

# NEW WHITELAND TOWN COUNCIL

AUGUST 4, 2020  
MEETING MINUTES

Town Council President John Perrin opened the meeting at 5:00 p.m. with the pledge to the American flag. Council members present were John Perrin, Frank Vaughn, John Schilawski and Scott Alspach. Also present were Attorney Lee Robbins and Clerk-Treasurer Maribeth Alspach. Councilman Vaughn offered the opening prayer.

## MINUTES

Councilman Schilawski moves to approve the minutes of the July 21<sup>st</sup> meeting and is seconded by Councilman Alspach. **Vote 4 affirmative.**

## HARDSHIPS / ADJUSTMENTS

None.

## TREASURER'S REPORT

Clerk-Treasurer Alspach presents copies of the Fund Report and Docket for approval for August 4th. Councilman Vaughn moves to approve and ratify all reports and is seconded by Councilman Alspach. **Vote 4 affirmative.**

## OPEN TO THE PUBLIC

Tony Biassi, 1037 Hawthorne Bloom asks how projects are posted. He states he would have liked to bid on the manhole rehab and 2020 street repairs. Attorney Robbins states we publish notice to bidders for most projects in the Daily Journal as projects come up.

## Rezoning Request

Attorney Eric prime with Van Valer Law Firm is present representing the petitioner, the Brown family. They are asking that 40 acres of land off 75W be rezoned from RS1 to RS3 to then be purchased and developed by Beazer Homes. Mr. Prime shares a conceptual drawing of the way the subdivision would be laid out along with some pictures of the type of homes that would be built. Homes in this subdivision "Brownstone" would average \$310,000.00. Prime states that this presentation and request was made to the New Whiteland Plan Commission last week and was unanimously approved. Attorney Robbins adds that a public hearing was held during the plan commission meeting. Two people were there with concerns about drainage; their concerns were addressed and they did not oppose the project. Robbins further adds that the plan commission did send a favorable recommendation to the council that the rezoning request be granted. Councilmen Vaughn and Schilawski voice concerns about traffic and the condition of both intersections on 75W. Attorney Robbins states if this project is approved the developer will be required to bring the road bordering their property up to our building standards the same as Lennar Homes. The only areas that will not be improved are those areas belonging to the county which includes both intersections. Attorney Robbins introduces Ordinance 2020-13 which is an amendment to our zoning map. Councilman Schilawski moves to adopt the ordinance on it's first and only reading. Councilman Alspach seconds the motion. **Vote 4 affirmative.**

## OLD BUSINESS

Attorney Robbins states that he and Utility Supt. Gillock have reviewed the low bid submitted by Culy Contractors at \$54,576.40 and found it to be responsive. Councilman Vaughn moves to authorize attorney Robbins to issue the notice of award of contract to Culy

Contractors and prepare the contract documents. He further authorizes Council President to execute the contract. Councilman Schilawski seconds the motion. **Vote 4 affirmative.**

#### Driveway Repair

Attorney Robbins states Grace Bible Church is asking that the town cost share with them in the repairs needed for the east entrance to this business complex. There is some discussion about who would be cost sharing and what those costs would be. Council directs Attorney Robbins to report back to Joe McDaniel and invite him to make a presentation and request at a future council meeting.

#### Town Council Information Request

President Perrin directs Clerk-Treasurer Alspach to send out a memo to all department heads asking that their monthly reports be submitted the last Tuesday of each month. Reports will be forwarded to the council for review to determine if any of the department heads need to attend a meeting for clarification.

#### Tot Park

Public Works Supt. McCauslin presents two (2) revised parking plans as prepared by IXOYE Engineers. Single sided U-shaped parking design with 2-3 additional parallel parking spots is selected. McCauslin notes that he believes Phase I will cost approximately \$200,000.00 That would include parking, driveway, shelter house, chain link fencing, cleaning up the Ashland lot and some trails. Question is sked if this cost would include any playground equipment. McCauslin states no, to add a large piece of equipment and a swing set he would need \$100,000.00 more minimum. That will need to be phase II. Council authorizes McCauslin to work with the engineer on construction documents and bid documents.

