ZIONSVILLE TOWN COUNCIL
MEETING AGENDA
FOR
Monday, March 7, 2016 at 7:00PM

Zionsville Town Hall – Beverly Harves Meeting Room
1100 West Oak Street
(Note: Meeting preceded by the Council pre-meeting at 6:30 p.m. in the Town Hall Conference Center)

1. OPENING

   A. Call Meeting To Order

   B. Presentation Of The National Colors And Pledge Of Allegiance – Zionsville Police Department

2. APPROVAL OF THE MEMORANDA OF THE FEBRUARY 1, 2016 REGULAR MEETING (COPY POSTED).

   Documents: 2016-03-07_TC_MEETING_02012016_TC_MEETING_MEMORANDA.PDF

3. DEPARTMENTAL MONTHLY REPORTS
   Monthly Reports submitted by the Town management staff for Council review and posted on the Town's website (WWW.ZIONSVILLE-IN.GOV).

4. PRESENTATION TO OUTGOING TOWN OFFICIALS

5. PRESENTATION BY PAM KELSHAW OF MOTHERS AGAINST DRUNK DRIVERS

6. PRESENTATION OF THE FINDINGS OF THE 2015 Pavement Surface Evaluation Study – GREG WELDING OF USI AND LANCE LANTZ, STREET AND STORMWATER SUPERINTENDENT

   Documents: 2016-03-07_TC_MEETING_2015_ZIONSVILLE_PASER_SUMMARY.PDF

7. REQUEST TO SPEAK

8. OLD BUSINESS

   A. Consideration Of A Resolution Of The Town Council Of The Town Of Zionsville, Indiana Approving Installment Purchase Financing For The New Town Hall Project.

      Documents: 2016-03-07_TC_MEETING_RESOLUTION_APPROVING_TOWN_HALL_PROJECT_INSTALLMENT_PURCHASE_FINANCING.PDF

9. NEW BUSINESS

   A. Consideration Of An Additional Appropriation Resolution – Street And Stormwater Projects (PUBLIC HEARING)

      Documents: 2016-03-07_TC_MEETING_AAF_STREET_AND_STORMWATER_PROJECTS.PDF

   B. Consideration Of An Additional Appropriation Resolution – Park Department/Nature Center Project (PUBLIC HEARING)

      Documents: 2016-03-07_TC_MEETING_AAF_NATURE_CENTER_PROJECT.PDF

   C. Consideration Of An Additional Appropriation Resolution – Park Department (Lake And River Enhancement Grant Program's Back Stabilization Grant Project In Starkey Park) (PUBLIC HEARING)

      Documents: 2016-03_07_TC_MEETING_AAF_LAKE_AND_RIVER_GRANT.PDF

D. Consideration Of A Zone Map Change Ordinance To Rezone 4.13 Acres From The R-2 (Residential Low Density Single And Two-Family Residential Zoning District) To The SU-7 (Special Use Zoning District) – Boone County Tennis Center.

Documents: 2016-03-07_TC_MEETING_2016-04-Z_CERTIFICATION_AND_ORDNANCE_FOR_TC_EXECUTION.PDF

E. Consideration Of Real Property Tax Abatement Incentive For The N.K. Hurst Company Inc. Project To Be Located At 106th Street And Bennett Parkway.

Documents: 2016-03-07_TC_MEETING_DECLARATION_RESOLUTION_ECONOMIC_REVITALIZATION_AREA.PDF, 2016-03-07_TC_MEETING_HURST_BEANS_INCENTIVE.PDF

10. APPROVAL OF CLAIMS

11. ADJOURN

A. The Next Regular Town Council Meeting Is Scheduled For Monday April 4, 2016 @ 7:00 PM

ZIONSVILLE TOWN COUNCIL
MEETING MEMORANDA
FOR
Monday, February 1, 2016 at 7:00 PM
Zionsville Town Hall – Beverly Harves Meeting Room
1100 West Oak Street
(Note: Meeting preceded by the Council pre-meeting
at 6:30 p.m. in the Town Hall Conference Center)

Date of Preparation: 02-02-2016

Members Present: Susana Suarez, Elizabeth Hopper, Jeff Papa, Tom Schuler, Bryan Traylor, Kevin Spees, Josh Garrett
Also Present: Heather Willey, Town Attorney; Ed Mitro, Town Manager; Tim Haak, Mayor; Mark Adam, Crowe-Horwath and Town Department Management Staff

1. OPENING
   A. Call meeting to order. President Suarez called the meeting to order at 7:00 pm.
   B. Pledge of Allegiance

APPROVAL OF THE MEMORANDA OF THE DECEMBER 7, 2015 REGULAR MEETING AND JANUARY 21, 2016 SPECIAL MEETING (COPIES POSTED).

COUNCIL ACTION: Councilor Hopper moved to approve the Memorandum of the January 4, 2016 regular meeting and the January 21, 2016 special Town Council Meeting.
Councilor Garrett seconded the motion.
The Memorandum of the January 4, 2015 regular meeting and the January 21, 2015 special meeting were approved by a vote of seven in favor, zero opposed.

2. DEPARTMENTAL MONTHLY REPORTS
   Monthly Reports and 2015 Year-end Reports submitted by the Town management staff for Council review and posted on the Town's website (www.zionsville-in.gov).

3. PRESENTATION TO OUTGOING TOWN OFFICIALS

   COUNCIL ACTION: By consensus of the Council, Presentation to Outgoing Town Officials was tabled and moved to the March 7, 2016 Town Council Meeting.

4. PRESENTATION OF DEPARTMENTAL YEAR-END REPORTS
   Lance Lantz, Superintendent, Streets and Stormwater; Chief Robert Knox, Police Department; Chief James Van Gorder, Fire Department; Wayne Delong, Director, Planning and Economic Development; Ed Mitro, Town Manager; Matt Dickey,

Superintendent, Parks and Recreation; Barry Cook, Superintendent, Wastewater and Joe Rust, Director, Information Technology each gave brief presentations highlighting their department's progress and statistics in 2015.
Mayor Haak gave a history, update and overview of improvement studies, speed studies, and both long range and short term improvement plans and options for the Oak Street Kissel Road intersection
2015 Year-end Reports submitted by the Town management staff are posted on the Town's website (www.zionsville-in.gov).

5. REQUEST TO SPEAK
Zionsville residents Lori House, Ralph W. Stacy, Carolyn Schiferl, Nicole Adams, Brett Ann Holloway, John Notarianni, Wendy Brandt, Bret Reinhardt, Jill Meyers, Carol Schuler, Andrea Klemm, Norb Stransky, Art Harris and Joyce Ann Runyan shared opinions, suggestions and concerns regarding the proposed new Town Hall project as well as concerns regarding traffic and safety on Oak Street, particularly the Oak Street and Kissel Road intersection.

6. OLD BUSINESS
   A. Consideration of a Declaratory Resolution establishing the Whitestown 334/700 East Development Area and approving the Economic Development Plan. (ORDINANCE #2015-34)

      COUNCIL ACTION: Councilor Garrett moved to approve Ordinance 2015-34, amended to remove Line 1 from the 2015 Redevelopment Commission's Resolution 2015-05 Plan Supplement Exhibit A which included language regarding funding for redevelopment or renovation of the Town Hall. Councilor Spees seconded the motion.
      Resolution #2015-34 was approved as amended by a vote of seven in favor, zero opposed.

   B. Consideration of Appointments to Various Boards, Commissions, and Committees.

      COUNCIL ACTION: Councilor Hopper moved to approve all appointments as recommended. Councilor Papa seconded the motion. The appointments were approved by a vote of seven in favor, zero opposed. All individual appointment information will be posted on the Town's website (www.zionsville-in.gov).

