



**ZIONSVILLE TOWN COUNCIL
MEETING MINUTES
FOR
MONDAY, APRIL 10, 2023
AT 7:00 P.M. EST
ONSITE MEETING**

This meeting was conducted onsite. All Councilors participated in person.

Council Members Present: Jason Plunkett, President; Brad Burk, Vice-President; Alex Choi, Joe Culp, Josh Garrett, Craig Melton, and Bryan Traylor

Also Present: Heather Harris, Town Council Attorney; Cindy Poore, Director of Finance & Records; Lance Lantz, Director of Department of Public Works; Jarod Logsdon, Superintendent of Parks & Recreation; Janice Stevanovic, Planning Manager, Department of Community & Economic Development; Amy Lacy, Municipal Relations Coordinator; and other Town Department Staff

OPENING

- A. Call meeting to order**
- B. Pledge of Allegiance**

Plunkett Good evening. I will now call to order the Monday, April 10, 2023 Town Council meeting. If you would please, stand and join me in the Pledge of Allegiance.

All Pledge of Allegiance.

APPROVAL OF THE MEMORANDUM OF THE MARCH 20, 2023 REGULAR MEETING

Plunkett All right, up first on the agenda is the approval of the memorandum of the March 20, 2023 Regular Town Council meeting. A copy has been posted. Are there any questions from Councilors?

Garrett I make a motion to approve.

Plunkett First by Councilor Garrett.

Choi Second.

Plunkett Second by Councilor Choi. All those in favor signify by saying aye.

All Aye. All those opposed same sign.
[No response]

Motion passes 7 in favor, 0 opposed.

APPROVAL OF THE APRIL 10, 2023 CLAIMS

Plunkett Up next would be the approval of the April 10, 2023 claims. Were there any questions from Councilors regarding claims?

I'll make a motion to approve claims.

Melton Second.

Plunkett Second by Councilor Melton. All those in favor signify by saying aye.

All Aye.

Plunkett All those opposed same sign.
[No response]

Motion passes 7 in favor, 0 opposed.

REQUEST TO SPEAK

Plunkett Up next is a Request to Speak on Agenda Item. I have two here. Amy, do you have any other ones?

Lacy No, just those two.

Plunkett Okay, very good. Just a quick reminder to the folks who are speaking. You've got 3 minutes and as you get up here I'll give you the 1-minute warning on your timer. So we've got two folks to speak. The first one is Roger Burrus and if you would, when you come up and you get to the podium, please just state your name, your address and I'll start the clock from there.

Burrus Good evening. My name is Roger Burrus. I live at 4605 Hickory Court in Zionsville. And with the Carpenter Nature Preserve on your agenda, I just wanted to give you a little bit of historical background on some of the Parks' work. I'm not here on behalf of the Parks Department, I'm no longer their lawyer. It's kinda weird for me to be here when I'm not being paid but here I am because I'm a parks enthusiast and this is just such an opportunity I just could not remain quiet about it.

I started representing the Parks Board in 1987 or thereabouts when we had three parks in Zionsville and a budget of about \$50,000 a year. The Parks Department

could not have gotten anywhere near where they are now without the support of the Town Council, particularly in acquisition of property. In 2005, the Town Council purchased the land for Mulberry Fields, you know the Parks Department could not swing that so they had to rely on the Town Council and fortunately, the Town Council President was a guy by the name of Dick Crane who had been President of the Town Park Board before he became a member of the Town Council so he kind of understood that. Another thing that happened under Dick Crane back in 1999 – he started, helped to start with the Park Board community committees and one of those committees was a land acquisition committee and wouldn't you know that back then the person who became the head of that committee was a lady by the name of Nancy Carpenter. So Nancy and her husband, Jim, have been advocating for nature preserves and parks in Zionsville for close to 25 years and the opportunity that they're helping to enable the Parks Department to do possibly with your approval is just such an opportunity, we just cannot mess this up.

It's also a great opportunity to parlay some of the grants that are available and that they've already received to make this happen and so the Parks Department has a couple of bonds. They paid off their first bond issuance I think in 2022. They've got about \$7 million that they're paying on now. When they got that, when the Town Council approved that \$7 million, they were seeking another \$9 million that was not approved. That would've kind of maxed out their bonding capacity back in 2019, at the end of 2019 and I think one of the main reasons that was not approved was because four members of this Town Council were, were not serving again and the remaining ones, a couple of whom are here tonight, didn't want to have that debt with a new Town Council coming on so, so we have, I think the Parks has plenty of capacity now. I think it makes perfect sense to approve this, what's before you tonight regarding the Carpenter Nature Preserve and if you have any questions from me based upon my historical knowledge, I'm happy to answer questions.

Plunkett Thank you, Roger.

Burrus Thank you.

Plunkett Up next would be David Means.

Means Yes, my name is David Means. I live at 4637 Summersong Road here in Zionsville. I was supposed to be recognized for a second.

Plunkett No, you're good. Yes.

Means Oh, I'll be brief. I'm here in support of the Carpenter Nature Preserve as well. I have lived for 45 years in Zionsville, 32 of which I lived in Sugarbush right across from Starkey Park. I felt very privileged to do that. I consider that to be the major park in this Town. Over the years I've seen so much development and all the greenspace and all the open land just gets snapped up and it still is and I was very heartened when I heard of this. I used to play golf. I never played at Wolf Run but I have been out there since and I think it would be a wonderful opportunity for the Town to approve this and to get the ball rolling. It, it can't happen soon enough as far as I'm concerned. Thank you.

Plunkett Thank you, David.

MAYOR/ADMINISTRATION UPDATE

Plunkett Up next on the agenda is the Mayor/Administration Update and we did not get an update, so we'll move on to Town Council Update.

TOWN COUNCIL UPDATE

Plunkett Are there any updates from Councilors?

Traylor Not necessarily an update from Councilors but maybe looking for an update if there is one on the, on the Fire Chief insurance claim. Is there anything that can be shared with the public at this point? No?

Harris Not that I'm aware of.

Traylor I would and, I do this just about every meeting now since September. This is a claim that's been out there since September, is not moving, we're going to end up getting sued and it can all be avoided if we just put a little pressure on the insurance company to resolve this. We've got a Fire Chief that should never have had to defend himself in court out about I'd say at this point, I know the recent number was \$80 some thousand but everyday this drags out it adds up to more and more. I could only assume it's about \$100,000 now. It's not getting any cheaper so if the Mayor is listening or anybody from the Administration is listening, we'd like to move this forward and get this resolved before we end up in another lawsuit. Thank you.

Plunkett Any other Councilors?

Choi Yes, just a quick comment. I've been emailing back and forth with Cindy Poore regarding the past filings for our, for our report for the Town over the past several years as well as when we do file for this year. Cindy's been –

Plunkett Your time's up Dr. Choi. Sorry. Sorry about that.

Choi Cindy's been very gracious in letting me know that those are coming and so part of, I think, what our responsibility is, especially mine, as this is my last year on Town Council, is to make sure that we do have, continue to be fiscally responsible going forward so with the kind of conversation with President Plunkett, we're going to take a real dive into the Town's budgets to make sure that we are being fiscally responsible going forward as well because I, as you know from past conversations, I've had concerns about what we were passing and what the transparency behind it as well so just to let you know that that conversation has started and hopefully we will work on the budget a little sooner this year than we have in the past.

Plunkett Any other Councilors?

OLD BUSINESS

Plunkett Moving on to Old Business. There are no Old Business items.

NEW BUSINESS

Consideration of An Ordinance Regarding Rate Increases for Solid Waste Collections, Disposal, and Recyclables Ordinance 2023-08 (First Reading) (Public Hearing)

Plunkett First item up on New Business is a Consideration of an Ordinance Regarding Rate Increases for Solid Waste Collections, Disposals and Recyclables. This is Ordinance 2023-08 and this is a first reading. We have Lance, Director of Department of Public Works, Lance Lantz, and Heather Harris to present.

