

# WHITESTOWN



## INDIANA

### WHITESTOWN TOWN COUNCIL

#### Regular Meeting

**November 15, 2023**

#### MINUTES

#### 1. OPENING THE MEETING

- A. Call to Order – **Eric** called the meeting to order at 7:06pm
- B. **Eric m/m to certify that the items discussed in the executive session were only those noticed, Clinton 2<sup>nd</sup>, 5-0 approved.**
- C. **Jeff m/m to table Item D under New Business (Mauer Commons until January). Tanya 2<sup>nd</sup>, 2-3 failed.**
- D. **Eric m/m to adopt agenda as presented, Clinton 2<sup>nd</sup>, 4-1 adopted.**

#### 2. PRESENTATIONS - none

#### 3. CLERK TREASURER REPORT

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

#### 4. DEPARTMENT REPORTS – DPW, Planning & Community Development, Building Department, Building Permits, Parks and Recreation, Public Relations, Police, Fire

5. **PUBLIC REQUEST TO SPEAK** (Topics Not Related To An Agenda Item) – **Julie Berendes** talked about traffic in the Meadowview area, and how the police have helped, but there are issues whenever they are not around with speeding. She would like the council to address it.

#### 6. APPROVAL OF THE CONSENT AGENDA

- A. Approval of Meeting Minutes – 10/11/2023 Town Council Meeting Minutes
- B. Claims – October 2023 Expenses Town | October 2023 Revenues Town | October Utility Claims (Utility Operating)
- C. Confirm appointment of Board and Commission Members; Dan Patterson – Fire Board, and Cheryl Hancock – RDC.
- D. Consider Expenditure Exceeding \$5,000; NTE \$19,000 (Royal Run Lift Station Flow Meter) | Exhibit A.
- E. Consider Expenditure Exceeding \$5,000; NTE \$12,000 (Nearmap – GIS Aerial Imagery) | Exhibit A
- F. Consider Expenditure Exceeding \$5,000; NTE \$7,000 (Panther Park Trail Change Order #1 Adding Stone to trail) | Exhibit A | Exhibit B
- G. Consider Expenditure Exceeding \$5,000; NTE \$13,000 (Realiti Sim Scope EMS Training Simulation System) | Exhibit A
- H. Consider Expenditure Exceeding \$5,000; NTE \$ 7,719 (Equipment Trailer for Fleet) | Exhibit A – **Susan m/m to adopt the above consent agenda, Clinton 2<sup>nd</sup>, 5-0 adopted.**

## 7. UNFINISHED BUSINESS

- A. Consider Second Read of Ordinance 2023-24: Transfer of Appropriations – **Eric did the 2<sup>nd</sup> read and m/m to adopt, Clinton 2<sup>nd</sup>, 5-0 adopted.**
- B. Consider Second Read of Ordinance 2023-25: Concerning Public Reserve Officers – **Eric did the 2<sup>nd</sup> read and m/m to adopt, Susan 2<sup>nd</sup>, 5-0 adopted.**
- C. Consider Second Read of Ordinance 2023-26: Issuance of Economic Development Revenue Bonds for 65 Commerce West Project – **Eric did 2<sup>nd</sup> read and Clinton m/m to adopt, Eric 2<sup>nd</sup>, 5-0 adopted.**
- D. Consider Second Read of Ordinance 2023-27: Issuance of Economic Development Revenue Bonds for Wally's Project – **Eric did the 2<sup>nd</sup> read. Susan** recused herself from the conversation. **Clinton m/m to adopt, Tanya 2<sup>nd</sup>, 4-0 adopted.**
- E. Consider adoption of Ordinance 2023-20 (Braun-Mico SV Annexation) – **Eric did 2<sup>nd</sup> read. Eric m/m to adopt, Clinton 2<sup>nd</sup>, 5-0 adopted.**
- F. Consider adoption of Ordinance 2023-22 (McCoy SV Annexation) – **Eric did the 2<sup>nd</sup> read and m/m to adopt, Susan 2<sup>nd</sup>, 5-0 adopted.**

