

ORIGINAL



**WHITESTOWN TOWN COUNCIL**  
**Regular Meeting**  
**February 14, 2018**  
**Minutes**

**1. OPENING THE MEETING**

- A. Call to Order – Eric called the meeting to order at 7:04
- B. Roll Call – All Present
- C. Pledge of Allegiance
- D. Clinton m/m to add a presentation from HWC update to the status of their plans, a presentation from Boone County Mentoring, table under New Business, K and L, move Item I to the end of New Business, before Bond Language - Snow Removal; Susan 2<sup>nd</sup>, 5-0 adopted.

**2. PRESENTATIONS**

- A. HWC – Gave an update on the planning of the Parks and Rec Master Plan. The Bicycle and Pedestrian Master Plan is also coming up. There will be a presentation as the next council meeting as well regarding the Bike/Ped Plan. He discussed the Thoroughfare Plan, Legacy Core Revitalization Plan, and the Capital Improvement Plan. (a document was handed out)
- B. Boone County Mentoring – Matt Wilson – spoke about the organization as a non-profit, and how they started out in Lebanon. They had the vision of being county-wide and be able to match children with a mentor. The mentors are all from Boone County, and they try to make matches with local geographic areas.

**3. CLERK TREASURER REPORT**

- A. Town Management Report I WMU Management Reports (Sewer, Water) \*\*

**4. DEPARTMENT REPORTS – DPW (Street Department 2017 Year End Report, Utilities 2017 Year End Report, Water Monitoring), Planning and Community Development 2017 Year End Report, Parks and Recreation 2017 Year End Report, Public Relations Department (2017 Year End Report), Police (Operations, Stats, Drugs Report), Fire (2018 Goals, February 2018 Report) \*\* - Clinton said it looked like 2017 was a big year, and 2018 is looking to be an even bigger year.**

**5. PUBLIC REQUEST TO SPEAK (Topics Not Related to an Agenda Item) – none**

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## 6. APPROVAL OF THE CONSENT AGENDA

- A. Approval of January 2018 Meeting Minutes\*\*
- B. Claims **January 2018 Expenses Town I January 2018 Revenues Town I January 2018 Utility Claims (Water Operating, Wastewater Operating, Wastewater Capacity) \*\***
- C. Approval of Low Bid for Shoppes at Anson Utility Relocation **Realty Link EDA I Project Bid Tab I Engineers Recommendation Letter**
- D. Consider Approval of an Easement (REMC) **Easement**
- E. Consider a Joint Use and Maintenance Agreement with INDOT (Whitestown Parkway/Indianapolis Road Roundabout **Agreement**
- F. Consider a Resolution Approving the Appointment of Appraisers for the Sale of Real Estate in Connection with the South Main Street Park Project (Resolution 2018-12)
- G. Consider an Expenditure Exceeding \$5,000 (WFD Automated Fire Station Alerting and Dispatching Proposal)
- H. Consider an Expenditure Exceeding \$5,000 (WPD Body Cam) - **Clinton m/m to approve the consent agenda above (items A-H), Susan 2nd, 5-0 adopted.**

## 7. UNFINISHED BUSINESS

- A. Consider an Ordinance Amending Ordinance 2017-44 (2018 Salary Ordinance) (**Ordinance 2018-01, Second Read**) - **Clinton did second read. Clinton m/m to adopt, Susan 2<sup>nd</sup>, Kevin** asked about the new position and said it should be a CPA position. **Dax** said the cost would be much higher than any other salary. **Kevin** disagreed with cost. **Eric** said he does not think this position would require a CPA, nor does he think we can afford it. **Kevin** said we could possibly save money spent on Reedy Financial. **Jeff** said it would be worth exploring the idea of a CPA or Controller for the position, as a cost savings measure. **Dax** said it would be a helping hand and watchful eye, second set of eyes, for the Clerk Treasurer's office. **Jeff** asked if someone with the qualifications be able to help with the Utilities as well. **Jeff** said he's just looking at the numbers, and if there is a way to reduce the overall expenditures of Reedy, it would be worth looking into. **Susan** asked the Clerk-Treasurer to get the Council a breakdown of the expenditures by department. Discussion ensued. **Dax** said the Town spent \$130k on Reedy last year. There was storm water work for Utilities. **Dax** talked about the difficulties of preparing a TIF district. **Dax** said it was a good thought but does not think it fits into this position. Discussion ensued. **Kevin** then talked about **Dax's** proposed salary increase. **Eric** said this was a conversation between Council and there was no need to call **Dax** to the podium. Discussion ensued. **Kevin** then brought up how a position was filled without the position being posted and doing interviews. Discussion ensued. **Eric** said thank you to all the Town Employees. **3-2 adopted.**