Lantz Thank you. Good evening. I'll introduce this topic and then quickly turn it over to Ms. Harris who has drafted the documents before you this evening and can walk you through the three matters you have on your agenda. But just as a reminder, at your last meeting, we received public bids for solid waste, trash and recycling residential services to those people in the Town or urban service district. Since then we quickly reviewed those, checked with all of their references and their other municipal contracts and there was no reason to disqualify their bid. They are deemed the lowest responsive and responsible bidder and I would like to take a moment, if I could ask Dan Vannay just to stand up. Dan is with Priority Waste and he and I have been talking several times a day along with the rest of my staff to implement what is certainly never going to be a perfect process but I think much better than the transition that was thrust upon us last year when WM purchased Ray's Trash so he's not prepared to say anything but he is going to hang around for the meeting and introduce himself when this is over and I just appreciate his, his diligence as we have stepped into this new contract scenario. So by virtue of your action at your last Council meeting after opening the bids, your Council President and the Mayor executed an interim contract so that there was no disruption to services. The very last day of Waste Management's service was March 29th and Priority began the very following day on March 30th so with that I will turn things over to Heather who will walk through these processes, although the reorganization assigns contractual authority to the Mayor. Our local governance doesn't always fit neatly into state statute so there were a lot of discussions and I think Heather's got a very good finished product and process for you.

Harris Great and I would be remiss if I didn't thank Lance. He's been working really tirelessly along with Amy Noonning, who is the Mayor's counsel, in kind of helping sort through this process so thanks to both of them. The, we have three related items A, B and C. A is the one that Lance just outlined for the Council. It increases the rates. This is a public hearing so I'll just introduce that and then we'll go back for the public hearing. In working with the Mayor's counsel, I don't think we actually have to have a public hearing but President Plunkett did want for interest of public transparency to go ahead and hold the public hearing so that people would be on this about the new rate structure. The second is a

consideration of a resolution to approve the Emergency Municipal Solid Waste and Recyclables Collection and Disposal Contract. That, as you may recall, was an emergency contract put in place to bridge what will be a permanent 3-year contract that was approved pursuant to the bid process that we went through and we know and thank Priority for stepping up and helping make that a seamless process. Someone we weren't sure of when we opened all the bids a couple weeks ago so we really appreciate everything they've done and then the third item C is a resolution approving the municipal waste contract going forward so that will be the 3-year agreement.

In the first ordinance that you'll see on the recycling fees, as we talked about previously, these are really fees dictated by the public bidding process so we don't have a lot wiggle room in terms of how the process works. We put in place the public bid, they're opened in a public meeting, we go with the lowest and most responsive and responsible bidder meaning they give us the best price and they do it in a way that meets the needs of the Town and we did that, as we went through that process, Priority was selected and their rates were I think about \$2 million dollars less than your next competitor so the rate increase is significantly less than we anticipated. We thought the rate increase would be somewhere around the \$18 to \$19 per household so that's a significant savings to the Town and so we've got this new language which we'll just replace what is current code. We've sort of modernized it for the new process that is required by state statute to cross-reference that process and then we also referenced the Boone County Solid Waste Management District Special Assessment Fee and I know that Lance can share a little bit more. That's a 40-cent per household fee that's collected and then given to Boone County for their actual solid waste facility and we do get some of that rebated back to the Town which we'll be able to deposit back into a special fund to offset expenses related to this program. So that is the first ordinance and I'm happy to answer questions you might have.

Plunkett Questions from Councilors?

Choi I just want to thank everybody involved in making this as seamless process as possible. This could've been a complete disaster for us but just from hearing about it to the resolution process I think the people involved were incredibly responsible from Administration to Councilors that were involved so thank you to all of you.

Melton I just wanted to re-confirm that the reporting to the Boone County Solid Waste District is happening on the two sides as well. Not just the payments, right?

Harris Correct. That's part of the regular process that you'll have to go through. Yes, you're correct.

Melton Great, thank you.

Harris It's not addressed in this ordinance but it's operationally what will happen.

Plunkett This is a public hearing and I have proof of publication of the Notice of Public Hearing. At this point I'll open the public hearing and ask if there are any

comments from members of the public. Having none I will close the public hearing.

Garrett Is this something we want to do 3-step just to –

Plunkett I think we should.

Garrett Expedite it –

Choi Yes.

Garrett Since we're all here?

Plunkett We need to probably.

Harris I would appreciate that.

Garrett Yes, okay.

Harris Everyone would appreciate that.

Plunkett Yes.

Garrett If there's, if there's no questions I'd make a motion to approve on first reading Ordinance 2023-08.

Burk Second.

Plunkett I have a first by Councilor Garrett, a second by Vice President Burk. All those in favor signify by saying aye.

All Aye.

Plunkett All those opposed same sign.
[No response]

Motion passes 7 in favor, 0 opposed.

At this point I would make a motion to suspend the rules.

Garrett Second.

Plunkett Second by Councilor Garrett. All those in favor signify by saying aye.

All Aye.

Plunkett All those opposed same sign.
[No response]

Motion passes 7 in favor, 0 opposed.

And then I'll make a motion to adopt Ordinance 2023-08 on first reading.

Choi Second.

Garrett Final reading.

Choi Final reading.

Plunkett On final reading, sorry.

Burk Second.

Plunkett Second by Vice President Burk. All those in favor signify by saying aye.

All Aye.

Plunkett All those opposed same sign.
[No response]

Motion passes 7 in favor, 0 opposed.

**Consideration of a Resolution Approving an Emergency Municipal Solid Waste
And Recyclables Collection and Disposal Contract **Resolution 2023-09****

Plunkett Up next is a Consideration of a Resolution Approving an Emergency Municipal Solid Waste and Recyclables Collection and Disposal Contract. This is Resolution 2023-09. Heather has already explained that. Are there any questions from Councilors?

Burk No, just to echo, Dr. Choi already said this but to publicly thank the Administration, especially Lance, Mr. Lantz, President Plunkett, honestly who really stepped up and had to do a, some heavy lifting as well, Town legal counsel, folks from Priority. I don't know if everyone in Town was kind of paying attention to maybe a potential emergency that we kind of avoided and it really was just a wonderful example of some real collaboration that's possible when everybody kind of comes together to solve a problem and so it was just, it was fun to be a part of it and I'm glad we could be a part of some, of the solution so thank you, thanks everybody.

Plunkett Any questions from Councilors? Anything else?

I'll make a motion to approve Resolution 2023-09.

Culp Second.

Plunkett Second by Vice or by Councilor Culp. All those in favor signify by saying aye.

All Aye.

Plunkett All those opposed same sign.

[No response]

Motion passes 7 in favor, 0 opposed.

Consideration of a Resolution Approving A Municipal Solid Waste and Recyclable Collection and Disposal Contract **Resolution 2023-10**

Plunkett Up next is a Consideration of a Resolution Approving a Municipal Solid Waste and Recyclable Collection and Disposal Contract, Resolution 2023-10. Any questions –

Burk President Plunkett, do you need to suspend the rules on B and move that one forward?

Plunkett Nope.

Harris Nope.

Traylor It's a resolution.

Garrett It's a resolution.

Choi Not the resolution.

Burk Okay.

Plunkett Questions from Councilors?

I'll make a motion to approve Resolution 2023-10.

Choi Second.

Plunkett Second by Vice or by Councilor Choi. All those in favor signify by saying aye.

All Aye.

Plunkett All those opposed same sign.

[No response]

Motion passes 7 in favor, 0 opposed.

**Consideration of an Ordinance Authorizing Bonds (Carpenter Nature Preserve)
Ordinance 2023-09 (First Reading)**

Plunkett Up next on the agenda item D is Consideration of an Ordinance Authorizing Bonds. This is for Carpenter Nature Preserve. This is Ordinance 2023-09. This is a first reading and we have Parks Director, Jarod Logsdon, and Parks Department or Parks Board President, John Stehr.

