



INDIANA

WHITESTOWN TOWN COUNCIL

Regular Meeting

August 9, 2023, 7PM

MINUTES

1. OPENING THE MEETING

- A. Call to Order
- B. All council members present
- C. Pledge of Allegiance
- D. Adoption of agenda – **Eric m/m to adopt the agenda as presented, Clinton 2nd, 5-0 adopted.**

2. PRESENTATIONS

- A. Krohn Quarterly Debt Report – **Corby**, from Krohn, presented the debt report.
- B. Henriott – Health Insurance – **Katie Barr introduced Chard**, from Henriott, to present the update on the health insurance program the Town utilizes. The health insurance rate increases were funded with the savings from this year.

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

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

6. APPROVAL OF THE CONSENT AGENDA

- A. Approval of Meeting Minutes – 7/12/2023 Town Council Meeting Minutes
- B. Claims – July 2023 Expenses Town | July 2023 Revenues Town | July Utility Claims (Utility Operating)
- C. Consider Expenditure Exceeding \$5,000; NTE \$7,000 (Lieutenant promotional testing; IPSP)
- D. Consider Expenditure Exceeding \$5,000; NTE \$99,000 (Purchase of tractor and bush hog for wastewater treatment plant)
- E. Consider Expenditure Exceeding \$5,000; NTE \$43,000 (Purchase of 2023 Tahoe Police Pursuit Vehicle)
- F. Consider On Call Agreement with BF&S
- G. Consider Approval of out of state travel for Danny Powers, Daniel Lockhart, & Erika Foo to visit Aqua Aerobics Factory to Review Equipment for the Wastewater Treatment Plant Expansion.
- H. Consider approval of out of state travel expenditures for Dave Taylor - **Susan read the above consent agenda and m/m to adopt, Clinton 2nd, Tanya said she appreciated seeing the amounts Dave Taylor put in his travel request. She thought that was useful to include. 5-0 adopted.**

7. UNFINISHED BUSINESS - This is an expansion for Rego Fix. Eric opened a public hearing at 7:17. Clinton m/m to close the public hearing, Susan 2nd, 5-0 closed at 7:18pm. Eric m/m to adopt, Clinton 2nd, Jeff said he still believes these should be used for bigger projects which bring more jobs. 4-1 adopted.

8. NEW BUSINESS

- A. Consider Resolution Approving Crest abatement (003) (Resolution 2023-24) – Claire, from the Boone EDC, talked about the resolution. Clinton m/m to adopt, Eric 2nd, 3-2 adopted.**
- B. Consider Resolution Approving WF Industrial abatement (Resolution 2023-25) – Claire spoke again regarding this resolution. Tanya asked about why there was a 7-year lease, but a 10-year abatement. Eric m/m to adopt, Clinton 2nd, 3-2 adopted.**
- C. Consider Expenditure Exceeding \$5,000; NTE \$791,000 (Acceptance and approval of apparent low bid for CR 700 Paving) – Danny Powers talked about the bids and the project. Clinton m/m to adopt, Susan 2nd, 5-0 adopted.**
- D. Consider an Ordinance Rezoning 750 S (Ordinance 2023-17) – Kyle Resetarits, with Dentons law firm, spoke on behalf of Kite-Harris on the project. Paul Kite came up to talk about how there won't be high density traffic. Discussion ensued. Todd Barker said the Plan Commission voted for an unfavorable recommendation on this. Tim Sharp, a resident, spoke out against the development for various reasons, with the timing and infrastructure being two major reasons. Jeff Coen, the Vice-President for Howard School, spoke out against the project as well, specifically for the dangers and hazards it could present to Howard School, the only historic landmark in Whitestown on the Federal Register. Kyle spoke again, stating there won't be traffic issues. Paul Kite came up to talk about how there won't be high density traffic. Discussion ensued. Susan asked for an additional commitment, and Kyle asked if the Council would like to do that tonight. Steve Unger spoke up and said the additional commitment must come from Kite-Harris, and not the Town. Paul Kite stated they would commit to paving being non-dust generating per INDOT specs. Kyle also said he would offer language to access be limited to two points of entry, one on 750 and the secondary on 450. Steve proceeded to write out the changes to the commitments. Jeff Coen came back up that the Plan Commission did not recommend this, a representative from Landmark also did not recommend this, and he just hear the Council say Kite-Harris needed to present the changes to the council, but saw our legal draft it up, and recommended this be tabled to be formally drafted up and presented before the Council. Tim came back up and said it makes the most sense to build a proper business park, so they could all be in the same area and not spread out throughout town. Kyle suggested the new amendments to the commitments, as just changed, to be passed by the Council. Discussion ensued again. Eric m/m to approve the ordinance subject to the additional commitments added, Clinton 2nd, 4-1 adopted.**
- E. Consider approval of reserve funding for the Bridle Oaks project bonds – Eric said this came through the RDC on Monday and is timely, so was added to the council agenda late. Nathan discussed the purpose of the funding. The concern is that it is hard to sell the bond due to how the Assessor could assess the property for, which could be risky for the Town. This is low risk if next year's Council and RDC change the TIF. The property owners, banks, and backers were not willing to take the risk without some form of the Town putting up money as some assurance they will fix the issue next year. The Town would be second in line to get paid behind the bank if things do not go as planned. Discussion ensued. Tanya said if it's a risk to the banks, it's probably a risk to our taxpayer's dollars. Eric m/m to adopt, Clinton 2nd, 4-1 passes.**

9. OTHER BUSINESS

10. ADJOURN – Eric m/m to adjourn, Clinton 2nd, 5-0 adjourned at 8:23pm.

The minutes from a Town Council meeting on August 9th, 2023, are approved on the 13th day of September, 2023, by the following Town Council Members:

Clinton Bohm

DocuSigned by:
Susan Austin

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Susan Austin

DocuSigned by:
Tanya Sumner

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Tanya Sumner

Jeff Wishek

DocuSigned by:
E. Nichols

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Eric Nichols, President

Attested by:
Matthew Sumner

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Matthew Sumner, Clerk-Treasurer