

TOWN OF SHADELAND  
Town Council Meeting  
Tuesday, December 14, 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.

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

Pam made the motion and Tim second the motion to accept the November 16, 2021 minutes as presented. All in favor.

Resolution 2021-12

The Town Council considered Resolution 2021-12 – Approving an Amending Declaratory Resolution of the Shadeland Redevelopment Commission and Approving the Order of the Shadeland Plan Commission. Stu explained briefly what was in the resolution. Redevelopment adopted their resolution, and the plan commission approved the order. Pam made the motion, David D second, all in favor to adopt Resolution 2021-12.

Clerk-Treasurer's report

David D made the motion to approve claims totaling \$254,587.62 as presented, Bob second, all in favor.

Pam made the motion to approve November financials as presented, Tim second, all in favor.

Char handed out the annual nepotism compliance statements for signature. She needs them returned to her no later than December 31, 2021.

Char also added to the back of the agendas the financial information regarding the new Town Hall. Listed were the dollars we have available, or anticipate being available. Also are loan repayment options without raising property taxes.

Town Hall Complex:

Ken Smith also presented that the USDA is no longer able to finance our project unless private funding is unable to be obtained. Baker Tilly has submitted a proposal to do the financial end of the borrowing for the project. Their funding would be billed hourly, and would be in the range of \$20,000 to \$50,000. Pam made the motion to approve the engagement, Tim second, all in favor.

Ken sent out a conservative schedule as to a timetable for the pre-construction items. The new well will be drilled on 12/27/2021. We asked for three quotes. They ranged from \$34,000 to \$64,000. Stu indicated that met our requirements. The fire department could use the 150 gpm well if it was put in, even if the new complex isn't built. Josh made the motion to put the casing and screen while they did the well testing, Bob second the motion, all in favor.

### Highway Department

Tom reported the trucks are ready for the winter. Salt and sand are on hand so when we get snow, we are ready. There was some storm damage from the heavy winds over the weekend. Tom reported that the new culvert on CR 660 S was damaged. There was also a historical marker down on CR 375.

David D reported that the insurance company does not cover guardrail damage when it is hit by a vehicle. They do not have a plan that would cover hit and run damage. Over the next couple months, the road committee will review and determine if we need to explore other options.

### Park Committee

Dave V gave the park committee report. The Capstone students were present as well. The sign has not been made yet for the park. Tom will get the sign from another sign maker if Highway Safety if we don't have the sign soon. Mike asked what our timeline was to complete the Capstone project. David D indicated the students time is minimal during the first semester, but the second semester we should have a design recommendation.

David D asked if anyone driving by would be willing to water the new trees.

### Planning report – Tim Balensiefer

The Burnell Pit was discussed at the planning committee, and the owners will be invited to the January meeting.

Larry Vanderkleed attended to inquire on the parcelization process. The committee recommended they get some of the past information from the County Auditor.

Smith Drive septic business was discussed. The owner wishes to rezone, but has not ceased business practices. The business across the street Madmen Creations also came into conversation. There was a special exception granted in 2009. We need to evaluate this further.

Vester and Associates appeared regarding the parcelization at CR 375 W of 2.74 acres out of 50 acres at 4736 S 375 W. There are a few changes that need to be made to the preliminary parcelization plan. Tim indicated that the sign needs to be posted 20 days before the hearing for approval. Tim will work with Char about the wording on the sign. Tim is also going to review the parcelization to determine if it is allowed to be parcelized.

Ordinance 2021-09 – an Ordinance regulating Solar Farms and Facilities in the Town of Shadeland was discussed. The Planning Committee recommends to the Council that it be approved by the Town Council. Pam made the motion, Josh second the motion to approve ordinance 2021-09. All in favor.

### Fire report – Pam Luenz and Kevin Vanschepen

Kevin gave the fire report. Tanker 301 failed during a fire run. The Fire Department brought it to Dowell's for repair. They are also waiting for Spencer to come and place the new tank cover on the new truck. The 305 Truck committee is preparing a quote.

Elections were held and all nominations passed. The next business meeting is going to be at Walt's Pub for their holiday meeting.

Pam made the motion to accept Kevin Vanschepen to accept as Fire Chief. Dave V second, David D opposed, Pam, Tim, Bob, Josh, and Dave V approved.

Citizen Comments

John Hack indicated that it is a value to solicit quotes from insurance companies.

Marci Emery would like to have speed control signs on SR 25. David D has a meeting with the State Highway and he will see if they are able to put speed control signs up, if not we may explore options to put them in ourselves. We are also looking at one on High Gap Road.

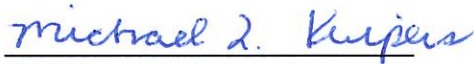
Council / Clerk / Attorney comments

Stu brought forward an engagement letter from Ice Miller. Lisa has been very responsive for the TIF and designated taxpayer. He recommends approving the engagement letter. David D made the motion, Bob second, all in favor to approve the engagement letter.

Stu also presented a new contract for 2022 with no changes. David D made the motion to approve the proposal, Josh second. All in favor.

David D made the motion to adjourn, Dave V second, all in favor to adjourn at 7:53 p.m.

Approved:



Michael Kuipers

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Tim Balensiefer

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Robert Morrison, Jr.

  
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David Vanderkleed

  
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Joshua Shives

  
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David Downey

Attest:

  
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Pamela Luenz

  
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Charlene Brown