Stehr Good evening, thank you. Good evening, President Plunkett, Vice President Burk and Councilors. My name is John Stehr, 190 North 6th Street and I'm appearing before you tonight in my capacity as the President of the Board of Parks and Recreation.

As you know, we're here seeking preliminary approval of a bond not to exceed \$5.5 million dollars for the purchase and phase 1 engineering and construction documents at the former Wolf Run Golf Course now known as the Carpenter Nature Preserve. The Parks Board unanimously approved this request at our February 9th meeting. Several of our Board members are here in support tonight and, in addition, we believe this proposal has brought public support, not just from the people with property adjacent to it or nearby but support from people throughout the Town. Before we voted, our Board held two public hearings related to this request to show remonstrance and none was offered. The preserve is 215 acres of important wildlife habitat, Eagle Creek runs through it, it would be our first park in Union Township and we believe will evolve into a regional destination, not just for Boone County but for a broader region of central and northern Indiana providing unmatched environmental education opportunities, helping to protect our Town's primary water source and economic development in the coming years. Now we do have some ambitious plans for this site but none of that can happen without capturing the land first and we are being aided in that process by some good citizens, Jim and Nancy Carpenter, who have purchased the land, held onto it at their expense and are willing to sell it back to the Town at a discount to help this preserve reach its full potential. Now in just a few minutes Jarod, our Parks Superintendent, Jarod Logsdon, will provide more details followed by our consultants from Crowe Financial to drill into the numbers behind it but first I'd like to bring in Jim and Nancy Carpenter who would like to say a few words.

J. Carpenter Do we need to give our address or just talk?

Plunkett Yes probably, Yes, go ahead.

J. Carpenter Okay, Jim and Nancy Carpenter, 6517 South 800 East, Zionsville. So thanks everybody for coming tonight and thanks for giving us a chance to, we'll just take a couple minutes here. So, actually Nancy and I, our business and our personal mission has always been to bring people and nature together and to share the joy of birds and nature but also for 40 years we've been involved in various organizations around the state of Indiana helping to preserve, find, protect, reconstruct all kinds of natural areas that are great for nature but also for the birds and also for the, for folks that can visit. When we visited this property the first time 2-1/2 years ago, it was clear that, to us from our experience that there's never going to be anything like this available again anywhere near Zionsville and that we just had to protect this area and so that's what we did and so and then, in the meantime, between us, our gift that we'll do, a portion of it as well as some other grants came in, it's going to be an incredible price for the Town to be able to, to buy so and I think you'll get some details later on that. So, Nanc –

N. Carpenter Okay. I just want to say just a little quote that Benjamin Franklin has been credited with saying: "We only know the worth of water when the well is dry"

and our well is our land and our waters and our, our wild places around Zionsville which protects us from just being a sea of development. So that is why we are so passionate about this. Because Jim and I are so passionate about it and protecting these sacred places for generations to come, we have decided to further support this project by making an additional gift of a half a million dollars for the care and development of this special place. These funds will be, would be administered by the Zionsville Parks Foundation once the land is purchased by the Town and as part of the system of the Zionsville Parks. We feel so grateful to be a part of this wonderful opportunity and we wish to thank you.

Stehr On behalf of the Parks Board we appreciate Jim and Nancy's working with us in this process so far. We appreciate your attention tonight and Jarod will now give the presentation on the bonding for Carpenter Nature Preserve.

Logsdon Thank you, John. Thank you Jim and Nancy for this opportunity. I am completely honored to be before you presenting this to the Town of Zionsville. Jarod Logsdon, Superintendent of Parks and Recreation, and tonight I want to give a comprehensive overview of the history of the Carpenter Nature Preserve as the Town entered into the spotlight with it as well as where we are today and where we could be going in the future upon your consideration of a bond for the acquisition and development of the Carpenter Nature Preserve not to exceed \$5.5 million dollars.

So a little history of the site, from the '80s through 2017, Wolf Run Golf Course operated 215 acres in Union Township, a very challenging course with its unique topography, sand traps and other things that instill anger on the, on the course. It invited not only our regional community but also members from around the country and beyond to fly in and experience this renowned course. In 2017 the course did shut down and there was a new vision projected for the site and in 2018 that was to develop it into housing and mixed use commercial and office space. So 60 single-family homes, 200 multi-family homes and 100,000 square feet of retail and offices were proposed at that time. It was at that time that that proposition was brought before the community and the Town and ultimately was denied and that is truly the only reason we have this opportunity this evening to be before you with this proposal. So it is certainly of the essence of time.

So today Carpenter Nature Preserve sits in a state between a former golf course and being reclaimed by nature. You can still see existing infrastructure on the site but certainly vegetation and wildlife has began to take back over. That has only been expedited as we continue to develop in our urban core and those species are pushed out of where they were living before and continue to move to those more rural places. So as Jim and Nancy said, this, this truly is a once in a lifetime opportunity to conserve a substantial portion of our rural community for future generations to enjoy and tonight we're going to talk not only about this opportunity before you but all the reasons it makes sense for our park system now and for into the future so I'm happy to present that for you.

So a timeline of events: Our interaction with the Carpenters began formally on March 10, 2021 when the Zionsville Parks and Recreation Board entered into a letter of intent with the Carpenters to explore the shared vision of transforming the former Wolf Run Golf Course into a public park. It was at that time we began

to discuss that vision with the Carpenters and explore what that would look like should we enter it into our park system. September 7, 2021 the Parks Department requested an additional appropriation from Parks cash reserves Fund 103 to fund the master planning of this site and we recruited, oh sorry, recruited Rundell Ernstberger & Associates, DELV Architecture and Eco Logic to conduct an assessment of the site as well as a robust public engagement process to identify what the Carpenter Nature Preserve would look for our community through public communication and master planning. On September 7th that master planning process was voted by this Council in favor 7-0 and we got to work. September 2021 through March 2022 REA, DELV and Eco Logic took inventories of the site, not only the native species that are onsite with Eco Logic but also the existing facilities. There was a clubhouse and a bunkhouse onsite as well as the structure of the bridges and other infrastructure onsite. They took all that information to help conform the Master Plan as well as began that robust community involvement with the Department, the Carpenters, key stakeholders and politicians as well as the public. From that master planning process we were invited to dream big so we did just that. There's a fully realized Master Plan of the Carpenter Nature Preserve – 215 acres with an accessible trail loop as well as a rustic earthen trail, restroom facilities, boardwalks over wetlands as well as canopy tree walks and other bells and whistles that'll truly invite people from just beyond Zionsville to come explore this extraordinary park. In addition, the site was also determined to be a good fit for a permanent home for our Nature Center. So currently the Nature Center is within the Hussey-Mayfield Library and we have a fantastic partnership in that space welcoming over 14,000 Zionsville residents last year alone so we are certainly seeing lots of foot traffic and excitement as we continue nature education in our community.

Also, there was the opportunity for a public/private partnership through the White Oaks Common space. So this was an area delineated that could have mixed use, commercial enterprises or small events and venue setting that could complement the park as well as invite new users that might not come out to a park to explore nature. Because as we know, as we continue to grow we understand that not everyone is going to head to a nature park to hike trails or observe wildlife but if we can entice them through another activity, maybe brunch, maybe attending a wedding and then they accidentally stumble upon nature well that's still a victory in our book.

So at the conclusion of the master planning process, we understood that this most certainly would be a legacy project. With all the things we dreamt about entertaining the site, we knew it was going to cost a lot so we broke it up into phases. At that time the most crucial component of the master planning process which remains today is acquisition of the preserve. Without the property we can't move forward with any of these plans so this is certainly and always will be step one. From there phase 2 would be a series of construction projects to add amenities to the site inviting the public and as we have opportunities, either through donations or grants, we would explore filling in all of those pieces that were conceptualized in the Master Plan and ultimately as we work down the phasing, as opportunities arose we could explore putting a permanent Nature Center there as well as should an entity come in that wanted to partner, we could explore the White Oaks Common project.