### **NEW BUSINESS**

#### Planning and Zoning Fee Schedule

Plan Commission President Matt Gillock presents to revised fee schedule as approved by the Plan Commission and explains the changes. Gillock notes that he compared fee schedules for the surrounding communities and the new schedule brings us in line with those communities. It also adds Miscellaneous inspections, Re-roofing inspections and Right-of-Way permits. Property owners or contractors will pay per inspection. If a 2<sup>nd</sup> trip is required, they will pay a second fee. Public Works Supt. Asks that any fees collected with Right-of-Way permits be split between General Fund and MVH. Councilman Vaughn moves to adopt the revised fee schedule and is seconded by Councilman Alspach. **Vote 4 affirmative.**

#### WWTP Generator

Utility Supt. Gillock reports that he has received one (1) quote for the new generator including a 2<sup>nd</sup> breaker to also bring power to the shop. The quote came in at \$49,000.00 which is well below his original guesstimate of \$75,000.00. He should have two (2) additional quotes within the next week.

#### Retired Fire Engine

President Perrin states that the new engine has been put in service and we can dispose of the

old engine. Fire Chief Saucier does not believe we would get much out of it if we tried to sell it and suggests donating it to a smaller department. Perrin has spoken to an officer with the Lewisville Fire Department and they would love to have it. Public Works Supt. McCauslin would like to list it on GovDeals and see if we can sell it before we donate it. Council agrees and directs him to contact Chief Saucier for pictures and details and a suggested reserve price and get it listed.

**LEGISLATIVE BUSINESS**

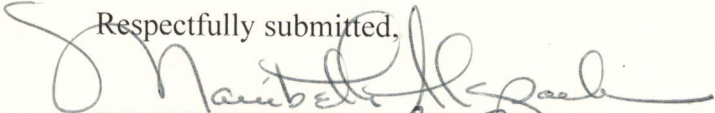
Ordinance 2020-12  
Tabled.

Ordinance 2020-13  
Rezoning request passed earlier this evening.

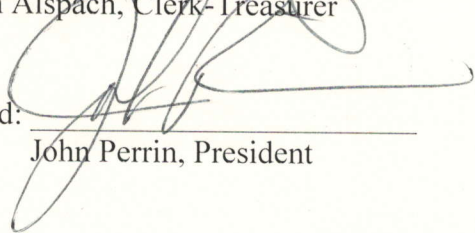
Ordinance 2020-14  
Attorney Robbins states that he has prepared an ordinance for the rate increase for storm water but would prefer to delay the introduction of the ordinance. Robbins directs the council to the multi-page document prepared by Steve Brock in which he has laid out six (6) rate increase options. Robbins explains that in a meeting late last week when the proposed rates were finally revealed concerns were raised with a significant rate increase in the midst of the pandemic. Robbins notes that the Clerk-Treasurer has been asking for a rate increase for a couple of years due to our revenues not supporting our expenses. A rate study was ordered nearly 2 years ago but has never been submitted until now. The timing for the necessary increase could not be worse. One option is to delay the proposed storm water SRF project for a year and pass a lower rate increase. We have spent a lot of time and money on a study to convert the way we bill to ERU rather than flat rate billing to be more equitable. The council will need to decide whether or not to make that change along with their decision on whether or not to raise rates and to what extent. Attorney Robbins points out in Mr. Brocks report that without a rate increase even if we delay the project, we will be operating at a \$70,000.00 deficit in 2021. Councilman Vaughn states that if we can delay the project for a year or so without any serious repercussions we should. Utility Supt. Gillock says that he is comfortable with that decision. Council approves. Council would like more information from Steve Brock and asks that he attend the next council meeting with as many options as possible for a rate increase to fund our proposed budget, make up any current deficit without the proposed project. Attorney Robbins will schedule a public hearing for the September 1<sup>st</sup> meeting to consider the rate ordinance.

Being no further business, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

  
Maribeth Alspach, Clerk-Treasurer

Approved:

  
John Perrin, President