## 8. NEW BUSINESS

- A. Consider Adoption of Ordinance 2023-30: Zoning Map Amendments PC-23-048-ZA I Ordinance – **Eric did the first read. Todd Barker** talked about where the property is located and changing the zoning from I-1 to MUCOR zoning. **Tanya** asked how many other MUCOR properties we have zoned that way, and if it is causing issues with how the properties are being taxed. **Todd** said we have a few of those now, and there is one where there has been an issue. **Eric m/m to adopt, Clinton 2<sup>nd</sup>, 5-0 adopted.**
- B. Consider Adoption of Ordinance 2023-31: Zoning Amendment PC-23-50-TA – **Eric** read the ordinance and **Todd** said this was regarding text amendments to the code and any unclear language or definitions. **Eric m/m to adopt, Clinton 2<sup>nd</sup>, 5-0 adopted.**
- C. Consider Expenditure Exceeding \$5,000; NTE \$57,412 (Park Impact Fee Agreement between Town and Braun Property Development, LLC) – **Dominic Cornett** talked about the expenditure. **Eric m/m to approve the agreement with an amount not to exceed \$57,412, Susan 2<sup>nd</sup>, 5-0 adopted.**
- D. Consider Resolution 2023-36 approving Economic Development Agreement for Mauer Commons Phase I – **Nathan** gave a brief overview of project over the years. **Eric** asked why phase 1 was rental. **Nathan** said it was to bring in tax revenue for the project. Discussion ensued. **Tanya** asked if we were paying the \$12 million for the roundabout, **Nathan** said we were. **Kevin Russell** came up to speak, and talked about how the council said this would be decided by the next council, but now they are rushing to get it done before the next council takes over. He also said we're giving almost a million dollars in waived Park Impact Fees and taking out \$16 million in bonds. He is against the apartments and the town homes in the new proposal. He said the new council takes over in 6 weeks and why can't we just leave it to the new council? **Jeff** said he doesn't believe this is what his residents want and does not believe this is what was promised and agreed to back when this was originally proposed and purchased. He thinks this is a developer first project and not a resident first project. **Tanya** said she's heard the same from residents and are not happy with the housing and lack of green space. **Nathan** talked about the land and the remediation. **Eric m/m to table the motion until the December council meeting; Susan 2<sup>nd</sup>, 5-0 passed. Tabled until the December council meeting.**
- E. Consider Ordinance 2023-32 2024 Salary Matrix – **Eric** did the first read. 3.2% is the current Cost Of Living Adjustment. **Tanya** is recusing herself from the vote. **Clinton m/m to suspend rules for a 2<sup>nd</sup> reading, Susan 2<sup>nd</sup>, 4-0 suspended. Eric did the 2<sup>nd</sup> read and m/m to adopt, Susan 2<sup>nd</sup>, 4-0 adopted.**
- F. Consider Expenditure Exceeding \$5,000; NTE \$564,400 (2024 Water Meters) – **Danny** spoke about the water meter purchase – as they have a 6-12 month lead time, so we need to buy them in bulk, which also gives us a discount. **Eric m/m to approve the expenditure, not to exceed \$564,400, Susan 2<sup>nd</sup>, 5-0 adopted.**
- G. Consider Town Services Complex Contract Modification 1 – **Danny** said this is a contract with MS Consultants for water/sewer services and natural gas as well. **Susan m/m to approve, Clinton 2<sup>nd</sup>,**

**5-0 adopted.**

**H. Consider Ordinance 2023-33 Transfer of Appropriation of EMS Fund – Eric did the first read. Chief Westrich talked about the transfer request, as they need some more in Supplies and Other Services and Charges, and only need to transfer those funds from their Capital Outlays line. Eric m/m to suspend rules for a 2<sup>nd</sup> read, Clinton 2<sup>nd</sup>, 5-0 suspended. Eric did 2<sup>nd</sup> read and m/m to adopt, Clinton 2<sup>nd</sup>, 5-0 adopted.**

**9. OTHER BUSINESS – Susan asked Chief Rolston to talk about the officers who resuscitated a juvenile resident and saved their life. The resident did not have a pulse when B Shift arrived, with Officers Deeter, Frith, Wolfe, Haskins, and Anderson. Kevin Russell said it was Jeff’s birthday today, and he’s spending it at this meeting.**

**10. ADJOURN – Eric m/m to adjourn, Susan 2<sup>nd</sup>, 5-0 adjourned at 8:01pm.**

The minutes from a Town Council meeting on November 15th, 2023, are approved on the 13th day of December, 2023, by the following Town Council Members:

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Clinton Bohm

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Susan Austin

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Tanya Sumner

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Jeff Wishek

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Eric Nichols, President

Attest:  
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Matthew Sumner, Clerk-Treasurer