So that was kind of the history of, of and the comprehensive overlook of what happened with the master planning process but I wanted to speak to why this project specifically is such a capstone thesis to what's been going on in our park system for the past 50 years and I'll start with conservation. Much like Starkey Park being largely untouched, 80 acres in our urban core, the Carpenter Nature Preserve has the opportunity to conserve a large area on an even grander scale. At a time when development continues and greenspace is gobbled up, we don't have the mechanisms to recreate these natural spaces. We can plant trees, we extend habitat but there's still microbes and soils and things that we just can't replicate in a lab yet so we don't know how long it's going to take for succession planting and things like that to really create the ecosystems we have today. That's why conservation is so important because we're not making more of this. So this is an opportunity to serve as a 215-acre oasis for those species that are displaced during development as well as introduce new generations to nature and educate them on the importance of protecting our natural world.

It's also a capstone to a complete park system. So up until 2015 the Zionsville park system was condensed in Eagle Township having 19 parks serving an urban core population. With the reorganization, Zionsville grew to 69 square miles so now we have no park presence in Union or Perry Township. This acquisition would be the first step towards achieving a presence in those communities. This would be our first park in Union Township and lead us to a destination that we could continue to work with development and work with landowners to complete our park system up to this, the Carpenter Nature Preserve.

Utilizing information from our previous Master Plans, in 2013 we asked the question of do we need more greenspace and overwhelmingly we saw the results that people wanted that. Continued into 2018, the same trends exist with over 80% wishing to have more greenspace and from the community engagement of our 2023 Master Plan which is still being finalized, we had 81% continuing to wish for more natural spaces. Further understanding what the needs of our community are, question 3 from the 2018 study: How important are having parks and trails and facilities within walking distance of your home? And over, overwhelmingly the majority of people do wish to have those services and, of course, would you like Zionsville to invest more funds into parks and recreation? Astoundingly, yes. But we understand that we don't operate in the vacuum and there are competing interests and other priorities in our Town but just wanted to provide the data that we have seen over and over in our park planning documents.

Question 18 from the 2018 survey is: How would you like Zionsville Parks and Recreation to pay for new amenities and programs? And, as you can see, obviously utilizing our existing budgets or grants are towards the top, of course, donations always rise to the top but there are also some appetite for new taxes as well as municipal bonds. So what this tells us is our community is asking us to explore utilizing every funding mechanism we have to make these priorities happen and that's exactly what we do.

Back to the master thesis, the Eagle Creek Greenway was first presented formally in the 2016 Strategic Trails Implementation Plan. This 2016 plan laid a framework for the trails and pathways that would enhance Zionsville and make it

a very walkable, connected community. As you can see, along Eagle Creek there is a dotted green line which is proposing that trail up along Eagle Creek and should we acquire the Carpenter Nature Preserve, that would serve at the top of that trail. And serve as a destination for all those residents that are coming from the Village up to explore Carpenter and back. I'll actually share, share a story I heard from a former Park Board member. In the '90s, the Park Board was interested in extending this trail south to Marion County and as you look at the maps today and look at GIS, there's actually only a few parcels in between Eagle Creek Park in Indianapolis and the Zionsville municipal border. So there is still very much an opportunity to not only connect our two communities but connect Eagle Creek Park to the Carpenter Nature Preserve creating an Eagle Creek Greenway in the future linking our two communities, serving as a regional draw and destination as well which just so happens to go through our urban core and Village which would have an opportunity for those on their bikes to start out in Indianapolis, make a nice lunch stop in the Village and then continue up to Carpenter.

And as I mentioned, we're not making new native spaces and wild natural spaces so as a part of our 2023 Master Plan, we had a comprehensive land study done of areas that the park system should focus. Now, obviously, this lends itself to finding those ecological areas of value and trying to find opportunities within those. So as you can see from this map of Zionsville, the large blue line is the Eagle Creek corridor so any opportunity we have to grab land within that, either working with development or donors that wish to donate a portion, is a win for our park system.

Capturing this large of a portion of Eagle Creek is also the capstone to the DNR LARE program which we started in 2013. So in 2013 the Department and Park Board looked at the erosion on Starkey, Starkey Park and wanted to find a way to address that so in 2013 working with a professional, they developed a study to work on those erosion points, create project sites and ultimately identify the hydrology of Eagle Creek and ways to correct how the stream is flowing today so that it can get to where it naturally wants to be. With two-thirds of a mile of Eagle Creek within Carpenter Nature Preserve, we would have the opportunity to fortify those banks and reduce all that sediment and all that runoff that could be flowing downstream into our Town and ultimately into the drinking water of Zionsville. This is a huge opportunity to protect our water resources as they come into our community.

And, of course, with a potential permanent Nature Center as well as just having a 215-acre preserve serving as the capstone to 20 years of nature education in Zionsville. So in 2016, sorry 2013 the, a group of residents formed the Zion Nature Sanctuary which is now our Zionsville Nature Sanctuary inside the library. For the past 20 years residents have enjoyed summer camps, interpretive programming and being educated by our talented staff of Naturalists. The Carpenter Nature Preserve could serve as a permanent home not only welcoming the families of Zionsville but, as John mentioned, having the opportunity to be a regional draw to our community. So with the Carpenter Nature Preserve and if it hosted a Nature Center, that would be a regional draw to Zionsville. It would be a tourist destination and if you don't believe me just look at the numbers of Connor Prairie or Eagle Creek Park. So Connor Prairie sees about 400,000 people a year

and Eagle Creek, of course, being the third or fourth largest municipally owned park, sees about 1.2 million visitors a year so an incredible influx of ecotourism that seeks out these spots, especially the more protected, the more enhanced, the more special they are.

And, of course, as mentioned with the White Oaks Common, we have the opportunity for public-private partnerships. If you go to Lincoln Park on a weekend anytime in the summer you're likely to run into a wedding ceremony. There's just limited venues in this area and we are happy to have that in the Village but having the potential to have a new venue or a new small market in rural Zionsville could be a real draw one day for that portion of Union Township.

So in the master planning process, we asked our community how, how are we going to accomplish this? How do you want to achieve this? So one of the questions were how would you like the Town to pay for acquiring the property and as you can see from the chart, obviously, a combination of private and public funds was the most requested, utilizing the existing budget and then third, municipal bonds – oh sorry, I skipped over donations and fundraising because that's always the nicest. And then finally, new taxes or fees is the lowest entry. So changing the question – once acquiring the land how would you like the Town to pay for developing the parks? And as you can see, a very similar trend but, of note, that municipal bonds were appreciated for both acquisition as well as development.

After presentation of the Carpenter Nature Preserve Master Plan last May with you all –

Burk Hey Jarod, I have a quick question for you.

Logsdon Yes.

Burk Can you go back to the previous slide? And I was on, I was fortunate to be a part of that planning process but so, again, existing budget, municipal bonds, new taxes, donation and fundraising and then private and public funds and I know you've done a lot of heavy lifting to secure public government focused grants. Where would you put that? Would you consider that donations or fundraising or I'm just trying to figure out like that really, maybe that should've been asked as a separate question as far as grants. I just was trying to figure out, because that's a big chunk of –

Logsdon Yes.

Burk How we will end up paying for this.

Logsdon Absolutely. So I would put grants in with donations and fundraising because it's always nice to receive "free money." There's obviously always strings attached. The combination of private and public funds I'd say is exactly what we're doing as well with the Carpenters being such good partners and offering the donation of a bargain sale price. And, of course, this request is beyond the existing budget and cash reserves of the Parks Department. That is why we are exploring the municipal bond today. And, of course, adding a new park of, of this caliber will

require resources and we don't want to extend all of our resources into one park because we do have to take care of the entire park system. When I was applying for this job, John Stehr asked me which is more important: creating new parks or maintaining what you have? And I thought my answer was correct with 50/50. You have to not only take care of what you have and keep your brand but continue to expand and offer services for your community. He reminded me that I was wrong and it's actually 100%/100% but – I just wanted to reiterate that even though we are very excited about this opportunity, we will continue to keep our existing park system at the level of service that's enjoyed today. Did that answer your question Councilor Burk?

