

TOWN OF SHADELAND
Town Council Meeting Agenda
(subject to change)
Tuesday, September 9, 2025 at 7:00 P.M.

Citizen comments will be heard at item 11. Please hold your comments until that time. Comments are limited to 2 minutes each

*****ALL SPEAKERS MUST COME TO FRONT OF THE ROOM*****

1. Call to order
2. Pledge of Allegiance – Char
3. Public Hearing – 2026 Budget
4. Approval of the August 12, 2025 meeting minutes
5. Financial Report – Charlene Brown
 - a. Claims totaling: \$
 - b. August 2025 Financials approval
 - a. Volunteer to review records next month
 - c. 2026 Salary Ordinance
6. Ken Smith – Project Manager
 - a. Building Demo / CDBG Grant
 - b. CCMG Update
7. Road report –Tom Younkin & David Downey
8. Park Report – Dave Vanderkleed & Josh Shives
9. Planning report – Tim Balensiefer
 - a. Mascreen parcelization – 4605 S 175 W (including waiver and variance)
10. Fire report – Allen Bol & Steve Tobias
 - a. Fire Chief Application
11. Citizen Comments
12. Council / Clerk / Attorney comments
13. Adjourn

TOWN OF SHADELAND
Town Council Meeting
September 9, 2025 at 7:00 P.M.

Council members present: Michael Kuipers, Tim Balensiefer, David Downey, Steven Tobias, Steven Zehring, and Stu Weliever, Town Attorney. Absent: Dave Vanderkleed and Robert Morrison

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

Pledge of Allegiance was led by Char

2026 Budget Public Hearing

Mike opened the floor for public comment on the 2026 Budget. There being no comments, the hearing was closed.

Approval of minutes

Steve T made the motion, Tim seconded to approve the August 12, 2025 minutes. All in favor

Clerk-Treasurer's Report

Claims for the meeting were presented in the amount of \$175,266.23. There were no questions. Steve Z made the motion, Tim seconded, all in favor.

Steve Z reviewed records for August 2025. No one had any questions. Steve T made the motion, Tim seconded to approve August 2025 financials, all in favor. Steve T volunteered to review records for September, 2025.

David D made the motion, Steve T second the motion to table the discussion on the 2026 Salary Ordinance.

Project Manager – Ken Smith

CR 400 S is completed, and Ken will get Char the pay application for payment in October.

The demolition project is nearly complete.

The next round of Community Crossings is open for bid starting October 1, through October 31, with awards likely to be in December.

Highway Department

Tom gave the highway report. The mowing is winding down, which is a good thing. Roads are checked on Mondays and Fridays. Conny Downey asked if someone could reach out to Evonik to get them to mow their area. Tom indicated he would call them to see they would mow. If not, Char will send a letter.

Park Committee

Steve Z gave the Parks report. Aquatic Control is trying to figure out if there is a leak from the pond. So far, there has been none of the coloring into the field. Steve Z asked the council what they would anticipate as far as a preventative measure for the pond area. Currently there are people parking there which will cause a muddy mess if it continues. David D also recommended for a temporary fix to put up no parking signs. Steve Z also mentioned we need to get the ring buoys set up.

Planning Report

There was a parcelization request for the Mascreen property at 4605 S 175 W. Certified letters were sent. Ms. Mascreen will email Char the letter that was sent. Mike opened the floor for public comment on the parcelization request. One resident asked for clarification on what will be done with the property. Mr. Mascreen showed the resident the plans for the parcelization. No other residents came forward for public comment. The public hearing was closed. Tim indicated the committee was 2 to 1 in favor of the waiver of the 21 day notice, and recommended allowing the parcelization. David D made the motion, Tim seconded, to approve the waiver and parcelization, all in favor.

Tom Wells with Tree Pro was also present about moving his manufacturing process for tree protection sleeves to Shadeland. The committee recommended he look for a property in Shadeland that is already zoned industrial.

A resident was also present about moving a shipping container in to use for storage. The Council may also want to consider an ordinance for shipping containers in town so it doesn't become a problem.

Fire report

Allen gave the fire report. The department is getting ready to provide coverage at Southwestern football games. They have a new member on the department. Allen also presented an application for fire chief for 2026. Steve T made the motion to approve Allen as the 2026 fire chief, David D seconded, all in favor.

Citizen Comments:

Council / Clerk / Attorney comments

Tim brought information on Stormwater to the Town Council. It appears Burke is doing what they need to do. David D indicated that \$8,707 has been billed so far of the \$25,000 allowable from Burke. There is an additional \$15,000 for the County.

Char explained the craft fair on December 6, 2025 benefitting the Shadeland and West Point fire departments. There will be vendors, a chili cookoff between the departments, and fun to

be had. Char is also making a quilt to be raffled through the West Point Volunteer Fire Department. All money received will be split equally between the two departments.

Stu asked the Council for guidance on the fence issue between the trailer park and town hall. Stu should send a letter.

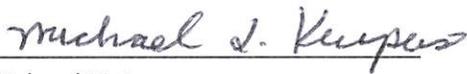
In addition, Stu intends to write a letter to Smith Drive residents reminding them they are on a private drive, and snow removal was their responsibility.

Lastly, Stu was directed to write Mr. Riehle to remind him of the sign requirements as it appears he is out of compliance.

David D also indicated he had a request from a resident that the Town would take over trash service for the Town. There are several different services in the area on different days of the week. Tim indicated as a representative of one of the subdivisions in Town that the subdivisions could take care of that through their HOA, but it might be more difficult to do town wide. Stu further indicated that towns often put this on their utility bills, however we don't have billed utilities, so it would make it much harder for Shadeland to do this.

David D made the motion, Tim B seconded, all in favor to adjourn at 7:36 p.m.

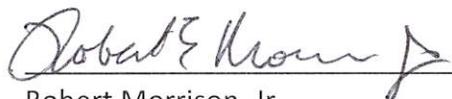
Approved:



Michael Kuipers



Tim Balensiefer



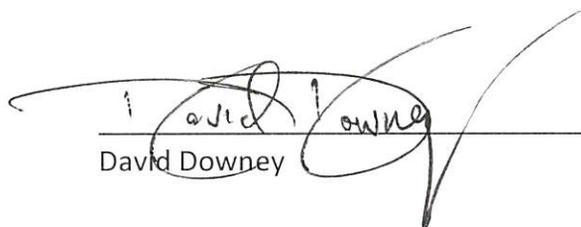
Robert Morrison, Jr.



David Vanderkleed

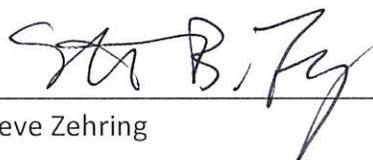


Steven Tobias



David Downey

Attest:



Steve Zehring



Charlene Brown, Clerk-Treasurer