8. NEW BUSINESS
   A. Consideration of an Additional Appropriation Resolution of $25,000.00 from the General Fund (Plan Commission pass-through engineering fees) (PUBLIC HEARING). (RESOLUTION #2016-02)

      Planning and Economic Development Director Wayne DeLong gave a brief explanation of the request.

      With proof of publication of a Public Hearing, President Suarez opened the Public Hearing and receiving no comment, closed the Public Hearing and called for discussion by the Council or a motion to consider.

      COUNCIL ACTION: Councilor Schuler moved to approve Resolution #2016-02 in the amount of $25,000.00. Councilor Garrett seconded the motion. Resolution #2016-02 was approved by a vote of seven in favor, zero opposed.

   B. Consideration of an Ordinance amending the Town of Zionsville Zoning Ordinance to include an amendment to Section 9.6 (Fee schedule requirements related to building permits associated with Class II Structures and inspections of Class II Structures). (ORDINANCE #2016-02)

      Planning and Economic Development Director Wayne DeLong explained the proposed amendment to the Council.

      COUNCIL ACTION: Councilor Spees moved to adopt Ordinance #2016-02 on first reading.
      Councilor Hopper seconded the motion. Ordinance #2016-02 was adopted with a vote of seven in favor, zero opposed.

   C. Consideration of a Resolution of the Town Council of the Town of Zionsville, Indiana approving installment purchase financing for the New Town Hall project. (RESOLUTION #2016-01)

      Mr. Mitro gave a brief presentation regarding New Town Hall project timeline. Council discussion followed.
      Mayor Haak reviewed the project's cost and funding information. Council discussion followed.

DRAFT

Town Hall Project Timeline packets including the information discussed by Mr. Mitro and Mayor Haak as well as site plans and renderings were made available to all meeting attendees.
Mayor Haak proposed two open house style Community Forums on February 17, 2016 and February 23, 2016 from 7:00 to 9:00 pm which would provide an opportunity for the public to view plans and other information, ask questions and get answers on the New Town Hall Project.

COUNCIL ACTION: Councilors unanimously supported Mayor Haak's proposal. Resolution #2016-01 was tabled to the March 7, 2016 meeting.

9. APPROVAL OF CLAIMS

COUNCIL ACTION: Councilor Garrett moved to approve claims as presented. Councilor Hopper seconded the motion. Claims were approved by a vote of seven in favor, zero opposed.

10. ADJOURN
The next regular Town Council meeting is scheduled for Monday March 7, 2016 @ 7:00 PM.

Respectfully submitted,

Amelia Anne Lacy, Director Finance and Records
Town of Zionsville

DRAFT

November 02, 2015

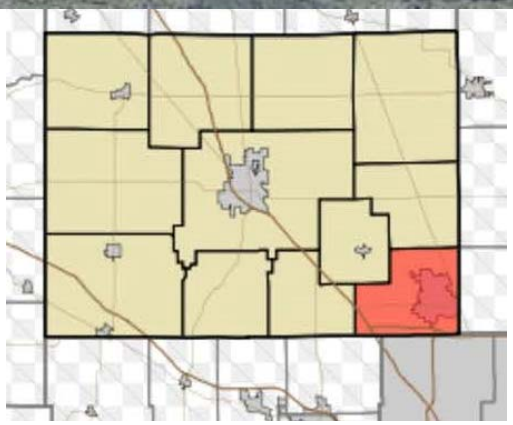
PAVEMENT SURFACE EVALUATIONAND RATING STUDY – ZIONSVILLE, INDIANA

2015 - PASER

PREPARED FOR:

TOWN OF ZIONSVILLE

BOONE COUNTY, INDIANA



PREPARED BY:

USI CONSULTANTS, INC

8415 East 56th Street
Indianapolis, IN 46216
(o) 317-544-4996
(f) 317-544-4997

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APPENDIX

Section A

PASER RATING MAINTENANCE RECOMMENDATIONS A-1
MAP OF ZIONSVILLE WITH PASER RATINGS A-2

Section B (Separate attachment)

PASER MANUAL (HMA) ..... B-1 TO B-32
PASER MANUAL (CONCRETE) ..... B-33 TO B-64

PAVEMENT SURFACE EVALUATION AND RATING STUDY (PASER)

Zionsville, Indiana

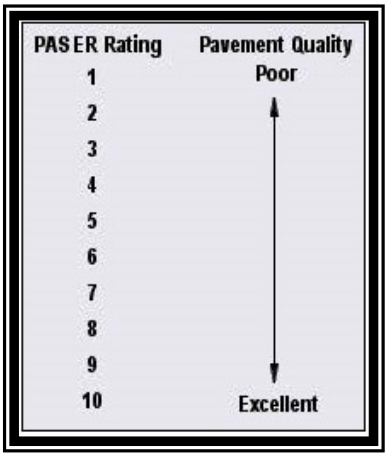
By Greg R. Wendling, P.E.
USI Consultants, Inc.
November 02, 2015

A. PURPOSE OF REPORT:

The purpose of this report is to provide the Town of Zionsville an accurate assessment of their current roadway condition, and help guide upcoming roadway maintenance and repairs.

The scope of this project was to evaluate all asphalt and concrete roadways within the Town of Zionsville's jurisdiction, utilizing the PASER guidelines. The Complete PASER Manual for evaluating HMA and concrete roadways is attached to this report in Appendix B.

B. WHAT IS THE PASER SYSTEM ?:



The Pavement Surface Evaluation and Rating (PASER) system visually evaluates the condition of road segments. The PASER system rates each segment on a scale of 1 – 10 with 1 being the worst condition and 10 being the best condition (new pavement). Ratings of 1 to 3 indicate Poor Condition, 4 to 5 represent Fair, and 6 to 10 represent Good Condition.

PASER also recommends needed maintenance or repair, based on the condition of the roadway. A description of visible distress and recommended treatment measures are provided on a summary sheet, page A-1 of the appendix.

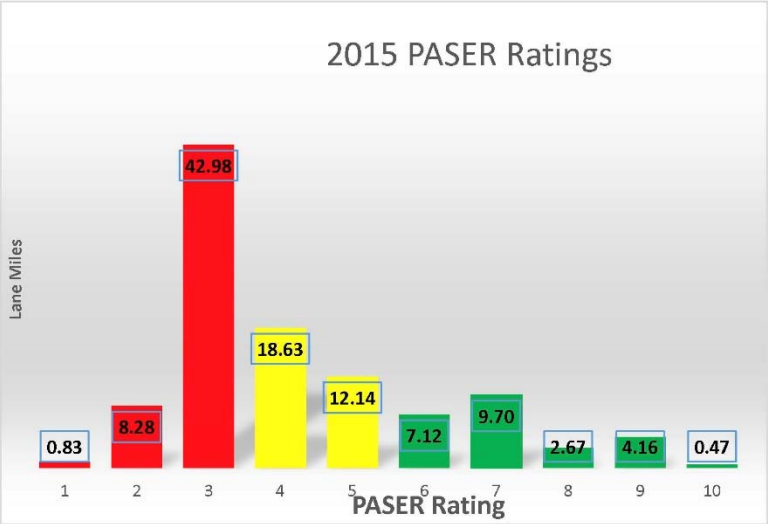
C. STUDY METHODOLOGY:

USI utilized a two-man data collection team. Each roadway segment was driven, width measured, abnormalities noted, and photographed. At the end of the segment, the team discussed the roadway and documented on a data collection sheet the factors that resulted in the segment rating. All segments were entered into a spreadsheet that will allow for easy data presentation. The spreadsheet also includes direct hyperlinks to the photograph of the roadway and the data collection sheet. Data for the 2015 year was collected between July 29 and August 18.