Burk Yes, absolutely. I mean probably should've maybe carved it out as a question but I mean it's important to know that it is part of a comprehensive holistic funding strategy.

Logsdon Yep. After the presentation of the master planning document last spring to you all, I believe it was you, Councilor Burk, that wanted to ask specifically how many of our residents are in favor of a bond since that seemed to be the direction we were going. So we asked that question specifically and in relation to the, after the master planning process asking that question, we had 1,010 responses with 65% saying yes and 87% saying yes with the right conditions. So I think that's a pretty good standard for getting 1,000 people to agree upon something.

Choi When was this survey done, Jarod? I forget.

Logsdon It was done between social media as well as our parks newsletter.

Choi Sorry. When?

Logsdon When? It was right after presentation in May 2022, so the summer of 2022.

Choi Okay.

Plunkett Jarod, do you have a number on this sheet it or on the slide that says are you a Zionsville resident? Do you have any indication how many of those 1,000 folks were Zionsville residents and who weren't?

Logsdon I believe it was all but 3% when we presented that last time.

Plunkett Thank you.

Logsdon Back to the timeline – so on May 11th the Carpenter Master Plan findings were presented to the Park Board and, as I mentioned, May 16th presented to you all of this Council. July 13th the Park Board began the, with a declaratory resolution to explore bonding for the Carpenter Nature Preserve in the amount not to exceed \$5.3 million. That request was brought before this Council last August and at that time it was determined that there was additional information that was going to be required so we have been spending our time since then collecting that information to present to you tonight as well.

So updates to the project since we've last spoke on this: The Parks Department initiated an updated appraisal last October. One of the outlying questions was the moving target of what would the acquisition cost be. So the preserve appraised for \$6,200,000 in 2022 last November. Previously, two years prior, that was \$5.6 million so already you can see that the value of the land as, as you indicated, would continue to increase. The Carpenters have agreed to a bargain sale price of \$4.52 million and an option to purchase the agreement has been executed by the Park Board and Carpenters so in that option we outlined this specific price and the Park Board has until the end of this year to acquire the land or begin closing on the land or the offer is off the table.

Culp Does the \$4.5 million include the half a million for upkeep?

Logsdon No, that is separate. Yep. Another item requested to know more about and the last time we spoke about this was where this falls in the larger priority of our park system. So we have the information back from our 5-Year Master Plan that was conducted throughout all of last year and I wanted to present the six key findings that just kept popping up in public engagement sessions. The first of which would be the Big 4 Rail Trail connections. Our community loves their connectivity in their trails and they want more options to get to it so we are continuing to identify opportunities where we can connect neighborhoods and communities to our Big 4 Rail Trail.

Not just the Big 4 Rail Trail but they also want more trail connections to parks. So, fortunately, the majority of our parks are on the Rail Trail but definitely not all of them so as opportunities come to explore partnerships and working with development to create those pathways, we'll continue to find ways to get to our parks for our residents.

The third item was the Carpenter Nature Preserve. It's interesting to note that this was one of the most wrote-in responses to the public engagement sessions. So we didn't artificially suss this out. It kind of rose to the top through conversations with our community. Additionally, it continued to be brought up in the public engagement sessions that we held in this building and virtually.

The fourth item is a community center or aquatic center and through the 5-Year Master Plan and speaking with the Park Board, we understand this item has been on our planning surveys for the past 15 years and when we talk about a public recreation facility there is a large price tag with that and that is exponentially larger when you add an aquatic component to that. So while the Parks Department will always champion for indoor recreation and find opportunities to explore that, we understand that that initiative alone is too large for our department, even beyond our full bonding capacity. So in order for a community center to happen it's going to take the full cooperation of a Mayor's Administration, Town Council and our departments working together either as a public entity or with a private partner to make that happen. So we wanted to fully explain that to our community as it's brought up for the third time in the past 15 years in this master planning process.

The last two items, interesting of note, additional park amenities. So, people just continue to want a place to sit down or go to the bathroom and if my legacy with Zionsville Parks is to be the restroom superintendent then I will embrace that.

And finally, even though the majority of our parks are natural and passive, the community has a thirst for more additional natural parks. So the Carpenter Nature Preserve would certainly satisfy one-third of the six items listed before you this evening.

Continuing on the timeline, those findings from the 5-Year Master Plan were presented to the Park Board at the end of the year as well as this Council in January and during those meetings the Park Board restarted the bonding process with a new declaratory resolution for preliminary determination to issue bonds passed by the Park Board. February 8th they held two public hearings in association with the additional appropriation request as well as the bond request and, again, as John mentioned, there was no remonstrance noted so those resolutions were passed at the Park Board which brought it before you all this evening.

So the bond request has remained the same for the past two years and that is to acquire the land and get it shelf ready for development. So tonight's request is for \$5.5 million for the acquisition and development of the Carpenter Nature Preserve – \$4.55 of that would go towards acquisition and any closing costs or unexpected fees and those remaining half a million out of that kind of \$5 million so with the \$5.5 million dollar bond we're anticipating up to a half million of that to be capitalized interest since we're not on a funding cycle right now with the tax base so half a million of that would go towards capitalized interest and the other \$5 million would be towards the park system.

Garrett So you're expecting only \$30k in closing costs on a \$5.5 million dollar bond. Is that correct?

Logsdon Yes, approximately. Working with –

Garrett Okay.

Logsdon Our inside counsel we think we can dodge some of those fees and those remaining fees, again, going to – or sorry – funds from the bond would go towards engineering, surveys and construction documents to truly get the project shelf ready should an opportunity come forward.

So this is what phase 1 construction would be like. Our terminology is a little out of whack since in the Master Plan phase 1 was acquisition and phase 2 was construction. So we're breaking up that phase 2 into multiple chunks and as opportunities, as funds become available, we'll explore those items within that phase 2 of construction. So phase 1 is simply to get the park open to our community to begin enjoying. So refabbing the entrance drive as well as creating a secondary drive that leads to a restroom facility, creating an accessible path as well as rustic trails, leaving the structures onsite but putting a fencing around them so to limit any interaction between our residents and those structures as well as just doing some habitat restoration removing the invasives that were

among the first species to take back over once the golf course closed its operations and working on replantings.

Garrett Hey Jarod –

Logsdon Yes –

Garrett Earlier in the presentation you told us phase 1 was just the land acquisition and the construction documents. Is that – here you're saying phase 1 is construction, actual construction. Or is this just, when you're saying phase 1 construction plans you were just talking about the plans. This is not the actual construction to fulfill any of this. Is that a correct statement?

Logsdon Correct. So those phase 1 construction plans would provide this. Construction documents for what you see before you.

Garrett Got it.

Logsdon So I'll invite members of the Crowe up to kind of talk through the numbers and the specifics of this bond request.

Zakowski Good evening Councilors. Becca Zakowski with Crowe, municipal advisor to the Town. I'll go over the next few slides related to the specific bond request. This slide here shows the maximum parameters adopted by the Park Board. So the maximum principal amount that may be issued is the \$5.5 million that's been mentioned throughout the presentation and that will go to fund project costs, capitalized interest as Jarod mentioned and cost of issuing the bonds. The maximum interest rate that was approved was 5%. We hope to obviously get lower than that.

Garrett Can you – I don't mean to interrupt on that –

Zakowski Yep.

Garrett But that point was interesting to me for two reasons: One is I don't see that maximum in what we're approving but two is like the federal funds rate right now is 4.75 to 5% and we had our credit rating lowered two notches here recently. I am surprised given interest rates at a federal level that we could borrow at or even potentially below what the federal government is issuing debt at. Can you, what is the confidence of that?

Zakowski So I just pulled the AA which the Town is rated a AA. The 20-year borrowing weight, borrowing weight, rate – sorry – for municipal debt is around a 3.3% so I think we're pretty confident in that 5 and that would be all in borrowing costs.

