



**ZIONSVILLE TOWN COUNCIL  
MEETING MEMORANDA  
FOR**

Monday December 7, 2015 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:** 12-08-2015

**Members Present:** Mary Alice (Sam) Baldwin, Tim Haak, Steve Mundy, Susana Suarez, Elizabeth Hopper, Tom Schuler, Candace Ulmer

**Also Present:** Heather Willey, Town Attorney, Ed Mitro, Town Manager and all Town Department Management Staff

1. OPENING

- A. Call meeting to order. President Mundy called the meeting to order at 7:00PM
- B. Pledge of Allegiance.

2. APPROVAL OF THE MEMORANDUM OF THE OCTOBER 26, 2015 TOWN COUNCIL SPECIAL MEETING AND NOVEMBER 2, 2015 TOWN COUNCIL MEETING (copies posted).

**COUNCIL ACTION:** Councilor Hopper moved to approve the Memorandum of the October 26<sup>th</sup> Special Meeting and the November 2<sup>nd</sup> Regularly Scheduled meeting of the Town Council and Councilor Suarez seconded the motion. The Memorandum of both meetings were approved by a vote of seven in favor, zero opposed.

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](http://www.zionsville-in.gov)).

4. REQUEST TO SPEAK-Ralph Stacy asked if there were plans for the celebration of the 150<sup>th</sup> Anniversary of the Town of Zionsville next year as the anniversary date is September 4, 1866.

Mr. Stacy asked questions regarding the new town hall project and requested information regarding Town debt.

5. OLD BUSINESS - None

6. NEW BUSINESS

A. Consideration of an Additional Appropriation Resolution – General Fund to cover legal fees and accountant fees for the balance of 2015 (**PUBLIC HEARING**). (Res. #2015-28)

Mr. Mitro reviewed Resolution #2015-28 and a brief discussion followed regarding budgeting for future legal and accountant expenses.

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

**COUNCIL ACTION:** Councilor Suarez moved to approve Resolution #2015-28 and Councilor Baldwin seconded the motion. Resolution #2015-28 was approved by a vote of seven in favor, zero opposed.

- B. Consideration of an Additional Appropriation Resolution from the Debt Service Fund to align bond payments to pay dates rather than receipt of tax funds (**PUBLIC HEARING**). (Res. #2015-29)

Mr. Yeo reviewed Resolution #2015-29 and explained a timing issue between actual bond payment dates and receipt of tax funds.

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

**COUNCIL ACTION:** Councilor Hopper moved to approve Resolution #2015-29 and Councilor Suarez seconded the motion. Resolution #2015-29 was approved by a vote of seven in favor, zero opposed.

- C. Consideration of an Additional Appropriation Resolution from the Perry Township Fire Loan Fund (December 2015 Perry Township Fire Loan payment) (**PUBLIC HEARING**). (Res. #2015-30)

Chief VanGorder reviewed Resolution #2015-30 and stated that Perry Township took out an annual loan to pay bills for Fire Service and paid the loan off with tax receipts. With the consolidation of Perry Township with the Town of Zionsville, Perry Township receipts will be deposited as Town of Zionsville funds and the additional appropriation makes the funds available to pay off the Perry Township Fire Loan.

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

**COUNCIL ACTION:** Councilor Suarez moved to approve Resolution #2015-30 and Councilor Baldwin seconded the motion. Resolution #2015-30 was approved by a vote of seven in favor, zero opposed.

- D. Consideration of an Additional Appropriation Resolution from the General Fund (Engineering pass through reimbursement) (**PUBLIC HEARING**). (Res. #2015-31)

Mr. DeLong reviewed Resolution #2015-31 and stated that the additional appropriation was to appropriate funds received from town customers who received town engineering services and reimbursed the Town for. He concluded stating that the funds needed to be appropriated to pay for those services.

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

**COUNCIL ACTION:** Councilor Haak moved to approve Resolution #2015-31 and Councilor Hopper seconded the motion. Resolution #2015-31 was approved by a vote of seven in favor, zero opposed.

- E. Consideration of a Re-Appropriation Resolution (year-end rectification). (Res. #2015-32)

Mr. Mitro reviewed Resolution #2015-32 and stated that approval of the resolution would allow the movement of already budgeted funds from one line item to another as adjustments for overages and underages on those line items.

**COUNCIL ACTION:** Councilor Suarez moved to approve Resolution #2015-32 and Councilor Baldwin seconded the motion. Resolution #2015-32 was approved by a vote of seven in favor, zero opposed.

- F. Consideration of the 2016 Zionsville Wastewater Utility and Department Budget. (Ord. #2015-12)

Mr. Cook reviewed the 2016 Zionsville Wastewater Utility budget and stated that while the budget was up 2.9% from 2015, it did not contemplate a need of any kind for increased rates.

**COUNCIL ACTION:** Councilor Suarez moved to approve the 2016 Wastewater Budget and Councilor Hopper seconded the motion. The 2016 Wastewater Budget was approved by a vote of seven in favor, zero opposed.

- G. Consideration of an Ordinance rezoning 2.01 acres from the I-3 (Urban) Heavy Industrial District to the I-2 (Urban) General Industrial Zoning District. (Ord. #2015-22)

Mr. DeLong reviewed Ordinance #2015-22 and stated that this was the fourth economic development rezone request and was presented with a favorable recommendation of the Plan Commission.