D. ZIONSVILLE ROADWAY NETWORK:

Zionsville is responsible for over 107 miles of roadway. There a 3.0 miles of concrete roads, 0.5 mile of brick road, with the remainder being asphalt roads. This roadway PASER study did not cover the brick road (Main Street), only covering the HMA and concrete roadways.

Results of the 2015 PASER Ratings are shown below in chart form



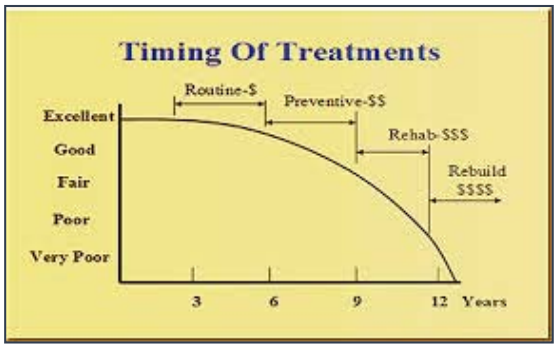
A color coded map of the Zionsville road network is included on page A-2 of the Appendix

E. HOW TO USE THE PASER DATA:

The 2015 PASER data is in spreadsheet form. Boone County can easily sort this data in a variety of ways. Possible data sorting scenarios include the following:

-All Data sorted by PASER rating (low to high)
-Collector Roads sorted by PASER rating
-Roads requiring reconstruction sorted by Traffic Volume
-numerous other scenarios, as desired by the Town of Zionsville

F. PAVEMENT MAINTENANCE:



A good pavement maintenance program involves a combination of activities that revolve around the principal that once pavement gets to a certain condition, that the deterioration of the pavement accelerates. Maintenance items such as crack sealing on roads with PASER ratings in the Fair and Good categories (PASER Rating 4, 5, 6, & 7) are an essential part of roadway maintenance program. Crack sealing is a low cost way to keep your roads from needing high cost reconstruction.

G. COST CONSIDERATIONS:

Improvements to Zionsville's Roadways Rated 4 or Below:

Structural improvements are recommended for Roadways Rated 4 or below. The adjacent table shows the assumptions made, and are based on PASER recommendations. Note: for cost consideration purposes, the concrete roadways and HMA roadways are being treated the same, as the concrete roadways make up such a small percentage of Zionsville's roadway network.

Cost Consideration Improvements	
PASER Rating	Proposed Treatment
1	Reconstruct with 8" HMA
2	Reconstruct with 8" HMA
3	Mill, Overlay with 2" HMA, full depth patching of 25%
4	Mill, Overlay with 1.5" HMA, full depth patching of 5%

The following table summarizes the anticipated costs associated with Zionsville's roads with PASER ratings of 4 or below:

COST SUMMARY			
PASER Rating	Number of Lane Miles*	Cost of Treatment per Lane Mile*	Total Cost of Improvements
1	1.8	$371,000	$670,000
2	16.6	$371,000	$6,160,000
3	89.8	$146,000	$13,110,000
4	39.0	$76,000	$2,960,000
			$22,900,000

**A Lane Mile is defined as one 11' lane times 1 mile in length (i.e. A 20' wide roadway one mile in length equals 1.82 Lane Miles.*

H. FUTURE USE OF PASER DATA:

Subsequent PASER Evaluations will provide Zionsville with snap shots of how well current roadway maintenance, reconstruction, and overall funding is keeping up with the needs. It is recommended that Zionsville evaluate their roadway system on a two year cycle.

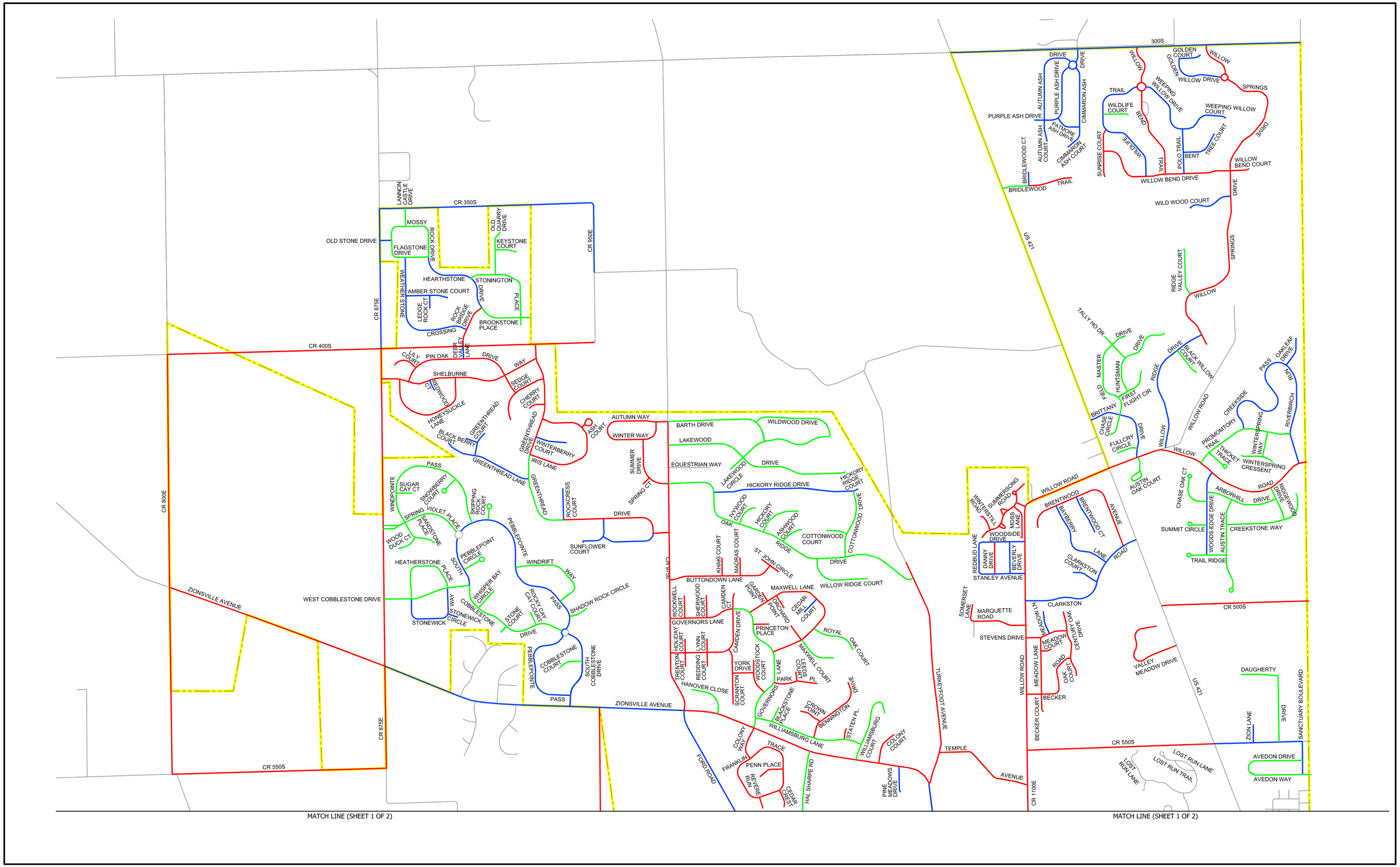
I. RECOMMENDATIONS:

It is recommended that Zionsville utilize this PASER data as a tool to assist with a complete Pavement Maintenance Program, which includes reconstructing the roadways that have failed, rehabilitating roadways before they fail, and maintaining roadways with crack sealing before they need rehabilitation.

