



## **Minutes of the Goshen Common Council Regular Meeting of April 21, 2020**

7:00 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

Clerk stated that this meeting is being held during a declared public health emergency covering all of the State of Indiana pursuant to Governor Holcomb's Executive Orders 20-04 and 20-09, as well as guidance from Indiana Public Access Counsellor Luke Britt, then called the roll:

Present electronically:

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), [via phone]  
Youth Advisor Zoe Eichorn (Non-voting)

Present in-person:

Council President Brett Weddell (At-Large)

No minutes were presented.

### **Weddell/King moved to approve agenda as presented.**

Schrock reported on Park Board: considering adding signs, removing picnic tables to encourage social distancing. Also reported on Tree Board: Arbor Day cancelled, so trees being given away.

Weddell reported that Redevelopment Commission settled on final house acquisition on E. Lincoln Ave., additional appropriations for Kercher Rd.



Annual Report of Redevelopment Commission for 2019

Director of Community Development Mark Brinson gave a general overview.

King asked which three projects are referenced in Goshen Redevelopment Authority. Brinson said it would be Goshen Theater, LaCasa project bond on Middlebury St. that did not get completed.

Resolution 2020-09: Goshen Redevelopment Authority 2019 Annual Report

**Weddell/Nisley moved for passage.**

**ROLL CALL VOTE to pass Resolution 2020-09: PASSED 7-0**

Mayor introduced Youth Advisor Zoe Eichorn and explained that per state statute, her vote is not counted.

Resolution 2020-10: Goshen Economic Development Commission 2019 Annual Report

**Weddell/Nisley moved for passage.**

**ROLL CALL VOTE to pass Resolution 2020-10: PASSED 7-0**

Mayor Stutsman opened the PUBLIC HEARING for:

Notice of Availability of Draft Community Development Block Grant (CDBG) 2020-2024 Five-Year Consolidated Plan & Program Year 2020 Annual Action Plan

CDBG Administrator Rhonda Yoder presented. No one from the public spoke.

Mayor Stutsman closed the public hearing.

Ordinance 5038: An Ordinance to Amend Ordinance No. 3011, Known as the Zoning and Use Regulations Ordinance for the City of Goshen, Indiana, by Rezoning the Area of Real Estate Hereinafter Described from Agricultural A-1 District and Industrial M-1 District to Commercial B-2 District

**Weddell/King moved for passage on first reading.**

Mayor explained this is ice rink / pavilion project and this is last step before a pause pending better understanding of the implications of COVID-19 and financial impacts.

City Planner Rhonda Yoder said that regardless of ice rink/pavilion project, rezoning should proceed to address split zoning, rezone final remaining piece of former industrial area. Said this is Plan Commission recommendation by 5-0 vote.



King asked if there were any public comments at Plan Commission meeting. Yoder and McKee said only citizen question was to clarify the distinction between the rezoning of this real estate and proceeding with the ice rink/pavilion, which are two separate issues.

King said she appreciated the pause on the project. Mayor said City is also pausing large equipment purchases that have not been ordered already this year in order to be cautious with budgets.

**ROLL CALL VOTE to pass Ordinance 5038 on first reading: PASSED 7-0**

**Weddell/King moved to pass Ordinance 5038 on second and final reading.**

**ROLL CALL VOTE to pass Ordinance 5038 on second and final reading: PASSED 7-0**

Ordinance 5039: An Ordinance to Amend Ordinance 4784 of the Millrace Townhomes PUD

**Weddell/Perez moved for passage on first reading.**

Rhonda Yoder explained that this is a change from single family homes to duplexes, which is a functionally similar use.

Mayor asked whether parking plan would be sufficient. Yoder said it would.

Schrock asked why duplexes were not permitted originally. Yoder replied that was not the request, so PUD was designed accordingly.

King asked whether the duplexes would be stacked or side-by-side. Yoder said they could be either.

InSitu Architect Tuvia Poliskin explained density would be reduced from attached townhomes to eight standalone duplexes or stacked flats.

King asked about public comment at Plan Commission. McKee said there was not.

Eichorn and Poliskin discussed appearance of structures.

**ROLL CALL VOTE to pass Ordinance 5039 on first reading: PASSED 7-0**

**Weddell/Nisley moved to pass Ordinance 5039 on second and final reading.**

**ROLL CALL VOTE to pass Ordinance 5039 on second and final reading: PASSED 7-0**

Ordinance 5041: Amend 2020 Compensation Ordinance 5008 for Civil City and Utilities Employees (Creating Community Development Specialist position)

**Weddell/Perez moved for passage on first reading.**

Brinson presented new position, including managing Community Development Block Grant, which is a complex program. Said many cities have gotten in trouble with management, jeopardizing funding from HUD. Said talented staff person, Rhonda Yoder, has been managing last 15 years. Brinson described staffing picture in Planning Department and desire to reduce overtime (approx. \$15,000/yr). Went on to describe additional duties of new





position, including neighborhood planning and homelessness outreach. Stated that CDBG would reimburse approximately \$60,000 for administration.

Mayor said that increase from annual building permits for \$30M in development several years ago have sustained above \$100M annually, so additional staff is needed. Mayor wants to hire before economy kicks back in to full gear so City can move closer to speed of business.

Weddell asked about the \$60,000 reimbursement. Brinson explained that Yoder tracks her time and that money comes out of the CDBG grant. Weddell asked for confirmation that it is not new money. Brinson confirmed.

Perez stated he likes the idea of Community Development Position. Asked about hiring procedure. Mayor outlined three day internal posting followed by public posting through human resources. Added that LaCasa and neighborhood coordination is already happening; this would just provide more dedicated time.

King noted this position will not replace LaCasa staff neighborhood liaison position. Sees position as very positive.

Brinson said that new position will also require additional appropriation before advertising in May.

Weddell asked about pay grade 13. Brinson said midpoint is approximately \$55,000.

**ROLL CALL VOTE to pass Ordinance 5041 on first reading: PASSED 7-0**

**Unanimous consent was granted to hear Ordinance 5041 on second reading.**

**Weddell/Perez moved to pass Ordinance 5041 on second and final reading.**

**ROLL CALL VOTE to pass Ordinance 5041 on second and final reading: PASSED 7-0**

Ordinance 5042: Additional Appropriation Ordinance for Central Fire Station Repair and Renovation, Police Training Facility Improvements, and COVID-19 Public Health Emergency

**Weddell/King moved for passage on first reading.**

Mayor presented overview.

**ROLL CALL VOTE to pass Ordinance 5042 on first reading: PASSED 7-0**

**Unanimous consent was granted to hear Ordinance 5042 on second reading.**

**Weddell/Eichorn moved to pass Ordinance 5042 on second and final reading.**

**ROLL CALL VOTE to pass Ordinance 5042 on second and final reading: PASSED 7-0**





Mayor thanked everyone for patience with adjusting to remote meetings. Thanked Goshen News for continuing to attend and cover council meetings.

**Nisley/King moved to adjourn.**

**VOICE VOTE to adjourn: PASSED 7-0**

*Meeting Adjourned*

APPROVED:

A handwritten signature in black ink, appearing to be "J. Stutsman", is written over a horizontal line. Below the line, the text "Jeremy P. Stutsman, Mayor of Goshen" is printed.

Jeremy P. Stutsman, Mayor of Goshen

ATTEST:

A handwritten signature in black ink, appearing to be "Adam C. Scharf", is written over a horizontal line. Below the line, the text "Adam C. Scharf, Goshen City Clerk-Treasurer" is printed.

Adam C. Scharf, Goshen City Clerk-Treasurer