



Minutes of the Goshen Common Council Regular Meeting of February 2, 2021

6:00 p.m. Council Chambers, Police & Court Building, 111 East Jefferson Street, Goshen, Indiana

Mayor Jeremy P. Stutsman called the meeting to order and led in the Pledge of Allegiance

Present: Megan Eichorn (Dist 4), Julia King (At-Large), Jim McKee (Dist 1), Doug Nisley (Dist 2), Gilberto Pérez, Jr. (Dist 5), Matt Schrock (Dist 3), Council President Brett Weddell (At-Large), Youth Advisor Hazany Palomino (Non-voting)

Absent: None

King/Pérez moved to approve the minutes of January 19, 2021. PASSED 7-0

Eichorn/McKee moved to approve the agenda as presented. PASSED 7-0

Privilege of the Floor

No one spoke.

Elected Official Reports

Eichorn: River District stakeholder meeting is upcoming

Mayor: Summarized Executive Order 2021-01, especially as it relates to public meetings

Encouraged attendance at Third House legislative update sessions

Updated on Arts & Cultural Designation application, survey

Noted potential change of arrangement of council chambers

King: Question clarifying mask regulations remaining in place. Mayor reply confirming.

Weddell: Comments that masks are required during public meetings and should be enforced so as to avoid board/ commission members having to make requests/decisions.

Resolution 2021-04 Goshen Economic Development Commission 2020 Annual Report

Weddell/McKee moved for passage of Resolution 2021-14.

King asked about timeframe of bond approval process. Scharf and Stegelmann responded.



Mayor noted his appointment of Nick Kieffer to Economic Development Commission.

Voice Vote to pass Resolution 2021-04: PASSED 7-0

Resolution 2021-05

Extension of Water Utilities Outside Goshen Corporate Limits and
Waiver of the Water Connection Charge for Elkhart County Fairgrounds

Weddell/Nisley moved for passage of Resolution 2021-05.

Director of Public Works Dustin Sailor made a presentation, which included addressing questions and comments he had received from council members. (See *Exhibit A*, a Feb. 2 email from Director Sailor addressed to all councilors.)

COUNCIL DISCUSSION

Pérez asked whether water fees are being waived in other areas or other groups. Mayor responded that waivers are rare, City has no intention of annexing fairgrounds. Sailor agreed that this was a special case.

King asked whether there are criteria. Mayor and Sailor said case-by-case evaluations. Weddell recalled LaCasa requesting waiver for proposed housing development. Scharf noted local contribution was needed for federal grant application.

Nisley asked about specific water main layout. Sailor replied, referencing a map he shared from his computer screen.

Schrock asked about potential traffic detours related to the project. Sailor indicated the project near road was already complete, listed other benefits and considerations, especially for Terrace Park.

Nisley asked variously about fire protection, city cost/benefit and financial agreement. Sailor replied.

McKee asked if hypothetical future annexation would be facilitated by this project. Sailor

King asked about excluded parcels. Stegelmann explained Fair Board wants to avoid annexation, City has no current desire to annex, but City may need to annex if significant additional development to the east. Since excluded parcels are currently under development negotiation, those are excluded as means to address Fair Board concern and clarify intent of both parties.

PUBLIC COMMENT

Glenn Null, Goshen, expressed concern about "freebies," including for Fair Board since City provides services during Fair. Asked about time to recoup cost. Sailor and Mayor estimated two years.

Voice Vote to pass Resolution 2021-05: PASSED 7-0



Ordinance 5075

An Ordinance of the Common Council of the City of Goshen, Indiana, Authorizing the Issuance of the City of Goshen, Indiana Multifamily Housing Revenue Bonds, Series 2021 (Green Oaks of Goshen Project) in One or More Series, Taxable and/or Tax-Exempt, in a Maximum Aggregate Principal Amount Not to Exceed Twenty-two Million Dollars (\$22,000,000) and Approving and Authorizing Other Actions in Respect Thereto

Weddell/Eichorn moved for passage of Ordinance 5075 on second and final reading.

COUNCIL DISCUSSION

Mayor commented that Clerk-Treasurer had requested additional time after first reading. Scharf reported he had consulted BakerTilly regarding duties specified in Section 8.

King asked what happens if project is not completed. Laura Thaliman, Frost Brown Todd, said if project is not completed, bonds would need to be paid off.