**COUNCIL ACTION:** Councilor Hopper moved to adopt Ordinance #2015-22 on first reading and Councilor Schuler seconded the motion. The motion passed with a vote of seven in favor, zero opposed.

Councilor Suarez moved to suspend the rules and Councilor Schuler seconded the motion. The motion passed with a vote of seven in favor, zero opposed.

Councilor Hopper moved to adopt Ordinance #2015-22 on final reading and Councilor Suarez seconded the motion. Ordinance #2015-22 was adopted by a vote of seven in favor, zero opposed.

- H. Consideration of an Ordinance rezoning 6.85 acres from the SU-8 (Urban) Special Use District to the DP (Planned Unit Development District to provide for a mixed use development including a new Town Hall. **(Ord #2015-23)**

Mr. DeLong reviewed Ordinance #2015-23 and stated that the rezone included the current Town Hall property and was presented with a favorable recommendation from the Plan Commission.

**COUNCIL ACTION:** Councilor Suarez moved to adopt Ordinance #2015-23 on first reading and Councilor Hopper seconded the motion. The motion passed with a vote of seven in favor, zero opposed.

Councilor Suarez moved to suspend the rules and Councilor Hopper seconded the motion. The motion passed with a vote of seven in favor, zero opposed.

Councilor Suarez moved to adopt Ordinance #2015-23 on final reading and Councilor Baldwin seconded the motion. Ordinance #2015-23 was adopted by a vote of seven in favor, zero opposed.

- I. Consideration of an Arbor Week Proclamation for the Town of Zionsville in 2016.

Mr. Mitro reviewed the Arbor Week Proclamation and stated that it was a requirement of the Tree City designation which the Town of Zionsville has been designated since 2002.

**COUNCIL ACTION:** Councilor Suarez moved to approve the proclamation and Councilor Schuler seconded the motion. The Arbor Week Proclamation was approved by a vote of seven in favor, zero opposed.

- J. Consideration of an amendment to the 2016 Salary Ordinance for the Town of Zionsville (correction to Exhibit C). **(Ord. #2015-24)**

Council President Mundy reviewed the Salary Ordinance amendment and stated that the amendment allowed changes to Exhibit C of the existing ordinance that equaled pennies.

**COUNCIL ACTION:** Councilor Hopper moved to adopt Ordinance #2015-24 on first reading and Councilor Haak seconded the motion. The motion passed with a vote of seven in favor, zero opposed.

Councilor Suarez moved to suspend the rules and Councilor Baldwin seconded the motion. The motion passed with a vote of seven in favor, zero opposed.

Councilor Suarez moved to adopt Ordinance #2015-24 on final reading and Councilor Schuler seconded the motion. Ordinance #2015-24 was adopted by a vote of seven in favor, zero opposed.

- K. Adoption of the 2016 Schedule of Meetings for the Town of Zionsville.

Mr. Mitro reviewed the 2016 Schedule of Meeting for the Town of Zionsville and noted changes made to accommodate holidays and school Spring break.

**COUNCIL ACTION:** Councilor Suarez moved to approve the 2016 Schedule of Meetings and Councilor Hopper seconded the motion. The 2016 Schedule of Meeting was approved by a vote of seven in favor, zero opposed.

- L. Consideration of a Declaratory Resolution establishing the Creekside Corporate Park Development Area and approving the Economic Development Plan. **(Res. #2015-33)**

Mr. Bruce Donaldson, Attorney, Barnes & Thornburg presented Resolution #2015-33 on behalf of the Redevelopment Commission and stated that approval of the resolution would allow a portion of the current TIF to be separated from the older existing TIF and allow it to generate revenue that could be used to develop Creekside Corporate Park. Mr. Donaldson concluded stating that the Plan Commission and Redevelopment Commission support the resolution.

**COUNCIL ACTION:** Councilor Suarez moved to approve Resolution #2015-33 and Councilor Haak seconded the motion. Resolution #2015-33 was approved by a vote of seven in favor, zero opposed.

- M. Consideration of a Declaratory Resolution establishing the Whitestown 334/700 East Development Area and approving the Economic Development Plan. (Res. #2015-34)

Mr. Donaldson reviewed Resolution #2015-34 and stated that approval of the resolution would allow for the re-establishment of a TIF area that was inherited from Whitestown through an agreement several years ago. Mr. Donaldson concluded stating that revenue generated from the area would be used for already established projects in the area as well as other projects to include a possible additional funding source for the New Town Hall project.

After several questions and discussion, the Council decided to table the resolution until the January 4, 2016 meeting of the Town Council.

**COUNCIL ACTION:** Councilor Suarez moved to table Resolution #2015-34 until the January 4 meeting of the Town Council and Councilor Schuler seconded the motion. Resolution #2015-34 was tabled until the January 4<sup>th</sup> meeting by a vote of seven in favor, zero opposed.

- N. Discussion on the Town Hall Project and its financing.

Chief VanGorder presented an update on the Town Hall Project, Mr. Donaldson discussed potential financing and Angie Steeno of financial advisor, Crowe-Horwath presented various revenue streams that could be used to pay for the project.

**COUNCIL ACTION:** No action was taken by the Council.

7. APPROVAL OF CLAIMS

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

8. ADJOURN - The next regular Town Council meeting is scheduled for Monday January 4, 2016 @ 7:00 PM.

Respectfully submitted,

John J. Yeo, Director-Finance & Records  
Town of Zionsville