

Westfield City Council February 27, 2023

The Westfield City Council held a meeting on February 27, 2023 at Westfield City Hall. Present were Mike Johns, Scott Frei, Scott Willis, Jake Gilbert, and Joe Edwards and Cindy Spoljaric. Clerk-Treasurer Cindy Gossard, and Manny Herceg were also in attendance.

Mayor Cook called the meeting to order at 7:00 PM

Changes to Agenda

Judy Shuck will give a presentation on Black History Month/Underground Railroad

Approval of Minutes:

Jake Gilbert made the motion to approve the February 13, 2023 minutes as presented. Scott Willis seconded. Vote: Yes-6; No-0. Motion carries.

Claims:

Cindy Spoljaric the motion to approve the claims. Scott Frei seconded. Vote: Yes-6 ; No-0. Motion carries.

Miscellaneous Business/Special Presentation

Presentation: Black History Month/Underground Railroad

Judy Shuck told the life story of Fredrick Douglas and the White family and the roles they played in the history of slavery and the City of Westfield.

Presentation: SR 32 Update

Johnathon Nail stated that since the last update 3 key items have occurred. 1) 90% of stage 3 plans have been submitted to INDOT (includes streetscape elements) 2) continued historic mitigation coordination 3) substantial ROA acquired. (28 parcels secured 8 in condemnation).

Since last update in 2022 the cost estimates have gone from \$21,984,230 to \$22,537,143. Streetscape costs are not included in these totals. While ROA acquisitions were lower construction costs have gone up.

Johnathon thanked the communication department for their work creating a website 32connects.com which will be available through the city website in the near future. This will let the public be aware where the project stands, show road closures/delays and available parking for downtown businesses.

There was council discussion. Mr. Nail stated the Road Impact Fund currently has a balance of \$9.6 M.

Presentation: Streetscape Update

Jeremy Lollar stated that there was not much to update since that last presentation. Currently we are waiting on INDOT to approve the stage 3 plans that were submitted. Mr. Johns asked what the cost estimate is, to which Mr. Lollar replied that he is confident it will be under \$4M. Mr. Johns asked that a rendering, once approved, be made available to the public.

Presentation: Council's Approval of the Mayor's Appointments to the Preservation Commission

Mike Johns stated that council was requesting additional information/background on the Mayor's appointees. Mayor Cooks stated that he had appointed the five appointees two weeks ago and had heard nothing concerning his choices. Mayor Cook said he had chosen:

Diane Payton-President of the Historical Society

Kevin Mueller-Director of Engineering Services for a large company

Randy Zentz-Local Developer

Melody Jones-Past Parks Director, Real Estate Agent, Downtown resident

Teresa Skelton-Original member of GJ Task Group, Downtown resident

Cindy Spoljaric voiced her concerns on the skills of appointees, stating she feels we need people with architectural skills and an interest in historic preservation. Mrs. Spoljaric stated that one of the appointees voted against the downtown becoming a preservation area and having a preservation commission.

Mike Johns stated that the Ordinance states that there are 5 voting members and there could be 4 non-voting members. He asked that the council have time to submit names to the Mayor. Mayor Cook stated that he wished they had suggested names prior to his appointing members. Mr. Johns stated that a letter had been submitted prior and that he thought the mayor had received it. Mr. Johns agreed to make sure the mayor receives the list. There was council discussion.

Jake Gilbert made the motion to approve the mayor's appointments. Scott Willis seconded. Vote: Yes-2; No-4 (Spoljaric, Johns, Frei, Edwards) Motion fails.

Old Business:

Resolution 23-103: Approving Certain Real Property Improvement Within the City of Westfield for Tax Abatement (Stellhorn Northpoint LLC Shell Buildings)

Kai Chuck presented stating that an Economic Revitalization Area was established in October 2019. The property being discussed is located within the established Northpoint Commerce Park. The developer (Stellhorn Northpoint LLC) desires to improve the property through the construction of three shell office/industrial buildings. This would be a ten-year abatement starting at 100% for the first year, decreasing by 10% each year following.

Lot 1 consists of 2 acres, the building will total 16,000 sq. ft, with \$2.9M in investments (6 new jobs average pay is \$28/hour). The 10-year abatement value is \$290,000.

Lot 2 consists of 2.3 acres, the building size would be 32,000 sq. ft., with about \$6M in investments (4 new jobs, average pay is \$27/hour, retaining 8 jobs at \$44/hour). The 10 -year abatement value is \$605,000.

Lot 4 consists of 5 acres, the building will total 54,000 sq. ft., with 7.8M in investments (12 new jobs, average pay is \$28/hour). The 10-year estimated abatement value is \$789,000.

Andy Freiburger spoke saying along with his brother Jr. they own Stellhorn Northpoint LLC, which own 30 acres in Northpoint and JRF Construction. Mr. Freiburger stated they are working with an AG Company, currently located in Westfield to move into building 1. The corporate office for JRF construction would occupy part of building 2 and building 3 would be a shell building for a large corporation looking for space with limited time to occupy a space. The tax abatement would greatly help in attracting these kinds of businesses. Stellhorn would be obligated to assure potential companies meet the details per the abatement.

Joe Edwards made the motion to approve Resolution 23-103 as presented. Scott Willis seconded. Vote: Yes-6; No-0. Motion carries

Ordinance 23-01: Appropriating Infrastructure Improvement Funds for Spend in 2023

Council Introduction: February 13, 2023

Public Hearing: February 27, 2023

Adoption Consideration: February 27, 2023

The Infrastructure Improvement Fund is where the monies repaid from the RDC (loan from the city) was put. The fund previously had \$543,000 of proceeds from the utility sale. It is being suggested that the money be appropriated from the Infrastructure fund. \$710,000 would be appropriated for the land purchase & additional closing cost, the remaining \$2,833,617. would be appropriated for the SR 32 and Street Scape project.

Public Hearing Open: 7:59 PM/No comments

Public Hearing Closed: 8:00 PM

Scott Willis made the motion to approve Ordinance 23-01 as written. Joe Edwards seconded. Vote: Yes-6; No-0. Motion carries.

New Business:

Resolution 23-104: Accepting Settlement and Authorizing Execution of Participation and Settlement Agreements Concerning the National Opioid Litigation

Jeremy Lollar stated this is similar to the settlement that was approved last year. This settlement is specific to Meijer Pharmacies. Manny Herceg answered council questions regarding when the funds would be received, and if they were restricted/non-restricted.

Scott Willis made the motion to approve the Resolution. Jake Edwards seconded.
Vote: Yes-6; No-0. Motion carries.

Guests:

None

Clerk Treasurer Comments:

None

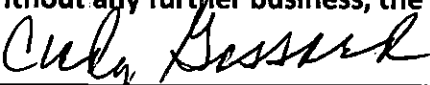
City Council Comments:

None

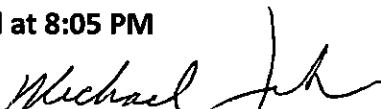
Mayor Comments:

None

Without any further business, the meeting adjourned at 8:05 PM



Clerk-Treasurer



President