TOWN OF SHADELAND

Town Council Meeting

Tuesday, July 12, 2022 at 7:00 P.M.

Council members present: Mike Kuipers, Tim Balensiefer, Bob Morrison, David Downey, Josh Shives, David Vanderkleed, Pamela Luenz, and Attorney Stu Weliever. Char’s assistant Kelley stood in for Char due to family illness.

The meeting was called to order by Mike Kuipers at 7:01 PM at the Shadeland Town Hall.

Pam made the motion and Dave V second the motion to accept the June 7, 2022 minutes as presented. All in favor.

Clerk-Treasurer’s Report

David D made the motion to approve claims totaling $69,823.59 as presented, Pam second, all in favor.

Financials were reviewed this month by Pam. Pam made the motion to approve June 2022 financials as presented, Josh second, all in favor.

Kelley indicated she has numerous boxes ready for the destruction process. Things are moving along nicely in the process. She has been working both at the Annex and in Char’s office.

Town Hall Complex:

Ken provided an update on the Town Hall. The culverts are getting put in, hopefully next week. Foundation should start getting put in in August.

Community Crossings 2022-1

Ken reported the Community Crossings Matching Grant 2022-01 is nearly finished. The Town needs to transfer money to the CCMG Fund for the Town’s 25% share. Resolution 2022-05 – Transfer Funds to CCMG Fund was presented for this transfer. Josh made the motion, David D seconded, all in favor.

Highway Department

CSX Railroad will be closing CR 625 at the Railroad Crossing beginning July 18th and lasting for approximately one week. Tom also picked up 18 tires along Shadeland Road. Tom will be disposing them accordingly after comparing prices on disposal fees. He currently has approx. 32 tires from over the years for disposal. Midwest Spraying is going to be spraying all of our guardrails this year. The cost will be approx. $2,000.

We have contacted American Paving to provide an estimate on snow removal. We have not received the new estimate yet. David asked if we wanted to get quotes from other snow removal providers. Mike suggested waiting to see what American Paving provides and go from there. David expects an increase based on gas prices.

Tom is also working with Mike Madrid about doing some line striping for various roads where the lines have worn off for safety. We have some solar speed signs on order for CR 550 and CR 375 area. They are on backorder currently.

David also asked for approval to contact TIPMONT for new security lights at Kyle and Plains Drive. In the winter time there is a safety concern for children waiting for the bus. Council agreed it was a good idea.

David also indicated there was a new CCMG grant due in August, likely to be awarded in October. If anyone knows of any streets they would like to see improved please report to Ken, David or Mike.

Park Committee

John Hack moved some dirt to the east side of the ball field from where the new Town Hall is going to be. David D believes it is approximately 32 tri-axles worth of nice top soil. The Parks Committee would like to see this shaped for the nature area and dig a hole to see if area is appropriate for pond. Josh gave a presentation on the Capstone Project Team. Their project designed a pond, walkway, dock and nature area. Pam asked about insurance costs for the new pond. Char passed along information to Mike indicating our insurance agent reported there would not be an insurance increase as long as there was no swimming, ice skating, etc on the pond.

Planning report – Tim Balensiefer

Tim indicated there was no planning meeting in June. Ken called IDEM and requested a meeting for the MS4 waiver. He will call again and hopefully that will happen in the next month.

Ordinance 2022 – 05 An Ordinance updating building permit fees. Stu reviewed and gave his blessing. Josh made the motion to adopt Ordinance 2022-05, David V seconded. All in favor.

Resolution 2022 – 06 – A Resolution Amending Hazard Mitigation was presented to update the current plan. All of Tippecanoe County is on the same plan, and they made some adjustments to the plan to update it. Tim indicated a need to update our plan. David D made the motion, Josh seconded, all in favor.

Fire report – Pam Luenz and Kevin Vanschepen

Kevin presented the fire report. On July 4th the VFD provided coverage for fireworks. They were there until about midnight. The VFD will also be working a booth at the 4H fair on July 24th. They have also established a T Shirt committee. Masks are now optional unless firefighter or resident is COVID positive.

Citizen Comments:

Gloria Klutzke on CR 175 W expressed concerns about the proposed pond at the park in the land east of the ball field. It was recommended she attend the Park Committee meeting on July 19th at 6:30 p.m. to address her concerns. Another citizen started asking questions about the project and Mike recommended anyone with concerns to go to next weeks meeting.

Council / Clerk / Attorney comments

Josh commented the fireworks display was cool, and his family enjoyed it.

Kelley passed along information from Char. Char reported that when she first started as Clerk-Treasurer the bank interest received was $250 - $275 per month. She has been steadily working with the bank to increase rates. We are currently receiving over $3,000 per month in interest.

Kelley also indicated that crafting day Saturday was cancelled due illness in Char’s family.

Stu reported that he drove by the Blankenship property – it has a residential appearance now. He has a small amount of work to do, but it is a significant improvement.

The lawsuit with Mr. Riehle had a hearing for a change of venue and motion to dismiss. Both were denied however Mr. Riehle has an opportunity to file another motion no later than July 22nd at noon. Otherwise, the hearing is still scheduled for August 11th.

The abatement process needs to be on the radar. All we’ll need to do at this point that there is confirm a consensus that we want to look down that path. The County, Purdue, the State and each City in the county has signed off. Shadeland was the last to sign off. The building would be a $210 million dollar abatement, there is also a personal property abatement. Both are tiered abatements over 10 years. These abatements won’t impact existing property, only newly built property. We’ll need to prepare a loose timeline to follow and give guidance for the process. David asked what it would do to the property taxes. Stu and Tim explained that nothing will impact current property taxes. This should have a significant increase in property tax revenue in the future, as well as provide 90+ jobs to our community. The development finalists were between Singapore and Shadeland. Evonik has not decided yet where the smaller development would be, and we are still in the running for that. The property taxes will be for the TIF Fund.

David D made the motion to adjourn, Josh second, all in favor to adjourn at 7:50 p.m.

Approved:

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Michael Kuipers Tim Balensiefer

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Robert Morrison, Jr. David Vanderkleed

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Joshua Shives David Downey

 Attest:

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Pamela Luenz Charlene Brown, Clerk-Treasurer