Garrett So that, when you said you pulled it is that like based off of recent –

Zakowski That is –

Garrett Equal, comparable Indiana municipalities with the same bond rating that have recently floated debt?

Zakowski So that's actually based on the, it's the AAA, sorry AA municipal market data index rate that gets updated each day and that's based on deals that have priced in the market.

Traylor I've pulled this same information earlier today and it was about 3.5%.

Garrett Okay, so that was surprising to me that we could borrow at that rate.

Traylor There's pretty good tax benefits to the –

Garrett Yes, I know it's triple tax-free so, I mean I get it but okay. But should that rate then, I'm glad to hear that, should that rate be reflected in what we're approving? Does it not matter because it's been approved somewhere else? I see the amount in what we're approving but I don't see this 5% cap.

Zakowski I believe because the Park Board adopted it and that's, I think, all that needed to happen. I would defer to legal.

Harris Well what we have is the actual ordinance approving the bond so it's not in what was prepared for us. I don't know if Heather James is here or not. Is she with us because she prepared it. She would be better, probably – oh, Heather I saw you a minute ago. I thought I saw you. Heather's out of town but Lisa Lee with Ice Mille -

Garrett Lisa, you might, can you go up to the mic, I'm sorry, just so the folks watching online can hear you.

Harris They may know better than I would.

Lee Sorry, my name is Lisa Lee. I'm with Ice Miller. I'm here in place of Heather James as bond counsel. The actual issuer of the bonds and the bond resolution is approved by the Park Board so all of the terms of the bonds must be in the Park Board resolution. The statute then requires the Town Council to also approve the fact that the Park Board is going to issue the bonds and there are no parameters that are required in that ordinance so what you have is the maximum issuance amount but we still could not go above the 5% or the parameters, the 20 years, the 5% interest that was approved by the Park Board.

Garrett If that resolution, if this was approved by the, this Council and that resolution was modified by the Parks Board would it then have to come back again in front of the Council for approval if, if suddenly they said oh we'll do maximum of 6%. I just want to make sure I know what we are signing up for.

Lee Yes, if they increase any of their parameters –

Garrett Yes –

Lee If they don't stay within their maximum parameters, they would have to come back and get new approval from the Council.

- Garrett Okay. Thank you. That's exactly what I wanted to know.
- Zakowski And then the maximum term the bonds can't exceed 20 years so that's around 2042, final maturity. And then they will be secured or repaid by property taxes levied within the park district and that's coterminous with the Town. And then the purpose, as already mentioned, to fund project costs, capitalized interest and cost of issuing the bonds.
- This next slide goes over the debt issuance limitation that the park district has and, again, coterminous with the Town. It is 2% of one-third of the net assessed value in the park district. The park district does have a separate debt limitation outside of the Town. And then the only bonds that are subject to that limitation issued by the Park Board now are the 2019 series B and series C bonds. If we include the 2023 proposed bonds, the issuance margin remaining for future projects is around that \$13.6 million dollars that you see.
- Burk Can you clarify – what is the bond capacity or bond limit of Parks?
- Zakowski So it's the \$26, \$26.5 million that you see right there. It's 2% of one-third of the net assessed value of the parks district.
- Burk Okay.
- Zakowski And the parks district is coterminous with the Town.
- Burk And Jarod, I mean, I think Jarod and I have talked about this but are there, are there not also bonds that are set to expire and when are those set to expire?
- Zakowski The existing 2019 bonds will mature in 2039.
- Burk Oh, 2039.
- Zakowski Yes.
- Melton You just mentioned that how we decide how much bonding capacity we have. Can you repeat that?
- Zakowski So it's based on the net assessed value in that parks district.
- Melton And the parks district is equal to the Town –
- Zakowski The Town –
- Melton Of Zionsville boundaries –
- Zakowski Correct.
- Melton Right now?
- Zakowski Correct.

Melton Thank you.

Zakowski This slide is just an overview of the pay '23 municipal tax rate that the Town has adopted. As I mentioned, the bonds will be secured or repaid by a new property tax and we estimate that is about a 1-cent per \$100 of net assessed value. This won't be levied until next year so pay '24 and then as an example, for a \$500,000 home claiming the mortgage deduction, a homestead deduction and a supplemental deduction, that equals about \$35 annually. And then this next slide just gives you a comparison of the Town's tax rate comparing it to neighboring communities. As you can see, the Town's tax rate is very small compared to most of the neighboring communities around Zionsville and even with the addition of this new tax rate it's still much lower. And I'll pass it back to Jarod.

Logsdon So that has always been the request of this bond is to get us the land as well as a shelf ready project should opportunities come and those opportunities have become, began to knock at our door so we've excited the community with this opportunity but we've also caught the attention of the state. So the Next Level Conservation Trust Grant opportunity was an initiative of Governor Holcomb. This was to create and preserve and protect important conservation, recreation and historical areas throughout Indiana. It was a 3:1 matching program and there was only one round. There won't be a second round of this Next Level Conservation Fund so we truly got in at the right moment with this project to be awarded \$3 million dollars. So with the Next Level Conservation Trust there are a couple of parameters of that grant, one being that the property has to be open to the public in a reasonable amount of time. When asked what reasonable was, they, they did not define that so 3 to 5 years that's probably okay, 7 to 10 we might have to have some conversations. So at this time that requirement is a little vague but the final requirement of this grant would be that a conservation easement will be placed on the property in perpetuity. So this requirement would make sure that this location is a permanent public park. There could be no other use for it. So with the Next Level Conservation Trust program, we included 173 acres of this site so there will be 44 acres of this site outside of that conservation easement to be allowed to develop the Nature Center, White Oaks Common as well as our maintenance facility, so still having some autonomy on the site but certainly protecting the most critical component which is Eagle Creek and the surrounding floodplain areas.

Garrett Jarod, I know it's vague in terms of reasonable time but what does it mean to be open? Because as you sort of think through the phasing if this bond is approved, we acquired the land thanks to the Carpenters giving us a discount and we have come up with a plan on what to do with it and we're out of money at that point, right? And so I have heard, it's great that we have this grant, right? And, but we don't, it's like a catch 22. We don't get the grant until we open the park but it takes money to open the park. You get the money back but the money then isn't necessarily going against the bond that we have issued. I'm going to talk about that in a little bit so can you kind of talk through timing of that and what, what additional capital it will require to satisfy that?

Logsdon Absolutely. So, as you mentioned, this is a reimbursatory grant. So we would not receive these funds until we have closed on the property so that is why it is the full amount of a \$5.5 million dollar bond because we do need to utilize those

funds on day one for closing. Then upon closing this \$3 million dollar grant reimbursement could head our way and, as you know –

Garrett Hold on a second. Time out – my understanding was the reimbursement didn't come until the park was open in a reasonable amount of time. So acquiring the ground does not trigger the \$3 million dollars, per my understanding. Is it a different thing from what you're describing there?

Logsdon Yes, in speaking with DNR it's at closing and then –

Garrett We do get the money right away?

Logsdon Yes, yes. Well, right away working with a government agency to get funds.

Burk The caveat that has to be opened.

Garrett Yes, okay, so this is where I'm getting confused, right? Like so we issue the bond and close the ground June 1st, right? We go back to the Next Level Conservation Trust and say we've got the ground but part of it is it's got to be open in a reasonable amount of time. Does it have to be open to get the money or you get the money and if you aren't open in a reasonable amount of time you risk having the money clawed back?

Logsdon Yes, that would be the final condition, very similar to the next grant we'll talk about. There are lasting conditions for accepting this money. Should you violate that you, you deal with the consequences.

Garrett Got it. Okay, so that's good. That's getting it much quicker. I thought we had to have it open to get it. Does the \$3 million dollars get us to open?

Logsdon Yes and we'll talk about that.

Garrett Thank you. That, that's the piece I was missing.

Logsdon Right, yep. Happy to explain that.

Choi The other part of open to the public – does that prohibit the Town from charging admission?

