

The Westfield Town Council met in regular session Monday, November 8, 2004 at the Westfield Town Hall. Members present were Teresa Otis Skelton, Bob Smith, David Mikesell, Jack Hart and Ron Thomas. Also present were Clerk-Treasurer Cindy Gossard, and Legal Council Bryan Zaiger. President Otis Skelton called the meeting to order at 7:00 PM.

Approval of Minutes

David Mikesell made a motion to approve the minutes of October 11, 2004 as presented. Ron Thomas seconded. Vote: Yes-5; No-0. Motion carried.

Jack Hart made a motion to approve the minutes of October 14, 2004 as presented. Bob Smith seconded. Vote: Yes-5; No-0. Motion carried.

The minutes for the October 25, 2004 special meeting will be approved in December.

Guests:

There were no guests.

Old Business

Ordinance 04-25 Vacation of Alley
Public Hearing-June 12, 2004
Public Hearing- September 13, 2004
Second Reading- October 11, 2004 (continued)

David Mikesell made a motion to approve Ordinance 04-25. Jack Hart seconded. Vote: Yes-5; No-0. Motion carried.

Regulatory Changes/Council Introduction:

First council consideration:

None

Second Council Consideration:

1. Rezone 10.8 acres GB-PD to PUD (Flynn & Zinkan)

Kevin Buchheit introduced this item. He briefly described the property in question and described the proposal. He noted the petitioner had submitted a revised site plan to accommodate council comments. He introduced Mr. Bob Barker.

Ron Thomas asked about the northwest corner and buffering. He also asked about the traffic study and access to SR 32.

This petition will move forward to the Advisory Plan Commission for a public hearing in November.

2. Rezone 75 acres at 166th and ditch Road AG-SF1 to SF-3 (SCM)

Charlie Frankenberger briefly spoke regarding this item, and introduced Mr. Kurt Albertin and Mr. Mike Kline. Frankenberger and Albertin described this proposal and commitments, and described a few changes made to the proposal based on comments received. He noted there is a fiscal plan available and that there had been a meeting with adjoining property owners.

There were some comments regarding the minimum square footage, ownership of streets, parking, and maximum building height.

This item will move forward to the Advisory Plan Commission for a public hearing in November.

New Business

Discussion of Carey Commons Annexation

Jerry Rosenberger presented this item. He explained that this subdivision is not currently in the town boundaries. It is, however, surrounded by annexed property.

Mr. David Ellsworth, a resident of Carey Commons, spoke. He stated the number one concern is an increase in taxes. He supports annexation.

Nicole Kobrowski also spoke in favor of annexation. She did note a concern with property tax increases.

Jerry requested direction from the Council on pursuing annexation and tax abatements.

There was consensus to move forward on annexation and tax abatements. Jerry will gather financial data and report back to the council.

Appointment to Public Safety Building Corporation Board

Jerry reminded the Council that there needs to be an appointment to the board. He requested a motion to appoint Rob Hartman.

Bob Smith made a motion to appoint Rob Hartman to the building corporation board and to ratify actions taken by Mr. Hartman during the last six months. David Mikesell seconded. Vote: Yes-5; No-0. Motion carried.

Ordinance 04-35 Amendment to Sign Ordinance (political signs)
First Reading-September 27, 2004
Public hearing-Advisory Plan Commission 9-27-04
Second Reading

Kevin Buchheit presented this item. He noted this ordinance comes forward with a unanimous recommendation for approval from the Advisory Plan Commission.

David Mikesell made a motion to approve Ordinance 04-35. Ron Thomas seconded. Vote: Yes-5; No-0 Motion carried.

Ordinance 04-38 Truck Parking Ordinance
First Reading

This item was tabled until the December Town Council meeting.

Ordinance 04-39 Modifications to AG-SF1 district standards WC 16.04.030
Public Hearing –Advisory Plan Commission 9-27-04
First Reading

Kevin Buchheit presented this item. He gave a brief history of the work so far on this item and noted there was a public hearing at the October Advisory Plan Commission. He stated this item comes from the Commission with a negative recommendation (7-1-0). He noted the concerns of the Advisory Plan Commission centering on lot sizes and appropriateness of some of the language contained in the ordinance.