Rating system

Surface rating	*Visible distress**	*General condition/ treatment measures*
10 Excellent	None.	New construction.
9 Excellent	None.	Recent overlay. Like new.
8 Very Good	No longitudinal cracks except reflection of paving joints. Occasional transverse cracks, widely spaced (40′ or greater). All cracks sealed or tight (open less than ¼″).	Recent sealcoat or new cold mix. Little or no maintenance required.
7 Good	Very slight or no raveling, surface shows some traffic wear. Longitudinal cracks (open ¼″) due to reflection or paving joints. Transverse cracks (open ¼″) spaced 10′ or more apart, little or slight crack raveling. No patching or very few patches in excellent condition.	First signs of aging. Maintain with routine crack filling.
6 Good	Slight raveling (loss of fines) and traffic wear. Longitudinal cracks (open ¼″–½″). Transverse cracks (open ¼″–½″), some spaced less than 10′. First sign of block cracking. Sight to moderate flushing or polishing. Occasional patching in good condition.	Shows signs of aging. Sound structural condition. Could extend life with sealcoat.
5 Fair	Moderate to severe raveling (loss of fine and coarse aggregate). Longitudinal and transverse cracks (open ½″ or more) show first signs of slight raveling and secondary cracks. First signs of longitudinal cracks near pavement edge. Block cracking up to 50% of surface. Extensive to severe flushing or polishing. Some patching or edge wedging in good condition.	Surface aging. Sound structural condition. Needs sealcoat or thin non-structural overlay (less than 2″)
4 Fair	Severe surface raveling. Multiple longitudinal and transverse cracking with slight raveling. Longitudinal cracking in wheel path. Block cracking (over 50% of surface). Patching in fair condition. Slight rutting or distortions (½″ deep or less).	Significant aging and first signs of need for strengthening. Would benefit from a structural overlay (2″ or more).
3 Poor	Closely spaced longitudinal and transverse cracks often showing raveling and crack erosion. Severe block cracking. Some alligator cracking (less than 25% of surface). Patches in fair to poor condition. Moderate rutting or distortion (greater than ½″ but less than 2" deep). Occasional potholes.	Needs patching and repair prior to major overlay. Milling and removal of deterioration extends the life of overlay.
2 Very Poor	Alligator cracking (over 25% of surface). Severe rutting or distortions (2″ or more deep). Extensive patching in poor condition. Potholes.	Severe deterioration. Needs reconstruction with extensive base repair. Pulverization of old pavement is effective.
1 Failed	Severe distress with extensive loss of surface integrity.	Failed. Needs total reconstruction.

** Individual pavements will not have all of the types of distress listed for any particular rating. They may have only one or two types.*



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Indianapolis, Indiana 46216

Zionsville PASER Rating Road Inventory

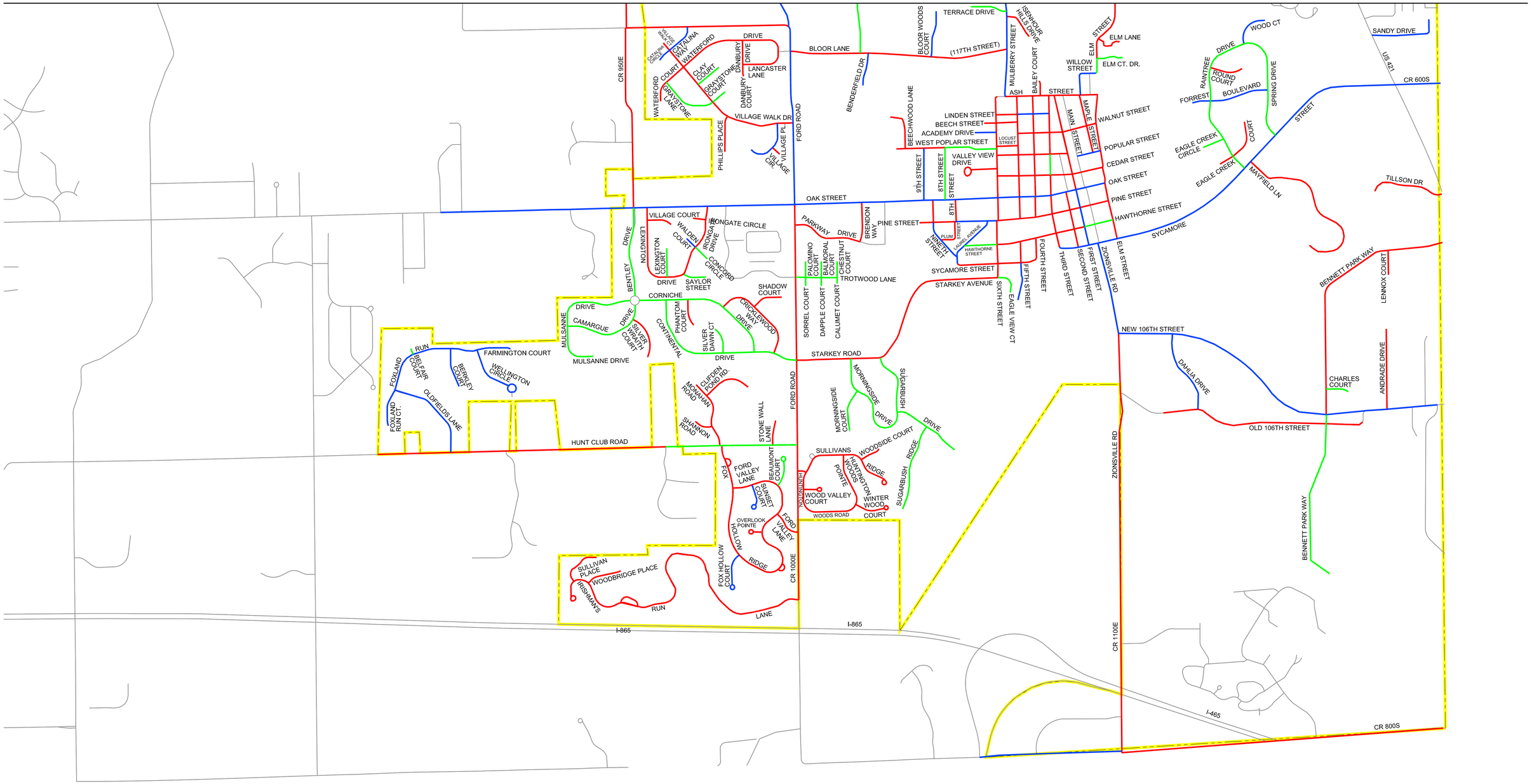
LEGEND
- 1-3 (POOR)
- 4-5 (FAIR)
- 6-10 (GOOD)
- CORPORATE LIMIT

N W E S

0 750 1500 3000
SCALE: 1 in. = 750 ft.

A-2 North

S:\2015\Proj\2015-080 Zionsville PASER\Zionsville Road Condition Maps.dwg, NORTH, 11/5/2015 2:33:15 PM



consultants
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Zionsville PASER Rating Road Inventory

LEGEND
- 1-3 (POOR)
- 4-5 (FAIR)
- 6-10 (GOOD)
- CORPORATE LIMIT

N W E S

0 750 1500 3000
SCALE: 1 in. = 750 ft.

