

Town of Williams Creek

Minutes – Town Council meeting Monday, April 11, 2016
Hollyhock Hill Restaurant

Attendance:

Present:

Maureen Burger, Town Council President
Michael Wernke, Town Council Member
Matt Neff, Town Council Member
Allen Kasper, Town Marshall
Bob Parrin, Clerk-Treasurer
Ted Dawson, Town Council Member
Steve Moss, Town Council Member

Others present:

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| Jeff Hoffman | Gene Scott | Beverly Scott |
| Greg Burger | Lawrence M. Roth | Mark Fogelsong |
| Dianne Fogelsong | Carol C. Rogers | C. Davies Reed |
| Kristin Kothe | George S. Haerle | Sherry Scheffsky |
| Phil Scheffsky | Charles Mong | Dennis Dawson |
| David Fishman | Philip A. Nicely | Richard Dickinson |

Guests:

Timothy Ochs, Steve Hoss, Colin Finch representing Williams Creek Manor, LLC.

Agenda and discussion:

1. M. Burger called the meeting to order at 7:30pm. A quorum was reached with all five council members present.
2. M. Burger asked for comments and a motion to approve the meeting minutes of February 8, 2016. On a motion by M. Wernke, seconded by T. Dawson, a unanimous vote approved the minutes as written.
3. R. Parrin reviewed the March 31, 2016 financial report. Cash balances are good and as expected.
4. A. Kasper advised solicitor activity has been low; still report this and suspicious activity via 911.

A meeting with Commander Chris Bailey of our district was productive. It is noted that the initial move to police beats will focus on the apartment complexes to the west of Town. Regular patrolling and IMPD support for the Town will continue.

5. The Beautification Committee was represented by Beth Peyton. She reported that the Town common area at Morningside and Forest restoration work has been completed making the area more visually appealing. A few trees have been transplanted and high maintenance shrubs removed. The large crabapple tree is scheduled for removal. A footbridge over the run-off channel is being considered.
6. S. Moss advised that he will be soliciting verifications and revisions to the listings in the Town directory with publication of an updated directory shortly thereafter. He will advise if two cell numbers and email addresses can be added using the current format.
7. A follow-up presentation was made by attorney Tim Ochs representing Williams Creek Manor, LLC, a real estate development company of resident John Bales and builder Steve Hoss.

It was confirmed that the entrance to a private road would be off of High Drive. He advised that the original MDC hearing 4/28/16 has been rescheduled to 5/26/16 at the request of the Nora Northside Community Council.

There were various discussions on the number of parcels, drainage, street access, and flood plain issues, traffic, safety, and ecological impact.

The developer is requesting support for a waiver on the required sidewalk, and variances from the required minimum street frontage for the parcel and set-back measurements. Utilities access should not pose an issue for developing these properties as sewer, water and gas are available to the north of the land. The current plat drawings show the water access on private property located on Ridge Road private drive.

The developer will look to the Town regarding the preferred route for construction traffic. The Council requested that the developer provide revised plat drawings to show the new floodway and utility plan. In addition, the Council requested that the developer provide a construction operation plan that will address construction traffic, construction staging, street repair and provisions that will be included in the declaration for maintenance of the road/drive. The Council would also like to review the homeowner covenants.

8. New business: R. Parrin advised the Council that recently enacted IC 5-11-1-27 Uniform Internal Control Standards are to be implemented by June 30, 2016. The legislation is 27 pages. Regulations now total 77 pages. He will draft procedures for the Council to consider and adopt by the June Council meeting.

9. M. Burger advised the Council that Ellen Townsend has stepped down as the Town's Attorney. She thanked Ellen for her years of service. The Council will act on appointing a new Town Attorney at the next Council meeting.

There being no further business, on a motion to adjourn by S. Moss and seconded by T. Dawson, the meeting was adjourned.

The next meeting of the Town Council is scheduled for Monday, June 13, 2016 at 7:30 PM in Holly Hock Hill restaurant.

Minutes recorded by R. Parrin, Town Clerk-Treasurer