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- B. Consider an Ordinance Amending Ordinance 2015-06 (Add 2 voting members to the Human Relations Commission) (**Ordinance 2018-05, Second Read**) - Susan did second read and m/m to adopt, Clinton 2<sup>nd</sup>, 5-0 adopted.
- C. Consider an Ordinance Providing for the Timing of Health Savings Account Contributions from the Town to Town Employees (**Ordinance 2018-02, Second Read**) - Clinton did 2<sup>nd</sup> read and m/m to adopt, Susan 2<sup>nd</sup>, 5-0 adopted.

## 8. NEW BUSINESS

- A. Consider an Ordinance Amending Zoning Maps (**Ordinance 2018-04, 1 Read Only**) – Carol Drake spoke about how she does not believe the re-zoning was done in accordance with the proper regulations. She asked the Council to dismiss or deny this ordinance and thanked the Council. Bryan Touhy spoke on behalf of the developer. He believes Mrs. Drake was incorrect in her assessment of the re-zoning. He went on to give reasons to back up his assessment. He asked, on behalf of his client to pass it tonight. Clinton did first read, and m/m to adopt, Susan 2<sup>nd</sup>, 4-1 adopted.
- B. Consider an Ordinance Creating a Substance Abuse Prevention Commission (**Ordinance 2018-06, First Read**) - Eric said he thinks this is a good ordinance to put into code. Susan did first read. Eric said he would like section 2 corrected under membership to delete “the Town Council President shall further designate the President of the Commission from the Commissions membership” so the board can elect their own President, he would like it if the ordinance would say they have to report on activities at least four times each term, and asked if the one sitting council member would be a voting member, Steve Unger said it is already written that way. Kevin recommended Clinton Crafton for future appointment, but Eric said it could be the Fire Chief’s designee. Dax said Nathan should be on it as well, and Eric “so moved”.
- C. Consider an Ordinance Approving Taxpayer Petition and Form of Lease with Whitestown Municipal Facilities Building Corporation for the South Main Street Park Project (**Ordinance 2018-07, First Read**) – Clinton did first read.
- D. Consider an Ordinance Amending the Whitestown Employee Manual with Respect to PTO Days, Telecommuting and Flex Time (**Ordinance 2018-08, First Read**) - Clinton did first read. Kevin thanked Steve Unger for his work on this.
- E. **Public Hearing:** Ordinance 2018-09 An Ordinance Approving an Additional Appropriation – Clinton m/m to close the public hearing, Susan 2<sup>nd</sup>, 5-0 closed.

Consider an Ordinance Approving and Additional Appropriation (**Ordinance 2018-09**) - Clinton did first read. Susan m/m to suspend the rules to have it adopted tonight, Clinton 2<sup>nd</sup>, 5-0 approved. Clinton did 2<sup>nd</sup> read, and m/m to adopt, Susan 2<sup>nd</sup>, 5-0 adopted.

- F. Consider a Resolution Concerning Non-profit Advertising in the Whitestown Magazine (**Resolution 2018-04**) - **Dax** said the magazine sells ads to supplement the costs. **Nathan** said we could have 1 page per month, for free, to be dedicated to non-profits. **Eric m/m to adopt, Clinton 2<sup>nd</sup>; Jeff** mentioned it is great for the town to have this, but that we just needed a policy to refer to; **Susan abstained; 4-0 adopted.**
  
- G. Consider a Resolution Approving Real Property and Personal Property Tax Deductions in Whitestown ERA#2 Under Indiana Code 6-1.1-12.1 (Polymer Technologies Systems, INC.) (**Resolution 2018-05**) - **Dax** had **Katie Culp** come up to discuss the resolution. **Clinton m/m to adopt, Susan 2<sup>nd</sup>, 5-0 adopted.**
  