Logsdon Yes, so with, well yes and no. So we can't make money off the land. So we couldn't sell timber and receive funds from that. We couldn't necessarily begin mining it or something like that.

Choi No I mean charging admission in terms of like what Eagle Creek does to access?

Culp And Connor Prairie – that was my question.

Choi And Connor Prairie.

Logsdon Right and so we actually do have that capacity because we carved out that 44 acres at the entrance. That would be outside of these, the acres that are within this

grant program. So only 173 acres of the grant, of, of the parcel would be within this program so technically we could, however, I don't want to put my foot in my mouth so I'll just stop there.

- Culp Well, no, that's going to be my next question. So can that \$3 million dollars be used towards the non-173 acres?
- Logsdon Yes, yes. There's no strings attached with that \$3 million. Cleared that up with them as well.
- Burk Just to clarify, Jarod – so the 44 acres that are set aside for that programming people would have to pay, like potentially could pay fees to use those facilities but for the rest of it which is just trails and everything else, unlike Eagle Creek, you, you could not charge us to come into the park to use the trails, only for the extra amenities that are part of the 44 acres for programming?
- Logsdon That's correct. And we created it that way so that should a Nature Center come on we would be able to charge admission to get into that facility. Now we can still have paid programming in the park because those funds are received in a different capacity. It's not necessarily at the land, it's the program. So still having our capacities to generate revenue.
- Burk Right, right but the point being you wouldn't have to just pay to come into the park to use the trails?
- Logsdon Correct and I would actually try to find every way we can to not do that. I think parks should be accessible to everyone and let's find opportunities where it makes sense to have fees and where not.
- Burk No, that's great clarifying. Thank you.
- Culp Does that, does that 44 acres include a potential indoor facility for like a pool and all that kind of stuff that you were talking about earlier?
- Logsdon It could but working with the Carpenters closely they have certain parameters they want as they envision this with us and we, we've understood those since day one so this is not going to be a site for a sports complex or sports fields. It's truly a nature preserve –
- Culp Okay.
- Logsdon And we'll need to find another spot for those activities.
- Culp Okay.
- Choi So that brings actually a good segway into my next question – so with you saying that the Carpenters were involved in the partnership and thank you so much to the Carpenters for this – what kind of partnership will they have ongoing past this initial part of the project? What are their responsibilities, if any, or any obligations that are spaded in this?

Logsdon Well, just from knowing them, I have a hard time believing they're going to sit on their hands. With that half million they pledged this evening, that would go into the Foundation and potentially provide an endowment every year for upkeep of the facility, taking care of invasive species with professional services which allows us to utilize our local funds in another direction if that need is already satisfied so their capacity moving forward once the dotted line is sign they could, they could pack their bags and go but I just don't think they will. I think they'll stay involved but formally –

Choi I'd appreciate you guys staying involved. Thank you very much.

Culp So, you, you might cover this later – this was my question. So until it's able to be used by the public, how much will it take to maintain it a year?

Logsdon Negligible. If we're not open to the public, if there's a tree that's near a neighbor, we need to address that but truly we're going to let nature continue to be nature and the first people that'll get to access this site in a formal capacity would be the contractors doing the work once the bid is assigned. So we are not looking to open this up in the state it's in. There would be plenty of safety concerns and lots of unknowns and we just don't have the infrastructure or the resources to take care of that right now day one.

Garrett It, Jarod, I hate creating unexpected liabilities for the Town related to funding for a grant, right? Is there a, I, I think I heard you say earlier that this \$3 million dollars kind of goes into the parks fund but doesn't necessarily have to be earmarked towards this. Is there a way to structure that grant so that until the park is open the money has to go towards getting it open because the last thing you want to have happen is new Council, new Mayor, whatever – there's a new shiny object, that \$3 million dollars is gone, the park is no closer to being open, the state says well the park's not open we want \$3 million dollars back and suddenly we're in a budget hole in five years – I don't know if there's a way to structure that and but it would make me feel better, I think, if there was kind of we put the obligation back on you that, that grant that comes in has to get us to opening whether it's a million, \$2 million, \$3 million from there the Parks Board can figure out what to do with it but I would just, once we have this grant I would want that funding to go towards it if that's sort of the expectation here that, of the financial formula, if that makes sense.

Logsdon I would have to talk to Cindy Poore but I wonder if the fund could be created in a way, because we don't have this fund yet, this would be a new creation of a fund to receive the bond, could be created in a way that revenues into that fund can only be used expressly for that project.

Garrett Yes, I think that would be helpful or even just until the park is open and then if there's –

Logsdon Yes –

Garrett Another priority, as long as we satisfied the grant there's not going to be a claw back then there may be different priorities at that point, I don't want to get in the way of that but I would just want us, I would want that money to get us to park

opening versus we all forget about it for some reason and in six years get a bill from the state for \$3 million bucks.

Logsdon That's fair. I'll research that.

Garrett Yes, thank you.

Choi So, in – the next question on the Next Level Grant – so this is a 3:1 matching program and I know that the next grant is a 1:1 matching, 50/50 matching as well.

Logsdon So what's our local match for this one?

Choi We need to raise a million dollars somehow?

Logsdon Nope, so, again, the gift of the Carpenters keeps on giving so the bargain sale price that we're getting from their pledged donation served as our local match so it required no local funds out of pocket so truly just \$3 million coming in and none coming out from our capacity.

Choi Okay. Thank you. I didn't understand that.

Logsdon Moving on to our second grant. This is the Land and Water Conservation Fund. We have a history in our park system with this grant. We're eligible up to three times in an 8-year period and we were also selected for this one for a 50/50 grant for the development of phase 1. So this would be a half million dollars towards that actual construction. And, again, this is reimbursatory so we would not receive these funds until the project started and then we'd get those back.

Garrett Is there any restriction on those funds, Jarod, outside of just having to be spent within the park itself? It doesn't have to be for like creek bed restoration or anything like that? We can choose how to do that?

Logsdon We can and did.

Garrett Okay.

Logsdon So within the grant application it only took a couple items and that half million was used up pretty quick.

Garrett Great.

Logsdon So this is a federal program administered by the state. It does come with a section 6 classification for the warranty deed restriction so this is actually less "restrictive" (in air quotes) than our Next Level program because should there be any taking of this property with this restriction we would just have to create the equivalent somewhere else but the Next Level doesn't allow any taking of it so that's why it's so important to carve out what we anticipate for the future and that's why we set aside those 44 acres. We actually just experienced what I'm talking about, sorry, with Overlay-Worman Park with the INDOT project looking to widen 465 and 865. We actually changed the parameter line of that warranty

deed since we were still an active grant and had time to close, so we were able to anticipate up to 150 feet of Overlay-Worman Park should INDOT need to acquire that. So we won't be required to create a sliver of the park somewhere else per section 6.

And finally, this grant is no doing of our, our own. This was actually the Carpenters that began this conversation with the IN SWMP program. So DNR works with our developing community in lieu of a developer disturbing the wetland and replacing it on the site of their project maybe in a lower quality, they can pay a credit to the state and then the state actually utilizes those credits to create high-quality habitat for projects very similar to this. So those credits can only be used in certain regions of the state where the development is occurring and, fortunately, for us, in this scenario, our, our part of the state is very active with development. So the Eagle Creek corridor, which if you look on this graphic, is the black dotted line that's on 50 feet of each side of Eagle Creek within this photo and the fingers coming off the main creek. Those would be a component of this grant or these credits so DNR would manage this project in tandem with ours, completely separate, would provide restoration work within those, within those project bounds 50 feet on each side and what that would do very similar to the DNR, DNR LARE program that we're doing in Starkey, would find where the hydrology of Eagle Creek wants to go, repair those areas where we're seeing a lot of erosion and also remove the invasives and replant with natives. So truly setting within the project bounds the waterway as healthy as they can. So that project would not utilize the full \$4 million so, again, this grant would kind of be on autopilot administered and developed by the DNR and then any residual funds would be put into a maintenance fund for up to 10 years for us to utilize to go back within those conservation easements to repair that. So it's about a third of the park when you think about it. Logistically that could be maintained by this IN SWMP program for up to 10 years.

