

# Town of Williams Creek

## Minutes – Town Council meeting Monday, February 8, 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

#### Absent:

Ellen Townsend, Town Attorney  
Ted Dawson, Town Council Member  
Steve Moss, Town Council Member

#### Others present:

R. Dickinson  
G. Burger  
S. Scheffsky  
P. Scheffsky  
B. Peyton  
D. Foglesong  
M. Foglesong  
R. Palmer  
G. Palmer  
J. Caress  
D. Fishman  
D. Dawson  
G. Scott  
B. Scott  
S. Hoss  
T. Ochs  
J. Ryan

#### Agenda and discussion:

1. M. Burger called the meeting to order at 7:30pm. A quorum was reached with three of five council members present.
2. M. Burger asked for comments and a motion to approve the meeting minutes of December 17, 2015. On a motion by M. Neff, seconded by M. Wernke, a unanimous vote approved the minutes as written.

3. R. Parrin reviewed the fiscal year end 2015 financial report. Cash balances are good and the Rainy Day Fund balance was increased based on DLGF rules. The full year Clerk-Treasurer's Report has been published on the Indiana Gateway for Government Units' web site.

4. A. Kasper advised the Council of a few solicitor reports, otherwise things have been quiet. Meridian Hills had a theft from a home under construction and a few car break-ins. Chris Bailey is the commander of the IMPD North District. It has been proposed that the policy of assigning officers to zones rather than beats will be reversed. This would mean smaller areas to patrol for any individual officer resulting in better coverage on the whole.

It was suggested to reach out to Chris Bailey in the near future.

5. The Beautification Committee was represented by Beth Peyton. The immediate plans are to concentrate efforts on the Town common area at Morningside and Forest. She has interviewed three landscaping companies to renovate this area. The goal is to maintain some of the Bill Fechtman's plantings while making the area more visually appealing in an understated way. This will involve transplanting a few trees and eliminating some of the high maintenance shrubs. The estimate for this work is \$3500 to \$4500. A recommendation will be made to the Council for approval.

Beth suggested that a reminder be sent to residents about the Landscaping Fund which presently has a balance of \$3820. The thought was raised about sprucing up the entrances with flowers during the growing season. Possibilities and a budget will be brought to the Council. It was suggested that we may finance this with an "Adopt-an-Entrance" program.

6. M. Burger briefed the Council on the meeting at Nora library with IndyGo officials concerning the Red Line mass transit bus service. Phase 1 questions came up on property value and crime impacts resulting from this program. Studies presented indicate that these should not be a concern. Funding the program is still an issue with Federal funding and local income taxes still not settled. Phase I funding does not rely on public vote, Phase 2 is subject to a voter referendum. Phase 2 is proposed to run on College Ave. through Williams Creek. There is a request from Nora-Northside Community Council to route the bus up Westfield from 75<sup>th</sup> to 86<sup>th</sup> St. Consideration of this route will depend on the results of the referenda in Hamilton County to approve funding of the Red Line past 96<sup>th</sup> St.

The Council will continue to monitor developments.

7. Right-of-Way tree removal status. R. Parrin advised that a purchase order was issued to Ace Tree Service to clear 34 hazardous trees in the Town's right-of-way with 10 requiring stump grinding at a cost of \$17,543.65. . Most are now removed. The Town had significant saving by utilizing the Consolidated City of Indianapolis Tree Maintenance Service Agreement. Some homeowners received letters from the Town this Fall, notifying them hazardous trees in their R-O-W and suggesting that they either inspect or remove the hazardous trees. One homeowner received partial reimbursement for work that was done subsequent to the letter. Please contact M. Burger if you have any follow up questions or concerns.

Any debris resulting from tree removal and stump grinding will be removed from the site and holes and tire ruts will be filled. Some of this may be delayed by winter weather.

Please note: Residents are still responsible for maintaining grasses in the right of way (R-O-W) as well as any tree growth that overhangs the R-O-W or street from the owner's property. R. Parrin was asked to insert on [williams creek.IN.gov](http://williams creek.IN.gov) a link to the City's GIS map web site which shows the R-O-W for the Town streets.

8. M. Burger called on Town leadership to develop a strategic plan. It was suggested and agreed that a separate meeting be held with Town Council members and other residents to outline what such a plan would include and a path forward. She will survey Council members on availability in March and April and post the agreed upon date.

9. Under new business, a 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. The purpose of the presentation was to review a concept to develop 7.1 acres on the south part of the Town by subdividing it into 4 parcels each with a new home. Following the presentation there was opportunity for public comment.

The entrance to a private road could be off of Ridge or High. The Council stated that High was the only practical choice due to traffic concerns on Ridge. S. Hoss agreed. It was proposed that the private road be a gated entrance and branded "Williams Creek Manor". Both the gate and branding were dismissed by the Council as being out of character for the Town. S. Hoss agreed.

The plan is to tap into water and sewer on Ridge Road. Trees outside more than 15' outside of the building perimeter would be preserved.

A. Kasper and others recommended a turnaround at the end of any dead end street.

The developer is requesting support for two variances. The first is that a lot must face a public street with a right-of-way, and the developer is requesting a variance to build a private drive instead. The second is an exception to the minimum width of frontage for setback purposes. The developer expects to request the variances from the City in the near future. The developer is requesting support for one waiver to not build sidewalks.

The homes are expected to be \$1.3m+ each not including the land (~\$750k). They will be custom homes and there has already been interest.

Based on the public comment and need for further information, the council requested that the developer return to the April Town Council meeting.

10. There being no further business, on a motion to adjourn by M. Wernke and seconded by M. Neff, the meeting was adjourned.

The next meeting of the Town Council is scheduled for Monday, April 11, 2016 at 7:30 PM in Holly Hock Hill restaurant.

Minutes recorded by R. Parrin, Town Clerk-Treasurer