



# MINUTES

Town of New Palestine  
Town Council  
Wednesday, May 18, 2022  
7:00 PM - Town Hall

The Town Council of the Town of New Palestine was called to order on Wednesday, May 18, 2022, at 7:00 PM, in the Town Hall, with the following members present:

**PRESENT:** Council Secretary Angela Fahrnow, Council President Bill Niemier, Council Member Brandee Bastin, Council Member Chris Lytle, and Town Council Vice President Clint Bledsoe

Town Manager James Robinson, Police Chief Robert Ehle, and Infrastructure Advisor Stephen Pool, Deputy Clerk Treasurer Jenny Greiner

**ABSENT:** Clerk Treasurer Yvonne Jonas

## 1. CALL TO ORDER

1.1. Pledge of Allegiance

Roll Call

## 2. MINUTES

2.1. Approval of May 4, 2022 Town Council Minutes

**Clint Bledsoe moved, seconded by Brandee Bastin, Motion carried with 5 ayes.**

<b>RESULT:</b>	Carried
<b>MOVER:</b>	Clint Bledsoe
<b>SECONDER:</b>	Brandee Bastin
<b>AYES:</b>	Angela Fahrnow, Bill Niemier, Brandee Bastin, Chris Lytle, and Clint Bledsoe

## 3. NEW AGENDA ITEMS

3.1. Julie Lucas of Summerfest

Ms. Lucas requested permission for road closure of US 52 from midnight of June 23 through June 25 for New Palestine Summerfest.

**Brandee Bastin moved, seconded by Chris Lytle, Motion carried with 5 ayes.**

<b>RESULT:</b>	Carried
<b>MOVER:</b>	Brandee Bastin
<b>SECONDER:</b>	Chris Lytle
<b>AYES:</b>	Angela Fahrnow, Bill Niemier, Brandee Bastin, Chris Lytle, and Clint Bledsoe

#### 4. OLD BUSINESS

- 4.1. 2nd reading of Ordinance 050422- Ordinance Extending Corporate Boundaries (Willow Ridge subdivision)

**Bill Niemier moved, seconded by Clint Bledsoe, Motion to approve Ordinance 050422 on 2nd reading with the incorporation of the corrected Fiscal Plan.**

<b>RESULT:</b>	<b>Carried</b>
<b>MOVER:</b>	Bill Niemier
<b>SECONDER:</b>	Clint Bledsoe
<b>AYES:</b>	Angela Fahrnow, Bill Niemier, Brandee Bastin, Chris Lytle, and Clint Bledsoe

#### 5. NEW BUSINESS

- 5.1. Bid Openings for 2022 Community Crossings

Town Attorney Nolting opened the sealed bids.  
Baumgartner Asphalt Services - \$167,385.50  
Robertson Paving Inc - \$163,500  
Globe Asphalt Paving Company Inc - \$148,309.20

Steve Pool said he would go back and double-check the figures with unit prices, financials, paperwork, etc and he can then award the bid to the lowest responsible bidder.

**Clint Bledsoe moved, seconded by Chris Lytle, Motion to allow Steve Pool to award contract based upon his research.**

<b>RESULT:</b>	<b>Carried</b>
<b>MOVER:</b>	Clint Bledsoe
<b>SECONDER:</b>	Chris Lytle
<b>AYES:</b>	Angela Fahrnow, Bill Niemier, Brandee Bastin, Chris Lytle, and Clint Bledsoe

- 5.2. Sugar Creek Township Fire Department - Ordinance for Use and Placement of Key Boxes

Will Friedrichs of Sugar Creek Township Fire Department requested key boxes for any new businesses coming into town, which will allow access in case of fire, and help prevent damages.

**Brandee Bastin moved, seconded by Angela Fahrnow, Motion to approve Ordinance 051822 (keyboxes) on 1st reading.**

**A motion was then made by Chris Lytle, to waive the rules and approve on 2nd reading. Angela Fahrnow seconded, and the motion carried with 5 ayes.**

<b>RESULT:</b>	<b>Carried</b>
<b>MOVER:</b>	Brandee Bastin
<b>SECONDER:</b>	Angela Fahrnow
<b>AYES:</b>	Angela Fahrnow, Bill Niemier, Brandee Bastin, Chris Lytle, and Clint Bledsoe

- 5.3. Woodland Terrace Form CF-1 to have abatement approved again for this year

No representative from Woodland Terrace was in attendance, and Council President Bill Niemier had questions. He would like a representative to attend the next meeting.