A-2 South

S:\2015\Proj\2015-080 Zionsville PASER\Zionsville Road Condition Maps.dwg, SOUTH, 11/5/2015 2:24:07 PM

RESOLUTION NO. 2016-01

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, INDIANA APPROVING INSTALLMENT PURCHASE FINANCING FOR NEW TOWN HALL PROJECT

WHEREAS, the Town of Zionsville, Indiana (the "Town") is considering options for financing the design, construction, equipping and furnishing of a new Town Hall building to be constructed directly adjacent to the north of the existing Town Hall building, which is located at 1100 West Oak Street, Zionsville, Indiana (the "Project"); and

WHEREAS, the Town Council of the Town (the "Council") has been presented with an opportunity to finance the Project through an installment purchase contract with the Zionsville Town Hall Building Corporation (the "Corporation"); and

WHEREAS, the Council now desires to authorize the Mayor of the Town to proceed with the installment purchase financing option for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, INDIANA, AS FOLLOWS:

SECTION 1. The Council hereby approves an installment purchase financing method for the Project under the following terms and conditions: (a) the purchase price for the Project may not exceed the average of two appraisals of the fair market value of the Project plus financing costs (the "Purchase Price"), (b) the Town may pay interest on the Purchase Price at a rate not to exceed five percent (5.00%) per annum during the initial term of the installment purchase contract, (c) the term of the installment purchase contract may not exceed twenty-five (25) years; provided, however that the final payment date under the installment purchase contract may be less than twenty-five (25) years but based on an amortization of up to twenty-five (25) years; and (d) all payments under the installment purchase contract must be subject to annual appropriations by the Council.

SECTION 2. The Mayor of the Town is hereby authorized to execute and deliver an installment purchase contract with the Corporation in form and substance acceptable to the Mayor within the parameters set forth in Section 1 of this Resolution. The Mayor, the Director, Department of Finance and Records and any other officer of the Town are authorized to execute and deliver such other documents and take such other actions as such officer deems necessary or desirable to effect the provisions of this Resolution and the transactions contemplated hereby, including without limitation procurement of the two appraisals referenced in Section 1 of this Resolution, and the granting of fee simple title, a lease, a license or other right of possession to the Project site to the Corporation in order to permit construction of the Project.

SECTION 3. This Resolution shall be in full force and effect from and after its adoption by the Council and upon compliance with the procedures required by law.

DULY PASSED AND ADOPTED this ___ day of _____, 2016, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA

	YAY Signature	NAY Signature
Susana Suarez, President		
Elizabeth Hopper, Vice-President		
Josh Garrett, Member		
Jeff Papa, Member		
Thomas Schuler, Member		
Kevin Spees, Member		
Bryan Traylor, Member		

I hereby certify that the foregoing Resolution was delivered to Town of Zionsville Mayor Timothy R. Haak on the _____ day of _____ 2016, at _____ ____ m.

ATTEST: _____ Amelia Anne Lacy, Director, Department of Finance and Records

MAYOR'S APPROVAL

_____ _____
Timothy R. Haak, Mayor DATE

MAYOR'S VETO

_____ _____
Timothy R. Haak, Mayor DATE

DMS BDD 3460357v3

RESOLUTION NO. 2016-_____
OF THE TOWN OF ZIONSVILLE

A RESOLUTION REGARDING
THE APPROPRIATION OF
ADDITIONAL FUNDS

Whereas, it has been determined that it is now necessary to appropriate more money than was appropriated in the annual Town of Zionsville budget.

Now, therefore, be it resolved by the Zionsville Town Council of the Town of Zionsville, Boone County, Indiana that for the expenses of the Town of Zionsville, the following additional sums of money are hereby appropriated out of the funds named and for the purposes specified, subject to laws governing the same:

Fund Name	Budget Classification	Amount	Amount Approved by Fiscal Body
CCD Fund (Fund #427)	Bloor Lane Pathway (Line item #427004435)	$ 55,000.00	$ 55,000.00
	Roundabout Construction (Line item #427004443)	$106,616.37	$106,616.37
Total CCD Fund		**$161,616.37**	**$161,616.37**
MVH Fund (Fund #201)	Equipment/Vehicles (Line item #201002441)	$ 80,000.00	$ 80,000.00
Total MVH Fund		**$ 80,000.00**	**$ 80,000.00**
Cobblestone Lakes Fund (Fund #471)	Roundabout Engineering (Line item #471001363)	$ 8,230.66	$ 8,230.66
Total Cobblestone Lakes Fund		**$ 8,230.66**	**$ 8,230.66**

Total Amount Appropriated - $249,847.03

Funds noted above are available for additional appropriation via a January 2016 balance in the following funds:

- MVH Fund - $2,000,216.65
- CCD Fund - $2,483,995.47
- Cobblestone Lakes Fund - $8,230.66

The purpose of these additional appropriations is to carry forward budgeted funds from 2015 into 2016 that could not be encumbered in order to complete planned projects and purchases.

DULY PASSED AND ADOPTED this _____day of_____ 2016, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of _____in favor and_____opposed.

TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA

	YAY Signature	**NAY** Signature
Susana Suarez, President		
Elizabeth Hopper, Vice President		
Kevin Spees, Member		
Bryan Traylor, Member		
Thomas Schuler, Member		
Jeff Papa, Member		
Josh Garrett, Member		

I hereby certify that the foregoing Resolution was delivered to Town of Zionsville Mayor Timothy R. Haak on the _____ day of _____ 2016, at _____ ____ m.

ATTEST: _____ Amelia Anne Lacy, Director,
Department of Finance and Records

MAYOR'S APPROVAL

_____ _____
Timothy R. Haak, Mayor **DATE**

MAYOR'S VETO

_____ _____
Timothy R. Haak, Mayor **DATE**

RESOLUTION NO. 2016-_____
OF THE TOWN OF ZIONSVILLE

A RESOLUTION REGARDING
THE APPROPRIATION OF
ADDITIONAL FUNDS

Whereas, it has been determined that it is now necessary to appropriate more money than was appropriated in the annual Town of Zionsville budget.

Now, therefore, be it resolved by the Zionsville Town Council of the Town of Zionsville, Boone County, Indiana that for the expenses of the Town of Zionsville, the following additional sums of money are hereby appropriated out of the funds named and for the purposes specified, subject to laws governing the same:

Fund Name	Budget Classification	Amount	Amount Approved by Fiscal Body
Park and Recreation Non-Reverting Capital Fund (Fund #215)	Park Improvements (Line item #215002463)	$300,000.00	$300,000.00
Total Park and Recreation Non-Reverting Capital Fund		**$300,000.00**	**$300,000.00**

Total Amount Appropriated - $300,000.00

Funds noted above are available for additional appropriation via a January 2016 balance in the Park and Creation Non-Reverting Capital Fund of $484,562.45

The purpose of these additional appropriations is to carry forward budgeted funds from 2015 into 2016 that could not be encumbered in order to complete planned projects (Nature Center Project).

DULY PASSED AND ADOPTED this _____day of_____ 2016, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of _____in favor and_____opposed.

TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA

	YAY Signature	**NAY** Signature
Susana Suarez, President		
Elizabeth Hopper, Vice President		
Kevin Spees, Member		
Bryan Traylor, Member		
Thomas Schuler, Member		
Jeff Papa, Member		
Josh Garrett, Member		

I hereby certify that the foregoing Resolution was delivered to Town of Zionsville Mayor Timothy R. Haak on the _____ day of _____ 2016, at _____ ____ m.

ATTEST: _____ Amelia Anne Lacy, Director,
Department of Finance and Records

MAYOR'S APPROVAL

_____ _____
Timothy R. Haak, Mayor **DATE**

MAYOR'S VETO

_____ _____
Timothy R. Haak, Mayor **DATE**

RESOLUTION NO. 2016-_____
OF THE TOWN OF ZIONSVILLE

A RESOLUTION REGARDING
THE APPROPRIATION OF
ADDITIONAL FUNDS

Whereas, it has been determined that it is now necessary to appropriate more money than was appropriated in the annual Town of Zionsville budget.

