

TOWN OF SHADELAND  
Town Council Meeting  
Tuesday, August 10, 2021 at 7:00 P.M.

Council members present: Mike Kuipers, Bob Morrison, David Downey, Josh Shives, Tim Balensiefer, David Vanderkleed, Pamela Luenz, Clerk-Treasurer Charlene Brown and Attorney Stu Weliever.

Also in attendance: Greg Balsano from Baker Tilly and Mike Smith from the County Elections division

The meeting was called to order by Mike Kuipers at 7:00PM at the Shadeland Fire Station.

Mike Kuipers opened the floor for public comment on the 2021 Additional Appropriations. There being no public comment, and Mike closed the floor for public comment.

Mike Kuipers opened the floor for public comment on the 2022 Budget. There being no public comment, and Mike closed the floor for public comment.

Town Hall Complex:

Greg Balsano from Baker Tilly presented options for funding the fire station project. The Shadeland TIF district expires with taxes payable in 2029. We can also designate Evonic as a personal property tax payer and raise revenues for the debt payment. Three scenarios were presented for the Council review.

Ken Smith gave an update on the new Town Hall Complex. Numbers have come in below the original estimates. Soil samples have come in just fine. Mike indicated he would like to bid the building so we know real numbers to compare to our loan. Bob made the motion we proceed with bidding out the new building for the three options, Pam second. All in Favor.

Composition of Elections:

Mike Smith with the Tippecanoe County Board of Elections was here to provide guidance on the elections as they stand and as they are with the County Clerk's office. He is requesting the Town Council consider going all wards. We can also turn our elections into 2025 under the "regular" municipal cycle.

Minutes:

Pam made a motion to suspend the reading of the July 13, 2021 minutes, and to approve the minutes as presented. Tim second, all in favor.

Financials – Charlene Brown

Bob made the motion to approve the claims, Pam second, all in favor. July financials were tabled until August due to the lack of a council member's review.

Ordinance 2021-5 for 2021 additional appropriations was presented Pam first, Dave V second, AIF.

The 2022 Salary Ordinance was discussed. David D would like to have the laborer pay read "up to" \$22.00. Other items were tabled until a later time.

### Park Report – Dave Vanderkleed & Josh Shives

Dave V gave the Park committee report. Sarah Brown will be presented the plaque and quilt made by Char at the September 2021 meeting. They are also planning a Fall day at the park.

### Planning report – Tim Balensiefer

Tim gave the planning report. Mr. Rhiele was given until the next planning meeting to either get into compliance, or plan to rezone. There is a resident of Pfeifer Farms that wishes to build in the setback area, Kerkhoff presented a survey for the new plot and setback lines. He still needs to provide notarized signatures of all of the residents approving the changes. A brief discussion of the Solar Ordinance was also discussed.

### Fire report – Kevin Vanschepen & Pam Luenz

Kevin provided the fire report. The brought on a new member at their last meeting. SCBA bottles were tested. Change Order #3 for the new Tanker T304 for approval. Pam made the motion to approve, Dave V second, all in favor to approve CO #3. The new Tanker has been brought into service. The old Tanker T304 is ready for sale. Notice will be published to accept bids, and they will be opened at the September meeting.

### Road report –Tom Younkin & David Downey

Tom presented the roads report. The first project on CR 400 began on 8/9/2021. American Paving is not going to change their rates and wonder if they need a new contract. Char will find the prior contract to see if there is a continuation clause or if we have to rebid.

David D gave an update on the CR 400 S project. Some of the soil from the project is going to the park. We found a utility in the way of where we were digging. Reith Riley gave us three options as far as how we deal with the utilities found. David D made the motion we go with option two, Tim second, all in favor.

Composition of Elections - Tabled

Town Manager Position – Tabled until we can hold a special meeting.

### Citizen Comments

Kevin Vanschepen asked if we could fix the intersection of 550 S and High Gap Road has blind spots. Tom recommended the tree come down. Dave V is going to see if he can reach out to the homeowner to see if they can remove the tree.

### Council / Clerk / Attorney comments

Nuisance properties

Dante Wells – has not applied for his permit as required for his lean to – Tim is going to give Dave V Dante's number and reach out one final time.

Stu suggested we have a motion to declare Tanker Truck T304 as surplus. David D made the motion, Dave V second, all in favor

David D made the motion to adjourn, Pam second, all in favor to adjourn at 8:37 p.m.

Approved:

Michael D. Kuipers  
Michael Kuipers

Tim Balensiefer  
Tim Balensiefer

Robert Morrison, Jr.  
Robert Morrison, Jr.

David Vanderkleed  
David Vanderkleed

Joshua Shives  
Joshua Shives

David Downey  
David Downey

Attest:

Pamela M. Luenz  
Pamela Luenz

Charlene Brown  
Charlene Brown