- H. Consider a Resolution Declaring an Economic Revitalization Area for Real and Personal Property Tax Abatement (**Resolution 2018-06**) - **Clinton** read the resolution. **Dax** said the RDC passed this. **Clinton m/m to adopt, Susan 2<sup>nd</sup>, 5-0 adopted.**
  
- I. Consider a Resolution Amending Resolution 2018-01 (Policy and Fees for Renting Town Facilities) (**Resolution 2018-07**) – **Dax** talked about how this has been taken over by a new group at work. **Nathan** then talked about how they will be implementing new rules for renting the facility. **Nathan** requested the Council to have a subcommittee to be able to work with to bring suggestions back to Council. **Eric m/m for Kevin to assist, Jeff 2<sup>nd</sup>, 5-0 adopted.**
  
- J. Consider a Resolution Approving (1) A Declaratory Resolution and Economic Development Plan of the Town of Whitestown Redevelopment Commission Establishing the Whitestown-GreenParke Economic Development Area and (2) The Order of the Whitestown Plan Commission Related Thereto (**Resolution 2018-08**) - **Clinton** read the resolution. **John Kirkwood, Jeff Ward, and Larry Sigler with Faegre Baker Daniels spoke.** They have acquired the real estate and presented plans for the first two buildings and overall plans for the project. There will be two million square feet overall, with an estimated \$113 million in vertical development. **Clinton m/m to adopt, Susan 2<sup>nd</sup>, 5-0 adopted.**
  
- K. Consider a Resolution Approving (1) A Declaratory Resolution and Economic Development Plan of the Town of Whitestown Redevelopment Commission Establishing the Whitestown-Mauer Commons Economic Development Area and (2) The Order of the Whitestown Plan Commission Related Thereto (**Resolution 2018-09**) - **tabled**
  
- L. Consider a Resolution Approving (1) A Declaratory Resolution and Economic Development Plan of the Town of Whitestown Redevelopment Commission Establishing the Whitestown-GCI Economic Development Area and (2) The Order of the Whitestown Plan Commission Related Thereto (**Resolution 2018-10**) - **tabled**
  
- M. Consider a Resolution Approving (1) A Declaratory Resolution and Economic Development Plan of the Town of Whitestown Redevelopment Commission Establishing the Whitestown-INDOT Economic Development Area and (2) The Order of the Whitestown Plan Commission Related Thereto (**Resolution 2018-11**) – **Clinton** read the resolution. **Dax** said the INDOT Agreement for the midpoint interchange. **Ryan Gershman** talked as a proponent for the new TIF district and they are happy to be partners with Whitestown on this project. They plan on developing 200 acres. **Clinton** said he is very excited that INDOT is partnering with us on this and being proactive. **Clinton m/m to adopt, Susan 2<sup>nd</sup>, 5-0 adopted.**

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N. Discuss Town Maintenance Bond Language (Snow Removal) – **Dax** said **Kevin** sent an e-mail awhile ago, which said they get the roads deeded to them. Kevin said he would love to see the Town take over plowing, but we cannot do it will it will cost us, but we cannot be held responsible for any damages. **Jason** said while it is under maintenance bond, it does not have the topcoat of asphalt on it, and we would tear it up. **Steve** said it is a lot cleaner (legally) to not plow those streets until the agreement period is complete.

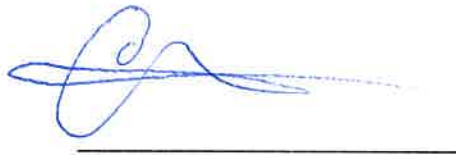
9. **TOWN ADMINISTRATION REPORT** – **Dax** talked about the roundabout construction starting soon. There is a solution to the median drainage issue. There will be some neighborhood paving. There will probably be a proposal to design main street. It is time to design and start the process to curb and gutter the street. Indianapolis road will likely be on the pavement schedule this year. **Kevin** asked about the website and the EDC meeting.


10. **ADJOURN** – Susan m/m to adjourn, Clinton 2<sup>nd</sup>, 5-0 approved at 9:12

The minutes from a Regular Town Council meeting on February 14<sup>th</sup>, 2018 are approved on the 27<sup>th</sup> day of March 2018 by the following Town Council Members:

  
Eric Miller, President


  
Susan Austin

  
Clinton Bohm

  
Jeff Wishek

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Kevin Russell

Attest:

  
Matthew Sumner, Clerk-Treasurer