Now, therefore, be it resolved by the Zionsville Town Council of the Town of Zionsville, Boone County, Indiana that for the expenses of the Town of Zionsville, the following additional sums of money are hereby appropriated out of the funds named and for the purposes specified, subject to laws governing the same:

Fund Name	Budget Classification	Amount	Amount Approved by Fiscal Body
Park and Recreation Non-Reverting Capital Fund (Fund #215)	Park Improvements (Line item #215002463)	$150,000.00	$150,000.00
Total Park and Recreation Non-Reverting Capital Fund		**$150,000.00**	**$150,000.00**

Total Amount Appropriated - $150,000.00

Funds noted above are available for additional appropriation via a January 2016 balance in the Park and Creation Non-Reverting Capital Fund of $484,562.45

The purpose of these additional appropriations is to fund park infrastructure and amenity improvements (Lake and River Enhancement Grant Program's bank stabilization grant project with Starkey Park).

DULY PASSED AND ADOPTED this _____day of_____ 2016, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of _____in favor and_____opposed.

TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA

	YAY Signature	**NAY** Signature
Susana Suarez, President		
Elizabeth Hopper, Vice President		
Kevin Spees, Member		
Bryan Traylor, Member		
Thomas Schuler, Member		
Jeff Papa, Member		
Josh Garrett, Member		

I hereby certify that the foregoing Resolution was delivered to Town of Zionsville Mayor Timothy R. Haak on the _____ day of _____ 2016, at _____ ____ m.

ATTEST: _____ Amelia Anne Lacy, Director,
Department of Finance and Records

MAYOR'S APPROVAL

_____ _____
Timothy R. Haak, Mayor **DATE**

MAYOR'S VETO

_____ _____
Timothy R. Haak, Mayor **DATE**

ZIONSVILLE
FOR ALL THE RIGHT REASONS

CERTIFICATION TO
THE TOWN COUNCIL
OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA

February 16, 2016

To the Town Council of the Town of Zionsville, Indiana:

Be it advised that, pursuant to Indiana Code 36-7-4, on February 16, 2016, the Town of Zionsville Advisory Plan Commission (the "Commission"), by a vote of 7 in favor and 0 opposed, gave a ***Favorable Recommendation*** to proposal 2016-04-Z to amend the Zoning Map (the "Map") of the Town of Zionsville (Legal Description attached, "Exhibit A"). Proposal 2016-04-Z recommends that 4.13 acres described in the Petition be rezoned from the (R2) Rural Low Density Single and Two Family Residential Zoning District to the (SU-7) Special Use Zoning District.

The Town of Zionsville Advisory Plan Commission hereby certifies proposal #2016-04-Z to amend the Zoning Map (a copy of which is attached to this Certification and incorporated here by this reference, "Exhibit B") to the Town Council of Zionsville, Indiana, with a **Favorable Recommendation.**

TOWN OF ZIONSVILLE
ADVISORY PLAN COMMISSION

_____
David L. Franz, President

Attest: _____

Wayne DeLong
Director of Planning and Economic Development
Secretary
Zionsville Advisory Plan Commission

ORDINANCE NO. 2016-___
OF THE
TOWN OF ZIONSVILLE, INDIANA

AN ORDINANCE TO AMEND THE TOWN OF ZIONSVILLE ZONING ORDINANCE FOR THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA

AND FIXING A TIME WHEN THE SAME SHALL TAKE EFFECT

Plan Commission Petition No. 2016-04-Z

WHEREAS, I.C. § 36-7-4, et seq., empowers the Town of Zionsville Advisory Plan Commission, Boone County, Indiana, to hold public hearings and make recommendations to the Town Council of the Town of Zionsville, Boone County, Indiana, concerning ordinances for the zoning and districting of all lands within the incorporated areas of the Town of Zionsville, Boone County, Indiana: and;

WHEREAS, in accordance with I.C. 36-7-4-600 et seq., the Town of Zionsville Advisory Plan Commission, Boone County, Indiana conducted a public hearing on February 16, 2016 to consider a proposal to amend the Town of Zionsville Zoning Ordinance for the Town of Zionsville, Boone County, Indiana, (the "Ordinance"); filed as petition 2016-04-Z; and,

WHEREAS, the Town of Zionsville Advisory Plan Commission certified the proposal to amend the Ordinance to the Town Council of the Town of Zionsville, Boone County, Indiana, with a favorable recommendation on February 16, 2016 (Exhibit 1); and,

WHEREAS, the Town Council of the Town of Zionsville, Boone County, Indiana, considered the Proposal to amend the Ordinance at its regular meeting on February 16, 2016.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA, IN ACCORDANCE WITH I.C.36 7-4-600 et.seq., AND ALL ACTS AMENDATORY AND SUPPLEMENTAL THERETO, AS FOLLOWS:

1. Official Zone Map Amendment
   (a) The Official Zone Map of the Town of Zionsville Zoning Ordinance is hereby amended to rezone the Property located in the Town of Zionsville, illustrated and listed on Exhibit B to the attached Certification, from its current (R2) Rural Low Density Single and Two Family Residential zoning classification to the SU-7 Special Use 7 zoning classification. Such Property shall be subject to the conditions and restrictions adopted and imposed by the Zionsville Plan Commission, if any.
   (b) The Director of Finance and Records and Staff are directed to comply with Section 7.3 of the

Zoning Ordinance by taking all actions required thereby to implement this Zone Map Amendment.

2. Construction of Clause Heading: The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit or extend the scope or intent of the clause to which they appertain.

Section 2. Savings Clause: If any title, section, subsection, phrase, clause, sentence, or word of this Ordinance shall for any reason be held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 3. Construction of Clause Headings: The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit or extend the scope or intent of the clause to which they appertain.

Section 4. Repeal of Conflicting Ordinances: The provisions of all other Town ordinances in conflict with the provisions hereof, if any, are of no further force or effect and are hereby repealed.

Section 5. Severability: If any part of this Ordinance shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of this Ordinance.

Section 6. Duration and Effective Date: The provisions of this Ordinance shall become and remain in full force and effect upon adoption and publication according to Indiana Law and until its repeal by ordinance.

Introduced and filed on the _____day of_____, 2016. A motion to consider on First Reading was sustained by a vote of _____in favor and _____opposed, pursuant to Indiana Code 36-5-2-9.8.

DULY PASSED AND ADOPTED this _____day of_____ 2016, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of _____in favor and_____opposed.

TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA

	YAY **Signature**	**NAY** **Signature**
Susana Suarez, President		
Elizabeth Hopper, Vice-President		
Josh Garrett, Member		
Jeff Papa, Member		
Thomas Schuler, Member		
Kevin Spees, Member		
Bryan Traylor, Member		

I hereby certify that the foregoing Resolution was delivered to the Town of Zionsville Mayor Timothy R. Haak on the___ _____day of _____2016, at _____m.

ATTEST:_____
Amelia Lacy, Director, Department of
Finance and Records

MAYOR'S
APPROVAL

_____ _____
Timothy R. Haak, Mayor **DATE**

MAYOR'S
VETO

_____ _____
Timothy R. Haak, Mayor **DATE**

BOONE COUNTY TENNIS CENTER

~~PROPERTY LEGAL DESCRIPTION~~

A part of the west half of the southeast quarter of Section 28, Township 18 North, Range 2 East of the Second Principal Meridian, more particularly described as follows:

Beginning at a point on the east line of said half quarter section 948.75 feet south on the northeast corner thereof; continue thence south along and with the east line thereof 501.30 feet; thence westwardly parallel to the north line of aforesaid half quarter section 501.30 feet; thence eastwardly parallel to the north line of aforesaid half quarter section 359.20 feet to the place of beginning, containing 4.133 acres, more or less, but subject to legal highways, rights of way and easements.

