

## Minutes of the Common Council Regular Meeting of July 6, 2021

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

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

Present: Megan Eichorn (District 4), Julia King (At-Large), Jim McKee (District 1),  
Doug Nisley (District 2), Matt Schrock (District 3),  
Council President Brett Weddell (At-Large)

Absent: Gilberto Perez, Jr. (District 5), Youth Advisor Adrian Mora (Non-voting)

Minutes of July 7, 2020, August 4, 2020, August 18, 2020, November 17, 2020, December 7, 2020, June 1, 2021 and June 15, 2021 were presented.

**King/Eichorn moved to accept the minutes as presented. Passed 6-0**

Mayor Stutsman suggested changing the order of Items #4&5 with Items #1&2.

**Weddell//Eichorn moved to approve the agenda as amended. Passed 6-0**

Privilege of the Floor

No one spoke.

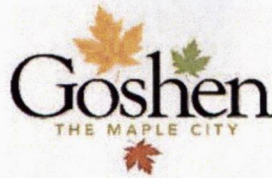
Public Hearing Ordinance 5089: Vacation of Public Ways in the City of Goshen, Indiana

No one spoke

Ordinance 5089: Vacation of Public Ways in the City of Goshen, Indiana

**Weddell/Nisley moved for passage of Ordinance 5089 on 1<sup>st</sup> Reading.**

Planning and Zoning Administrator Rhonda Yoder presented the Ordinance.



Hutsell provided background on the subdivision as it was likely never constructed or used. Stated LaCasa is the current owner of the property and plans to build a new house.

**Voice Vote to pass Ordinance 5089 on 1<sup>st</sup> Reading. Passed 6-0**

**Weddell/Nisley moved for passage of Ordinance 5089 on 2<sup>nd</sup> and Final Reading.**

**Voice Vote to pass Ordinance 5089 on 2<sup>nd</sup> and Final Reading. Passed 6-0**

Public Hearing: Public Hearing for the County Road 36 Annexation

Mayor Stutsman stated due to the fact Council Perez was absent, if need be he would be the deciding vote and would vote yes.

CEO of Keystone RV Jeff Reynolds from Granger, Indiana shared concern regard TIF districts and that there are current projects that need to be completed. Also spoke on the increased traffic issues. Added any new business is good but must be done in a proper order

Ted Dowel, Resident, shared concerns with the timing of the project and a proper traffic study must be done. Cited excessive traffic and speeding issues.

Chandler Elementary Teacher Mitch Roads suggested that another RV plant will assist in prioritizing diversify Goshen. Also shared concerns with traffic and flood zones. Added the new intermediate school recently flooded.

Goshen resident Marvin Bartel shared concerns on diversity in economy and another recession and added TIF district taxes should fund schools.

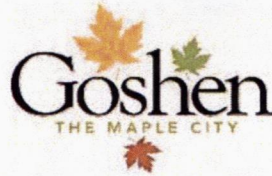
Pamela Weishaupt agreed diversity is important and shared concerns with traffic speed around kids and her horses.

Carol Metnigouth listed issues with developing on TIFs and suggested ending the TIF system. Provided a definition of what a TIF is and encouraged growth that would represented Goshen residents.

Carol Bixler suggested before any decision is made to do a traffic study and spoke on a turn lane to close to an intersection.

Steve Salisbury provided pictures of past floods and asked if that was why the developed land would be raised 5-6 feet. Concerned with where the water would go. Also expressed concerns with traffic.

Goshen resident expressed his concerns with how the council votes and suggested they do not follow laws or have the city's best interest in mind.



Keystone RV Chief Operating Officer David Chupp suggested looking at the Lippert Components TIF district and borrowing revenue from other TIF districts. Stated TIF districts should be self-funding. Added that the Redevelopment Commission holds a lot of power.

Resolution 2021-25: Fiscal Plan for County Road 36 Annexation

**Weddell/Nisley moved for passage of Resolution 2021-25.**

Redevelopment Project Manager Becky Hutsell presented Resolution 2021-25.

Hutsell stated a traffic study is in process, however County Road 31 is not in Goshen's jurisdiction and if the Annexation does not occur, the study will not be finished. Also stated at this time there are no proposed developments however a subdivision is a possibility. Hutsell acknowledged that flooding is an issue and a goal is to capture the Stormwater in 20 acre retention ponds and release is slowly into the creek when it allows. Added that the land must be brought into the City's jurisdiction first. Hutsell reminded residents that this is only a 1<sup>st</sup> Reading.

Goshen resident asked if any plans were in place to protect the ground and soil from an possible waste contamination.

Steggelman explained the Level 5 Erosion Control Permit and how it will protect the development.

Eichorn raised an issue of lack of housing. Hutsell responded that is a known issue.

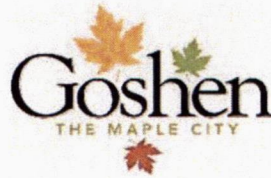
**Eichorn/King moved to table Resolution 2021-25. Passed 4-3**

Eichorn:	Yes
King:	Yes
McKee:	No
Nisley:	No
Schrock:	No
Weddell:	Yes
Mayor Stutsman:	Yes

Ordinance 5090: County Road 36 Annexation (1<sup>st</sup> Reading Only)

**Weddell/Nisley moved for passage of Ordinance 5090 on 1<sup>st</sup> Reading.**

Weddell stated no residential areas in section will be annexed. Weddell stated it is unique that the developer is funding a majority of the project and this will encourage smaller business to build on the developed land.



