSENT AGENDA

- A. Approval of Meeting Minutes – 07/13/2022 Meeting Minutes
 - B. Claims – July 2022 Expenses Town | July 2022 Revenues Town | July Utility Claims (Utility Operating)
 - C. Consider Agreement with Krohn for Whitestown Sewer Bonds of 2022
 - D. Consider Utility agreement with Patch Development
 - E. Consider Expenditure Exceeding \$5,000; NTE \$40,000 (WWTP decanter and tank safety equipment)
 - F. Consider Expenditure Exceeding \$5,000; NTE \$40,000 (Deep Patching of CR 700 E)
 - G. Consider Expenditure Exceeding \$5,000; NTE \$6,300 (PD – DARI Assessments)
7. Consider Expenditure Exceeding \$5,000; NTE \$8,000 (Drainage Repair at Anson) – **Susan m/m to approve the above consent agenda, Eric N 2nd, 5-0 adopted.**

8. UNFINISHED BUSINESS - none

9. NEW BUSINESS

A. Consider Adoption of Bond ordinance for Bridle Oaks project bonds (Ordinance 2022-29) – **Clinton** did the first read of the ordinance. **Susan m/m to suspend the rules and have a 2nd reading, Eric N 2nd, 5-0 adopted. Clinton did the 2nd read and m/m to adopt, Susan 2nd, 5-0 adopted.**

B. Introduction Only: Bond ordinance for SCP Acquisitions project bonds (Ordinance 2022-30) – **Clinton** did the first read of the ordinance. **Susan m/m to suspend the rules for a 2nd reading, Clinton 2nd, 5-0 approved. Clinton did the 2nd read and m/m to adopt, Eric N 2nd, 5-0 adopted.**

C. Consider Adoption of Declaratory Resolution Concerning Clark Tax Abatement (Resolution 2022-18) – **Clinton** read the resolution. **Alex Miller** from KSM Location Advisors spoke about Ambrose and the development. **Claire**, from the Boone EDC, spoke about the project as well. **Clinton m/m to adopt, Eric N 2nd, 5-0 adopted.**

D. Consider Adoption of Declaratory Resolution Concerning SCP Phase 1a and Phase 1b Tax Abatement (Resolution 2022-19) – **Claire** spoke again about the speculative project, and that there are no current users for the building for this time, building 1 is approximately 609,000 square feet, building 2 is approximately 182,000 square feet, and building 3 is approximately 200,000 square feet. **Clinton read the resolution and m/m to adopt, Eric N 2nd, 5-0 adopted.**

E. Consider Adoption of Ellis Acres PUD Rezone Ordinance (Ordinance 2022-28) – **Clinton** did the first read of the ordinance. The petitioner, **Jim Shinaver**, and attorney with **Nelson & Frankenberger**, spoke about the reason for the rezone. **Matt Wermer**, from the public, spoke about how 65 units on a small piece of property does not seem like a good idea. He feels it is too dense. He is not against the project, just the density. He also feels this could negatively effect traffic and property values. He is also not favorable for the rezone, as it could give the developer too much wiggle room as well. **Jennifer Knots**, from Eagles Nest, also spoke up and addressed the issue of the traffic, as well as the density. She hopes the Town is thinking about that as they make their decision. **Jim Shinaver** spoke again about how the property is 10 acres, and the issue of density is a matter of opinion. He stated they have put forth great effort to give a buffer. As for traffic, Platinum Properties will be able to accommodate any roundabout or future road improvements. Discussion ensued. **Eric Miller** asked about the “no recommendation” out of the Plan Commission. **Eric Nichols** asked about the expected completion timeline, and **Paul Rioux**, with Platinum Properties, said they expect to break ground in spring of 2023, with the first units being completed in the fall of 2023, and the entire project taking three years. **Eric Miller** said, the proposal was reduced from 70 units to 65 units, and why not more? **Jim** responded that significant reductions in density would not make it an economically viable project. **Jeff** spoke and thanked everyone for their time. He said he is not in favor of the project because of density and the comprehensive plans did not recommend this style of zone, and the Plan Commission did also not make the favorable recommendation. He said the purpose of a rezone should be in the best interest of the Town and does not believe this is in the best interest of the Town. **Eric Nichols** echoed many of **Jeff’s** concerns with the addition of traffic concerns. **Eric Miller** would prefer to talk with the fellow council members and plan commission members over the next few months to see what could work. **Eric M m/m to table, Susan 2nd, Clinton** said he understands what people are talking about and the issues with traffic, but said he supports the project. Discussion ensued. **Susan** said she would like to see some commitments from the residents of the area to what they will not ask for. **Eric N** said this is your chance to reach out and give your opinion, as this is a difficult choice. **5-0 tabled until September.**

F. Consider Approval of Resolution Approving Amended Comp Plan (Resolution 2022-20) – **Clinton** read the resolution, and **Corey Wetzel** with HWC Engineering, gave an update to the plan, with a recommendation to adoption from the Plan Commission. Discussion ensued. **Eric N** stated it was wonderfully done. **Clinton m/m to adopt, Eric N 2nd, 5-0 adopted.**

G. Consider Adoption of Amended and Restated Bond Ordinance for SRF sewage works project (Ordinance 2022-31) – **Clinton** did the first read of the ordinance. **Danny** talked about what the bonds are for (Main Street Lift Station). **Susan m/m to suspend the rules for a 2nd reading Eric N 2nd, 5-0 adopted. Clinton did the 2nd read and m/m to adopt, Susan 2nd, 5-0 adopted.**

H. Consider Adoption of Salary Ordinance Amendment (Ordinance 2022-32) – **Clinton** did the first read of the ordinance and **m/m to suspend the rules for a 2nd read, Susan 2nd, 5-0 adopted. Clinton did the 2nd read and m/m to adopt, Susan 2nd, 5-0 adopted.**

10. OTHER BUSINESS - none

11. ADJOURN – Susan m/m to adjourn, Clinton 2nd, 5-0 adopted at 8:09pm.

The minutes from a Town Council meeting on August 10th, 2022, are approved on the 14th day of September, 2022, by the following Town Council Members:

Clinton Bohm, President

Susan Austin

Eric Miller

Jeff Wishek

Eric Nichols

Attest:

Matthew Sumner, Clerk-Treasurer