Exhibit A

TOWN OF ZIONSVILLE

ZONING MAP

AS AMENDED: JANUARY 1, 2015

ZIONSVILLE
FOR ALL THE RIGHT REASONS

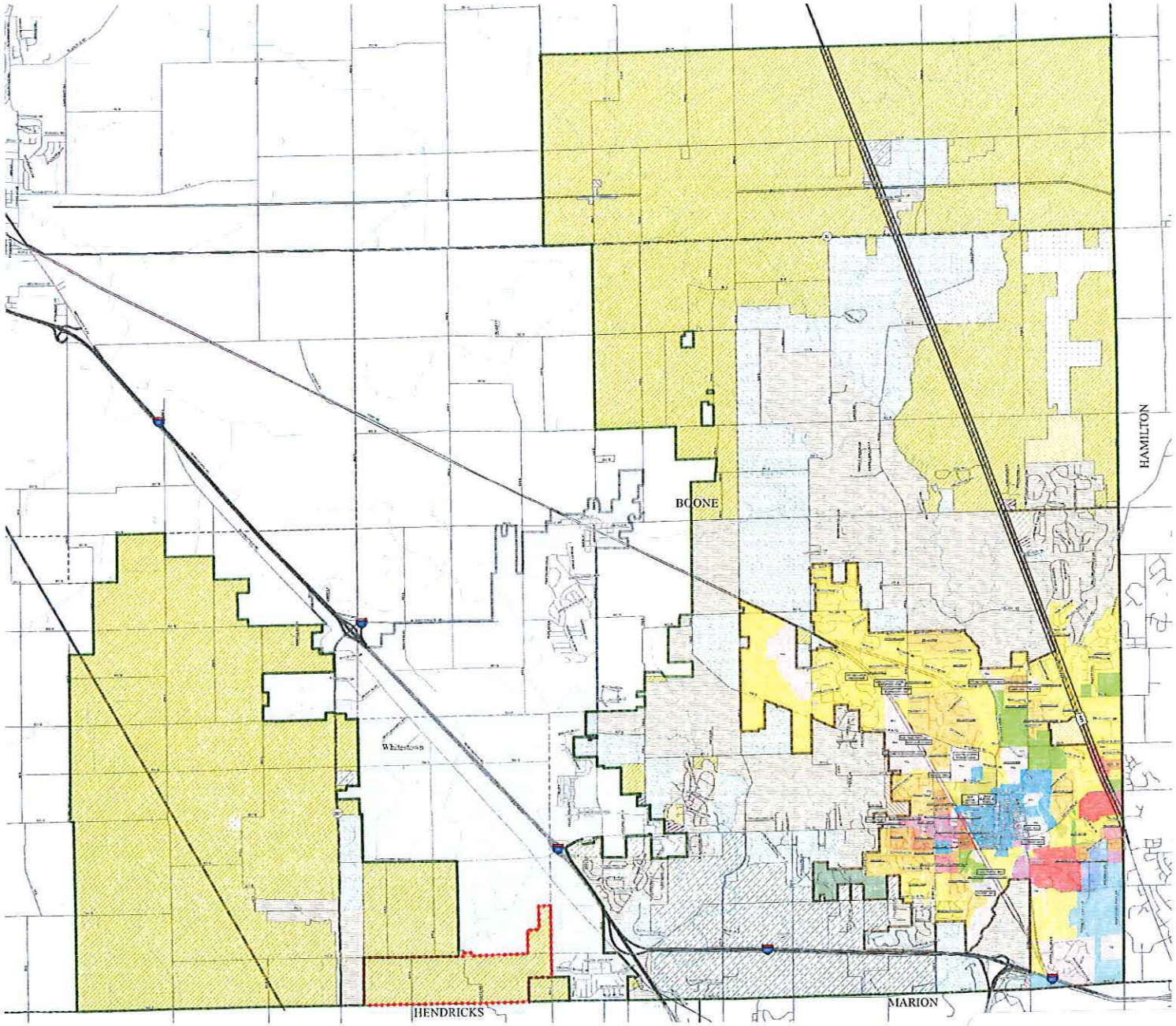
N
W E
S

1 in = 2,500 ft

LEGEND

Urban Zoning Districts
- R-E
- R-SF-1
- R-SF-2
- R-SF-3
- R-SF-4
- R-MF-1
- R-MF-2
- B-0
- B-1
- B-2
- B-3
- VBD
- I-ORT
- I-1
- I-2
- I-3
- SPECIAL USE ZONING
- OPEN LAND
- R-V
- PUD

Rural Zoning Districts
- AG
- RE
- R1
- R2
- R3
- R4
- LB
- FB
- LB
- GB
- I-1
- I-2
- AZ
- Zionsville Town Service District
- Zionsville Rural Service District
- Deputized Corporate Limits
- Michigan Road Overlay
- Whitestown
- County Line
- Township Line
- Water Features
- Highways
- Streets



RECOMMENDED BY THE PLAN COMMISSION AND APPROVED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, AND AS AMENDED BY ZONING ORDINANCES

- TIM HAWK, PRESIDENT
- ELIZABETH HORNER
- STEVE MUNDY
- JEFF PATK
- TOM SCHALER
- SUSAN SUAREZ
- CRAIGAE ULLER

All zoning districts located within the corporate boundaries of the Town of Zionsville shall under the jurisdiction of the Plan Commission as set forth in the Field maps to hereafter be filed with the Town as a former or the Official Zoning Map, which together with all explanatory matter is incorporated by reference and declared to be a part of this ordinance.

Plan Commission President — Plan Commission Secretary

"This is to certify that this is the Official Zoning Map of the Town of Zionsville, County of Boone, State of Indiana"

Date of Adoption

SEAL

BLN Beam, Longest and Neff
Consulting Engineers & Land Surveyors

Exhibit B

RESOLUTION NO. 2016-___

DECLARATION RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, INDIANA, FOR THE DESIGNATION OF AN ECONOMIC REVITALIZATION AREA

WHEREAS, the Town of Zionsville, Indiana (the "Town") has been requested by Universal Transparent Bag Co., Inc., d/b/a Hurst Beans (the "Applicant") to find pursuant to section 2 of IC 6-1.1-12.1 (the "Act") that the area described in Exhibit A (the "Area") is an economic revitalization area;

WHEREAS, the Area is located within the jurisdiction of the Town Council of the Town (the "Council") for the purposes set forth in section 2 of the Act;

WHEREAS, the Applicant is planning to construct a 60,000 SF facility in the Area to serve as a second location for its headquarters, manufacturing, and distribution facility, as further described in the Statement of Benefits (the "Statement of Benefits") submitted by the Applicant to the Council (the "Project" or the "Redevelopment");

WHEREAS, on the date of the filing of the Statement of Benefits with the Council, the Redevelopment had not been initiated;

WHEREAS, the Council has considered the following factors under Section 17 of the Act in connection with the Project: (i) the total amount of the Applicant's investment in real property as part of the Project; (ii) the number of new full-time equivalent jobs to be created as a result of the Project; (iii) the average wage of the new employees resulting from the Project compared to the state minimum wage; and (iv) the infrastructure requirements for the Applicant's investment under the Project (collectively, the "Deduction Schedule Factors"); and

WHEREAS, the Council has reviewed the Statement of Benefits and hereby finds that the Project as described in the Statement of Benefits will be of public utility and will be to the benefit and welfare of all citizens and taxpayers of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, INDIANA, AS FOLLOWS:

Section 1. The Council hereby finds that (i) the Area is within the Town, and (ii) the Area has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values and prevented a normal development of property and use of property.