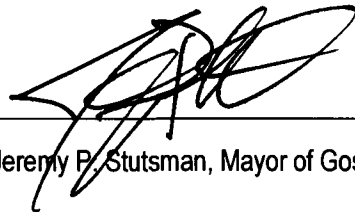
Voice Vote to pass Ordinance 5075 on second and final reading: PASSED 7-0

Nisley/Eichorn moved to adjourn. PASSED 7-0

Meeting Adjourned 6:48 p.m.

Exhibit A (2 pgs): Feb. 2 email from Sailor to Council regarding Resolution 2021-05

APPROVED:



Jeremy P. Stutsman, Mayor of Goshen

ATTEST:

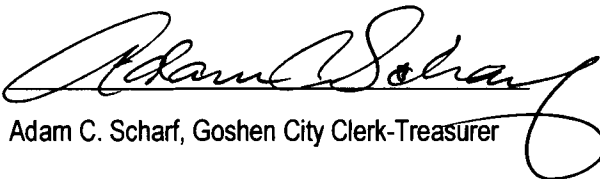

Adam C. Scharf, Goshen City Clerk-Treasurer

Exhibit A, February 2, 2021 Council Minutes

From: Sailor, Dustin
To: Group Council; Stutsman, Jeremy; Scharf, Adam; Stegelmann, Bodie; Sailor, Dustin
Subject: Goshen Engineering - February 2, 2021 City Council - 4H Fairgrounds
Date: Tuesday, February 2, 2021 5:30:35 PM
Importance: High

Dear Council Members:

Councilwoman King contacted me on Monday inquiring about the agreement with Elkhart County 4H fair, and asking why we would waive their utility connection fee. Today, I received questions from Councilman Schrock regarding the agreement. With this email, I will attempt to address the questions that have been posed, and then provide some additional detail.

Background

The City has had a long history of waiving utility connection fees for utility improvements at the Elkhart County Fairgrounds that can be traced back to Mayor Puro's tenure. Originally, Elkhart County 4H Fair and other businesses along Monroe Street funded the extension of water and sewer east from Logan Street. As part of this extension, connection fees were waived.

2019 Construction Project

With the most recent construction, Elkhart County Fair extended a 12 inch water along Monroe Street from Gate 1 to Gate 3. Part of this construction required the water main to be located within a utility easement along the south right-of-way of the fair's property, which was dedicated to the City. Elkhart County 4H Fair extended the water main based on the City's specifications. The water main was inspected by the Goshen Engineering Department in order for the main to be dedicated at the completion of the pipe's construction.

During the preparation of the design by Abonmarche Consultants, it was determined the water main extension would likely have periods of time where the chlorine residual was lower than allowed due to the fair's fluctuating water demand. As a work around, it was jointly agreed that a water main loop would be added at the east end by connecting to the existing dead-end water main in Hillcrest Drive. The City agreed to participate in this water main loop across Monroe Street because it provided direct benefit to existing utility customers in Terrace Park.

Initially, the new water main construction is improving water service and fire protection within the fair's property. Internally, the fair will be replacing multiple site water meters with a master water, which will benefit Goshen Utilities by reducing meter stock and the maintenance of billing statements. In the future, the Elkhart County Fairgrounds has plans to construct an event venue that will be able to utilize the 12 inch pipe's capacity for high demand domestic water consumption and fire protection.

Costs

The water connection fees for the new water main construction connection is estimated to be \$2800. This represents the on 12 inch pipe connection at Gate 1 by the contractor and one 4 inch connection at the bathrooms west of Gate G. The rest of the fees for the meter and meter horn are not being waived and are due for payment. The fee calculated in July of 2020 was \$2,165.19. Because action was not taken at that time, the fee will need to be recalculated for 2021's material cost increases.

General Questions

1. Is this new waiver for just city water service ? Or city sewer service as well?

.: Response: It is my understanding this waiver is just for water.

2. And after install and hookup will 4H pay a water and sewer bill as the rest of us do ?

.: Response: After construction, billing will occur like it does with all other account holders.

3. Would you please explain what the \$32,200 payment to 4H is for with respect to the loop ?

.: Response: To create water circulation with the fairgrounds a water loop was needed. Additionally, a water loop into Terrace Park would benefit City customer, since Terrace Park only had one water main connection prior to this water main project. Its for these reasons, the City paid to extend the water main across Monroe Street.

4. Do we know what is the estimated total cost to city for complete project might be ?

.: Response: The City is still waiting on the cost of the construction to be dedicated, but I estimate the value of the work to be dedicated to be close to \$100,000.

Regards:

Dustin K. Sailor, P.E.