King expressed that the public input weighs heavy and is not convinced the annexation will bring diversification. Added create more homes is important.

Property Developer Ryan Duaites stated he understands residents' concerns. Added that 163 acres opens room for possibility. Added the traffic study is expected to be done in a few weeks. Stated he did offer to purchase homes in the area of the annexation.

Goshen resident expressed that the constant construction is not what is best for Goshen Residents and how traffic is excessively heavy.

Resident Colin Deckit and Keystone employee agreed that traffic and flooding must be addressed first. Added that increased traffic is turning away possible developers.

Hutsell stated the traffic study is due to be done by the end of the month.

Discussion on future possibilities of the development and TIF districts continued.

Mayor Stutsman added that no full flood design or traffic study will be completed unless the project moves forward due to the cost of the study.

Stegelmann stated the 2<sup>nd</sup> reading must be 14 days after the 1<sup>st</sup> if the Council were to table the ordinance to a later meeting.

**Voice Vote to pass Ordinance 5090 on 1<sup>st</sup> Reading. Passed 4-1, 1 Pass**

Eichorn:	Pass
King:	No
McKee:	Yes
Nisley:	Yes
Schrock:	Yes
Weddell:	Yes

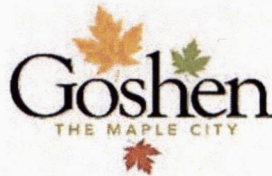
Ordinance 5091: An Ordinance of the City Council of the City of Goshen, Indiana, Relating to Proactive Investigative Funds

**Weddell/Eichorn moved for passage of Ordinance 5091 on 1<sup>st</sup> Reading.**

City Attorney Bodie Stegelmann explained Ordinance 5091 designated a new item.

Chief of Police Jose' Miller explained how this ordinance would assist the Goshen Police Department

**Voice Vote to pass Ordinance 5091 on 1<sup>st</sup> Reading. Passed 6-0**



**Weddell/McKee moved for passage on 2<sup>nd</sup> and Final Reading.**

**Voice Vote to pass Ordinance 5091 on 2<sup>nd</sup> and Final Reading. Passed 6-0**

Resolution 2021-19: City of Goshen Government Operations Climate Action Plan

**Weddell/King moved for passage of Resolution 2021-19.**

Weddell thanked the local youth for their work and supplying information to the public.

Mayor Stutsman reminded residents that the Climate Action Plan will be a living document and change as technology changes.

Environmental Resilience Director Aaron Sawatsky-Kingsley shared data collected on the carbon monoxide emissions the city emits.

Eichorn expressed concern on voting on this subject when the Annexation previously discussed would cut down numerous trees. Expressed she was excited for this plan.

Abby Cardy, Katie Batson, Asia Adkins, Ashley Garcia, Ariana Perez Jr., and Jamie Webb, local youth advisors and Goshen residents, shared the work they have put in and ways the plan can improve Goshen. Shared strategy and information they have gathered and goals for the future

Residents shared concerns on if this plan would negatively affect the Police Department, prevent flooding, and contradictions related to the Annexation. Also expressed concern on waste produced from the energy saving products.

Weddell explained that the plan currently affects City operations only. If the plan is successful, local residents and businesses can be shown ways to change.

**Voice Vote to pass Resolution 2021-19. Passed 6-0**

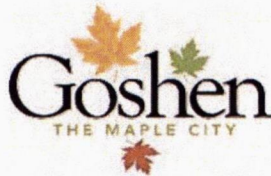
Elected Official Reports

King: Disc golf opening.

Weddell: Traffic emissions and speeding and no Redevelopment meeting.

Nisley: No recent Aviation meeting, no hint at secret information.

Schrock: Park Board Meeting, Allan Kauffman Park renamed to Mill Street Park at the request of Allan Kauffman. Chamberlain Neighborhood Association and East Goshen Neighborhood Association events.

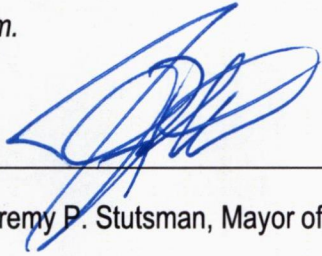


Mayor Stutsman: Discussed issues with purchasing vehicles this year for the 2022 and 2023 budget years. Estimated amount is \$1.5 million and will be put towards purchasing 5 new cruisers for the Police Department, 2 snow plows and other vehicles for various departments.

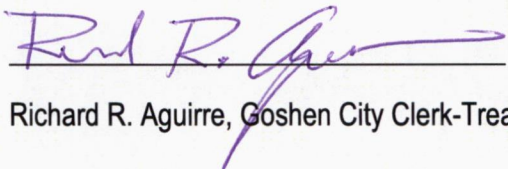
**Nisley/Eichorn moved to adjourn. Passed 6-0**

*Meeting Adjourned 8:09 p.m.*

APPROVED:

  
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Jeremy P. Stutsman, Mayor of Goshen

ATTEST:

  
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Richard R. Aguirre, Goshen City Clerk-Treasurer