**Bill Niemier moved, seconded by Chris Lytle, This is tabled until the June 1, 2022 meeting so a representative from Woodland Terrace can answer some questions.**

<b>RESULT:</b>	<b>Carried</b>
<b>MOVER:</b>	Bill Niemier
<b>SECONDER:</b>	Chris Lytle
<b>AYES:</b>	Angela Fahrnow, Bill Niemier, Brandee Bastin, Chris Lytle, and Clint Bledsoe

- 5.4. Resolution 050422A of the Town Council of the Town of New Palestine Preliminarily Authorizing Certain Actions and Proceedings With Respect to Proposed Economic Development Revenue Bonds and Related Matters (for TIF request for Becovic)

**Bill Niemier moved, seconded by Chris Lytle, This vote was a tie, and will be put on the 6/1/22 meeting agenda.**

<b>RESULT:</b>	<b>DEFEATED.</b>
<b>MOVER:</b>	Bill Niemier
<b>SECONDER:</b>	Chris Lytle
<b>AYES:</b>	Bill Niemier and Chris Lytle
<b>NAYS:</b>	Angela Fahrnow and Clint Bledsoe
<b>ABSTAINED:</b>	Brandee Bastin

## **6. DEPARTMENT REPORTS**

Jenny Greiner stated that the INPRS audit will begin June 27.

Clint Bledsoe requested Attorney Nolting check the requirements for the RDC to see if they need to be appointed or elected every year. He also stated that nobody can be on the RDC that has any interest in the TIF area.

## **7. PUBLIC COMMENTS**

Chris Wernimont had a question about the TIF and how much the developer is asking, (which is \$5 million), as well as comments about the current market interest rates, etc. Buzz Krohn provided details regarding financing.

Dale Wagner stated that the minutes from April 6 regarding Willow Ridge should have said 'zoning' rather than annexation. He had several concerns with the TIF information on Gateway. He has been in contact with Lisa Lantrip regarding her thoughts on TIF.

Julie Lucas of Main Street spoke about the vision of having a town center, and there was a discussion about the TIF district assisting with this.

Angela Fahrnow spoke about our outdated comprehensive plan, and that the council members need all of the information to make decisions. She believes it would be better if we had a current comprehensive plan. She spoke about not having enough information.

Bill Niemier stated that Resolution 050422A is just the beginning of the timeline that sets forth the preliminary resolution, which has a weekly timeframe from now until October 24, 2022. The Town Council will select the bond council for this.

Greg Gumberts discussed the town's growth and thinks we may be headed towards quantity instead of quality. He has a problem with a developer coming and then wanting the Town to help them with financing.

Jim Robinson spoke of the impact of the apartments, and how this project will stimulate new business for our community. He stated that growth cannot be stopped, so we need to plan for it.

Mr. Becovic stated that costs have escalated, and the standards for development are high for this project. Mr. Becovic also added that as the developer they will be adding close to 1 million dollars in wastewater infrastructure.

Bill Niemier stated that we need to determine whether we want developers to go to the county and build their projects to the county standard.

Jim Robinson stated that we have a rental community out of California that is interested in coming into Town.

Brandee Bastin stated that, as an employee of the hospital, she has to abstain.

Police Chief Robert Ehle said that if this TIF project goes through, the RDC would receive monies that can be utilized back in the communities.

Clint Bledsoe spoke about not having a discussion about Resolution # 050422A at the meeting level.

## **8. COUNCIL COMMENTS**

Clint spoke about the RDC being out of compliance, due to their appointment being for one year, and that nobody can be on the RDC if they have any interest in the area of the TIF. The EDC will be looked at as well.

Brandee Bastin stated that as a councilwoman, her job on the council is to represent everyone in our community, regardless of financial status. She stated she will not compromise her values or integrity to discuss or vote on an issue, and she expects no less from anyone on the council.

## **9. CLAIMS**

Angie Farhnow had a question on the GRW voucher, which was answered by Town Manager Jim Robinson. Bill Niemier requested that "certificate of mailing" be put on the next agenda.

9.1. APVs #23929 - 23984

**Bill Niemier moved, seconded by Clint Bledsoe, Motion carried with 5 ayes.**

<b>RESULT:</b>	<b>Carried</b>
<b>MOVER:</b>	Bill Niemier
<b>SECONDER:</b>	Clint Bledsoe
<b>AYES:</b>	Angela Fahrnow, Bill Niemier, Brandee Bastin, Chris Lytle, and Clint Bledsoe

## 10. ADJOURN

**Angela Fahrnow moved, seconded by Chris Lytle, Motion carried with 5 ayes.**

<b>RESULT:</b>	<b>Carried</b>
<b>MOVER:</b>	Angela Fahrnow
<b>SECONDER:</b>	Chris Lytle
<b>AYES:</b>	Angela Fahrnow, Bill Niemier, Brandee Bastin, Chris Lytle, and Clint Bledsoe

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Brandee Bastin

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Bill Niemier

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Angie Fahrnow

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Clint Bledsoe

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Chris Lytle

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Yvonne Jonas, Clerk-Treasurer