



MINUTES

Town of New Palestine

Town Council

Wednesday, August 3, 2022

7:00 PM - Town Hall

The Town Council of the Town of New Palestine was called to order on Wednesday, August 3, 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, Street Commissioner Stephen Pool, and Clerk-Treasurer Yvonne Jonas

ABSENT:

1. CALL TO ORDER

1.1. Pledge of Allegiance

2. MINUTES

2.1. Approval of July 20, 2022 Minutes

Chris Lytle moved, seconded by Bill Niemier, Motion to approve the minutes with amendments to Line 12 that stated: "property he owns" to read "property owned by his employer". Clint Bledsoe also wanted a change to be made where it says: "Bill Niemier stated that the Redevelopment Commission agreed to accept \$50,000 per year" - and it should reflect that it pertains to the Wellness Center Project (Section #7).

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

3. NEW AGENDA ITEMS

Plan Commission came to a tie vote because 2 members weren't present.

3.1.

Chris Lytle moved, seconded by Clint Bledsoe, Motion to table Plan Commission recommendation to the August 17, 2022 meeting.

RESULT:	Carried
MOVER:	Chris Lytle
SECONDER:	Clint Bledsoe

AYES: Angela Fahrnow, Bill Niemier, Brandee Bastin, Chris Lytle, and Clint Bledsoe

4. OLD BUSINESS

4.1. Task Order Common Wealth

A representative from Common Wealth discussed the planning document for the wastewater utility and stated that the next step is to move forward with flow metering. They asked the council for authorization for services to put in flow meters into the sanitary sewer system, gather data, assemble the hydraulic model, and perform model analysis on alternative solutions. This is the first step in the design process. Brandee Bastin had questions about solar panels.

Brandee Bastin moved, seconded by Angela Fahrnow, Motion to approve the task order as presented.

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

4.2. Resolution 080322B

This was tabled and the resolution will be renumbered and back on the agenda for the August 17, 2022 meeting.

Bill Niemier moved, seconded by Chris Lytle, Motion to table to the August 17 meeting carried with 5 ayes.

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

5. NEW BUSINESS

5.1. Consideration of the Plan Commission's Recommendation to rezone properties at 5861 W US 52 and 5847 W US 52 from zoning classification of R-2 to B-2 for future development.

Chris Lytle moved, seconded by Angela Fahrnow, Motion to rezone from residential to business classification.

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

6. DEPARTMENT REPORTS

- 6.1. Town Manager Jim Robinson stated that Lennar Homes had backed out of the 60+ acres over by the sewer plant, then handed it over to Mr. Barclay (of Commonwealth) to discuss an invitation to their golf outing on August 25.
- 6.2. Police Chief Bob Ehle - Nothing to present at this meeting.
- 6.3. Street Commissioner Steve Pool

County will be repaving CR 600 W from US Hwy52 to Stinemyer Rd, and offered to do the Town's section of road for material cost only (no labor) - and they get their material for substantially less money. Our cost would be \$11,000 to \$13,750. This would go from our corporate boundary (south at the end of the hospital PUD and up to US 52.) This will occur around September of this year.

Clint Bledsoe moved, seconded by Chris Lytle, Motion carried with 5 ayes.

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

- 6.4. Clerk-Treasurer Yvonne Jonas - Deputy Clerk -Treasurer Jenny Greiner told the council that the Keystone Asset Program software licensing fee is due for \$920. She also spoke about AIM's 2022 Idea Summit at French Lick, and recommended that the Town Manager and Council attend. It is November 2 -4, and registration needs to be done by August 16.

Bill Niemier moved, seconded by Clint Bledsoe, Motion to renew membership for Keystone software licensing carried with 5 ayes.

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

7. PUBLIC COMMENTS

Chris Wernimont - Question about comprehensive plan and when the next steps will be. Town Manager Jim Robinson said there will be dates sent out for public meetings and public input and it will be advertised. Mr. Wernimont spoke about the Commonwealth report on growth projections.

8. COUNCIL COMMENTS

Brandee Bastin questioned Attorney Kowalski about Plan Commission information in regard to commission changes, and where that can be obtained. He stated it is under New Palestine code 36 article 7 chapter 4 section 218. She expressed interest in discussing and considering a recycling program at the Town level. Town Manager Jim Robinson said he will look into getting some bids.

Yvonne Jonas stated that there have been questions from residents in regard to recycling.

Angie Fahrnow - She stated that on March 2 there was a planning commission meeting and discussed the audio recording. She stated that Matt Thues presented for Tharp, wanting to take a commercial property and break it into 3 separate properties. She spoke about how those properties were laid out, and that Bill Niemier took over and explained the project to the Plan Commission himself, and when it came to the vote Bill did abstain, and you can hear that at the 1 hour 14 minutes and 43 second marker of that meeting. She feels it is a perceived conflict if Bill takes a seat onto the Planning Commission board again.

9. CLAIMS

APVs #24218 - 24250

9.1.

Clint Bledsoe moved, seconded by Brandee Bastin, Motion to approve claims carried with 5 ayes.

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

10. ADJOURN

Angela Fahrnow moved, seconded by Brandee Bastin, Motion to adjourn.

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

Brandee Bastin

Bill Niemier

Angie Fahrnow

Clint Bledsoe

Chris Lytle

Yvonne Jonas, Clerk-Treasurer