Section 2. The Area is hereby declared to be an "economic revitalization area" pursuant to section 2 of the Act. The period for real property tax deductions under section 3 of the Act for redevelopment or rehabilitation in the Area shall be five (5) years.

Section 3. Based on the information in the Statement of Benefits describing the Project, the Council makes the following findings:

(a) The estimate of the value of the Redevelopment is reasonable for projects of that nature.

(b) The estimate of the number of individuals who will be employed can be reasonably expected to result from the proposed Redevelopment.

(c) The estimate of the annual salaries of those individuals who will be employed can be reasonably expected to result from the proposed Redevelopment.

(d) The other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed Redevelopment.

(e) The totality of benefits is sufficient to justify the granting of real property tax deductions to the Applicant pursuant to section 3 of the Act, subject to the limitations set forth in this Resolution.

Section 4. Based on the information in the Statement of Benefits and the foregoing findings, the Council, pursuant to section 3 of the Act, hereby approves and allows real property tax deductions for the Redevelopment by the Applicant with respect to the Project. Based on the Statement of Benefits, the foregoing findings, and the Deduction Schedule Factors, the Council hereby establishes, pursuant to section 17 of the Act, that such real property deductions shall be provided in accordance with the following schedule:

YEAR OF DEDUCTION	AMOUNT OF DEDUCTION
1st	50%
2nd	50%
3rd	50%
4th	50%
5th	50%

Section 5. Pursuant to section 2.5 of the Act, there shall be published notice (the "Notice") of the adoption and substance of this Resolution in accordance with IC 5-3-1, which Notice shall name a date for the public hearing on this matter (the "Public Hearing") and that at the conclusion of the Public Hearing, the Council may take final action on the proposed designation, and a copy of this Resolution shall be filed with and shall be available for inspection in the office of the Boone County Assessor.

Section 6. Pursuant to section 2.5 of the Act, the Director, Department of Finance and Records of the Town shall file a copy of the Notice and the Statement of Benefits with each taxing unit that has authority to levy property taxes in the geographic area where the Area is located. Such information shall be filed with the officers of the taxing unit who are authorized to fix budgets, tax rates, and tax levies under IC 6-1.1-17-5 at least ten (10) days prior to the date of the Public Hearing.

Section 7. Pursuant to section 2.5 of the Act, the Director, Department of Finance and Records shall file a copy of this resolution with the Boone County Assessor.

DULY PASSED AND ADOPTED this ___ day of _____, 2016, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA

	YAY Signature	NAY Signature
Susana Suarez, President		
Elizabeth Hopper, Vice-President		
Josh Garrett, Member		
Jeff Papa, Member		
Thomas Schuler, Member		
Kevin Spees, Member		
Bryan Traylor, Member		

I hereby certify that the foregoing Resolution was delivered to Town of Zionsville Mayor Timothy R. Haak on the _____ day of _____ 2016, at _____ ____ m.

ATTEST: _____ Amelia Anne Lacy, Director, Department of Finance and Records

MAYOR'S APPROVAL

Timothy R. Haak, Mayor DATE

MAYOR'S VETO

Timothy R. Haak, Mayor DATE

EXHIBIT A

Description of the Area

A part of the Northeast Quarter of Section 12, Township 17 North, Range 2 East, Boone County, Indiana, more particularly described as follows:

BEGINNING at the southwest corner of Lot 4 in Ripberger Business Park, per plat thereof, recorded in Plat Book 22, Page 16 in the Office of the Recorder of Boone County, Indiana; the following two (2) courses are along the west and north lines of said Lot 4; 1) thence Northerly 157.46 feet along a non-tangent curve to the left having a radius of 440.00 feet and subtended by a long chord having a bearing of North 09 degrees 53 minutes 36 seconds East and a length of 156.62 feet; 2)thence North 00 degrees 21 minutes 32 seconds West 117.41 feet; thence North 04 degrees 11 minutes 42 seconds West 50.24 feet; thence South 88 degrees 25 minutes 48 seconds East 29.93 feet; thence North 04 degrees 07 minutes 34 seconds West 38.47 feet to the north line of vacated Old 106th Street per Instrument Number 201300012251, on file in the Office of said Recorder; thence North 54 degrees 17 minutes 45 seconds East 128.20 feet to the south right-of-way line of 106th Street per Cause No. 06C01-0709-PL-796, the following two (2) courses are along said south right-of-way line; 1)thence South 86 degrees 06 minutes 33 seconds East 161.48 feet; 2)thence North 77 degrees 30 minutes 29 seconds East 284.04 feet to the east line of the Northwest Quarter of said Northeast Quarter; thence South 00 degrees 25 minutes 27 seconds East 567.48 feet along said east line and the east line of said Lot 4 to the southeast corner of said Lot 4; thence North 82 degrees 05 minutes 39 seconds West 602.10 feet along said south line to the POINT OF BEGINNING Containing 6.211 acres, more or less.

DMS 3777026v2

Boone County, Indiana
Economic Development Corporation

Universal Transparent Bag Co, Inc. dba Hurst Beans
Zionsville, IN

Universal Transparent Bag Co, Inc., dba Hurst Beans, located in downtown Indianapolis, is seeking a second location for their headquarters, manufacturing, and distribution facility as their Indianapolis facility is more than 100 years old. In addition to Zionsville, the company has also considered alternate sites in Boone and Hendricks Counties.

Universal Transparent Bag Co, Inc. will be the building owner; UTB anticipates building a 60,000 SF facility at 106th and Bennett Parkway on approximately 1.4 acres. This site requires approximately $370,000 in infrastructure work, including $70,000 in fiber relocation.

This project assumes the following:

- 43 jobs relocated from Indianapolis facility at $37.02/hour average wage exclusive of benefits
- $4.3 million real and $1.5 million personal property investment

To ensure Zionsville's competitiveness, it is recommended the Zionsville Town Council consider a 50% real property tax abatement flat for 5 years. This would provide the company with an estimated savings of $48,465 annually or up to an estimated $242,327 total incentive over 5 years.

The anticipated benefits to the Town of Zionsville and/or Boone County are as follows:

- Estimated $726,979 real property tax levy over 10-year period (assuming 50% tax abatement is granted)
- Estimated $118,346 personal property tax levy over 10-year period
- Estimated $95,193 COIT over 10-year period

Boone County, Indiana
Economic Development Corporation

February 15, 2016

Mr. Jim Hurst
N.K. Hurst Company, Inc.
230 West McCarty Street
Indianapolis, IN 46225

Dear Mr. Hurst:

On behalf of the Town of Zionsville, please know how encouraged we are to learn that N.K. Hurst Company is considering an expansion into Zionsville and Boone County. We believe your company will be a great tenant in our community.

Per information provided by Browning Investments, we understand this project is estimated to create up to 3 net new jobs and relocate 40 full-time jobs with an average wage of $37.02/hour, and has an estimated capital investment of $4.3 million in real property and $1.5 million in personal property.

Based upon the information provided, I would recommend the Zionsville Town Council consider a real property tax abatement of 50% for the first five (5) years, estimated to provide savings of up to $242,327.[1]

Formal approval of incentives requires action by the Zionsville Town Council. The Boone County Economic Development Corporation will work with you to ensure this process runs as smoothly as possible.

Please note this local letter of incentives expires on March 15, 2016.

Thank you again for considering the Town of Zionsville and Boone County for this exciting project. Please do not hesitate to let me know if you have any questions or concerns.

Best regards,

Molly K Whitehead

Molly Whitehead
Executive Director

cc: Tim Haak, Mayor of Zionsville
Wayne DeLong, Town of Zionsville

[1] Based upon 2015 Tax Rate: $2.2542