There were some comments about specific definitions regarding crops and livestock.

This item will be on the December Town Council agenda.

Ordinance 04-40 West Oak PUD amendment (industrial to residential)
Public Hearing-Advisory Plan Commission 9-27-04
First Reading

Teresa Otis Skelton recused herself from this item. Jack Hart presided.

Kevin Buchheit spoke, describing the property for council members. He described the proposed amendment and introduced Mr. Steve Hardin, representing the petitioner. Buchheit stated this comes forward with a unanimous positive recommendation for approval.

Ron Thomas wanted assurances that this proposal is the specific one that will be built.

Mr. Hardin committed to developing this project consistent as proposed.

David Mikesell made a motion to approve Ordinance 04-40. Ron Thomas seconded. Vote: Yes-4; No-0. Motion carried.

Thoroughfare Plan Introduction to Council

Teresa Otis Skelton returned to the meeting for this item.

Jerry Rosenberger introduced this item, describing its importance to the comprehensive planning process. He introduced Mr. John Myers and Paul Satterly from HNTB.

Mr. Myers presented transportation planning in general, explaining what a transportation plan is and how it fits into an overall comprehensive plan. He noted a transportation plan is required by law and should be updated frequently to keep up with changing demands.

There were some comments regarding how the US 31 modifications will impact this thoroughfare plan, and the timing of this plan in relation to the current comprehensive plan update, and how it will be coordinated with the County thoroughfare plan.

Technology Upgrade Proposal

Jerry Rosenberger introduced this item and introduced Mike Fisher, IT manager for the Town. Rosenberger noted this proposal is for a Phase I upgrade.

Mr. Fisher gave a brief description of the current state of the Town's technology, and the need for updating the security, capacity, and reliability of the current system.

Jack Hart made a motion to approve the proposed Phase I upgrade in an amount not to exceed \$75,000. David Mikesell seconded. Vote: Yes-5; No-0. Motion carried.

Web Site Redesign Proposal

Mike Fisher presented this item and discussed some of the items that would be placed on the updated website. He recommended contracting with eGov Strategies to assist in this redesign.

Ron Thomas expressed his concern on some of the items included in this proposal and stated his belief that there needs to be a firm commitment to keeping this updated.

Jack Hart noted that the Town has contracted with different entities and is interested in using a full-service company.

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Jack Hart made a motion to approve the web site redesign in an amount not to exceed \$24,000, with a first payment of \$7,000 to be spent in 2004. David Mikesell seconded. Vote: Yes-4; No-1 (Thomas). Motion carried.

Comprehensive Plan Proposal/Contract

Kevin Buchheit introduced this item and presented details of the plan proposal for the council. He noted he had received suggested steering committee members and will have those names available for discussion at the joint Council/Commission meeting on November 29, 2004. He recommended the contract be approved and the council president authorized to sign the contract.

David Mikesell made a motion to approve the contract with Dale McBride Consulting and to authorize the Town Council president to sign the contract. Bob Smith seconded. Vote: Yes-4; No-1 (Thomas). Motion carried.

Consent Agenda

Release of Performance Bonds

Westoak Industrial Park.

David Mikesell made a motion to approve the release of the Westoak Industrial Park performance bond. Jack Hart seconded. Vote: Yes-5; No-0. Motion carried.

Release of Maintenance Bonds

None at this time

Town Manager Report:

Jerry announced the contract for fire services with the Township would be available soon for council review. He hopes to have the contract signed in December.

The State Road 32 annexation will be effective November 14th, 2004.

Jerry, Kevin, and Denny attended a recent commercial real estate broker round table.

The public safety bonds will be sold by November 9th and funds will be available after that.

Council Members Comments:

Teresa Otis Skelton asked about the enforcement report specifically involving two recent cases. Mr. Zaiger noted both items are currently in court awaiting judgment.

Ron Thomas expressed his pleasure with the voter turnout regarding the Town to City referendum.

Claims:

David Mikesell made a motion to approve claims. Bob Smith seconded. Vote: Yes-5; No-0. Motion carried.

With no further business the meeting was adjourned at 9:20 PM. An Executive Session followed.

Clerk-Treasurer

Council President