- Burk Jarod, do they transfer dollars to you to facilitate that or is this just something they pay for and what's the, what's the perceived value, in your opinion, of annually of what that would save the Town?
- Logsdon Oh, goodness. I haven't crunched that number but extremely large when one of our LARE projects which is just putting some stones into Eagle Creek to help with hydrology or fixing a bank, those are \$60,000 \$80,000 \$120,000 projects so to do that grand of a scale on two-thirds of a mile that's a pretty significant investment.
- Burk Right.
- Logsdon So we're talking about millions but probably low millions.
- Burk Right.
- Logsdon So to even have a million dollars at the end of their project to, to contract with ecological services to keep the invasives out or if an erosion problem does start up to have a contractor come in to not have to fund that from our local resources is a huge victory for –

- Burk Yes.
- Logsdon Maintaining this park.
- Burk It's incredible.
- Logsdon Now the restrictions with this grant so, again, this is no local match or anything like that – there's no dollar amount that we'll receive from this but is the equivalent of 4 million credits that would go to work on this and then the leftover funds, I guess, would be funds that we would receive but could only be utilized within that similar to how you mentioned earlier, Councilor Garrett. So with this grant within those dotted black lines that would be placed into a conservation easement and it cannot be disturbed except for outdoor recreations so people can still fish along it and launch their boats and things like that but they can't really disturb the plantings or things like that nor would we want them to. So we worked very closely with DNR to ensure that every bridge crossing was purposeful and had enough setbacks that should we need to widen that bridge we're going to have the capacity to do that in 50, 100 years.
- So kind of a timeline of the opportunities before us with these grants as well as your consideration of the bond request tonight – with acquisition of the preserve, assuming the bond passes, we would work to close on the preserve and begin those planning documents, as I mentioned. So this is the high estimate, again, trying to be as conservative as we can with these numbers to ensure we have proper funding. About \$4.5 thou – \$450,000 for construction, surveying, design, permitting and then the construction estimate for phase 1 was anywhere between \$3.4 and \$3.8. So we're not at this level just yet but as we enter those contracts, should we enter those contracts for construction design I truly want to be on the ground finding what resources on the site are still of good quality so are we tearing out the parking lot when we could save it and just simply resurface it? So truly allowing the available funds we would have to go as far as we can.
- Garrett Jarod –
- Logsdon Yes –
- Garrett And I'm splitting hairs here and I apologize but like earlier, again, you called phase 1 acquisition and construction docs and then phase 2 infrastructures. Is what you're talking about here with phase 1 construction estimate phase 2 what you referred to earlier?
- Logsdon Yes so I mentioned that slightly but we should probably call this phase 2.1 maybe –
- Garrett Okay.
- Logsdon Something like that.
- Culp Yes.
- Garrett So –

- Logsdon I'm sorry about that.
- Garrett No, that's okay. So and phase 2 had an estimate, your estimate, of \$4 to \$6 million dollars. This is slightly under 4. Does that mean there are other sub-phases of phase 2 that are not included in this phase 2 construction estimate and what is not include, what are we not getting that was listed in phase 2 originally? Can you talk to that a little bit?
- Logsdon Absolutely. So there, it's truly what we wanted to do with phase 1 understanding that there would be limited funding should we receive these grants, was something that we could fit within that scope while still making it a public park. So phase 1 is going to get the accessible routes, the rustic trails and give people the opportunity to explore but we're not necessarily going to have the bells and whistles day one of a boardwalk or the canopy walk or definitely the Nature Center and items like that. So I feel that with the excitement around this project and our partners in the community, we can find funding partners for some of those and we are more than happy to explore naming rights for the so and so amphitheater or the so and so boardwalk. So, again, exploring every opportunity we have but understanding that they won't be there on day one.
- Garrett And then so if the phase 1 estimate is \$3.5 to \$3.8 million, is \$3.5 of that the two grants you talked about, the Next Level, so we, we, you, the Parks Board has to come up with the extra \$300 grand effectively to, to get over the hump is that?
- Logsdon Well, and construction bids our estimates usually come in pretty close but there's always with this market right now it's always a little higher so we haven't spoke about impact fees yet but since 2012 the park system has been collecting impact fees and those can only be utilized in very certain settings and once you build enough of that amenity, you can't use those funds for anything more so our strategy with the 2023 Master Plan is understanding those funds fully and utilizing them in every project we can so we've identified close to \$400,000 worth of amenities in phase 1, phase 2.1, that we could implement impact fees.
- Garrett Got it.
- Logsdon And, again, as I mentioned, utilizing things that are still in good condition to save money. We don't need to replace something that's like new if it can serve for 5 to 10 years, especially knowing that a Nature Center or White Oaks Common is in the future and it could be bundled at that time when it truly gets to end of life.
- Melton Jarod, before we go too far from this previous slide about the DNR program with the bank restoration, so what's the obligation to do this? Is this connected to the \$500,000 grant or the \$3 million dollar grant or it is separate altogether? Because you kind of –
- Logsdon Yes –
- Melton Sound like it's separate and we don't have to do that.

- Logsdon Correct, yes. So this is just an opportunity and it would kind of be on autopilot because we wouldn't necessarily receive funds that could help with the other infrastructure but it would restore everything within its project limits and then leave an existing fund that could fund improvements within 50 feet of Eagle Creek each direction for 10 years.
- Melton So should this get bonded, we get the purchase or the acquisition, who makes the decision to do this program? Is it strictly within the Parks Board or is it again something that comes to the Council since the Council approved the purchase or the acquisition of the land?
- Logsdon I believe it would be a Park Board decision. They placed the restrictions with the Land Water Conservation Fund and other grants so I believe that's within their stewardship of those properties. And, again, this is a state program so the specifications were wrote by the Indiana Department of Natural Resources to create this program.
- So looking at that timeline, as those funds come in from the Next Level Conservation, that is when we could truly begin phase 1 construction and as phase 1 construction started, that's when we could be reimbursed for the half a million or, Yes, the half a million as well so truly looking at about \$3.5 million available day one for this construction project.
- Garrett Just a cash flow question – is it a reimbursement or is a grant that is sitting in a bank account that we're paying out of and just telling them what we reimbursed or do we have to float the cash and then wait for it to come in?
- Logsdon Yes but with the Land Water program it's, you can report at any time so it, as we get those amenities done we get the reimbursement pretty quickly. It's within a couple month turnaround. So it's not the same commitment as waiting on –
- Garrett So, the – let's start with the \$3 million dollars. We close on the land. Do we have a \$3 million-dollar reimbursable credit we can apply towards or do we have \$3 million that's sitting in the bank at that point?
- Logsdon \$3 million dollars in the bank.
- Garrett Okay, so that's the big one. The \$500,000 that's the one that's the more reimbursable one –
- Logsdon Yep.
- Garrett You, the Parks Board, feels confident you can kind of manage vendors, cash flow, whatnot towards cash-in, cash-out, reimbursement back from the state, estimated processing time of that reimbursement, things like that?
- Logsdon Yes just because we just did it with Overlay-Worman. Those, that grant –
- Garrett Okay.
- Logsdon Was closed out before the project.

Garrett Okay.

Burk Jarod, since you're wrapping up, I'm not sure why, where to ask various questions but I certainly want to thank everybody for diligently hanging with us as we ask questions. I'm always impressed by the folks of this Town so I know it's been long so bear with us to ask more questions but and this, this in no way takes anything away from what you presented but I have a question on the assessed value of this property is at \$6 million dollars and in no way am I comparing that to what the benefits might be but there are assessed taxes that are coming to the Town and they're not all Town assets. There are also other units, like schools, for example, and I don't know and maybe this is a Crowe question or a Cindy question but what are we currently bringing in on the tax assessment at a \$6 million dollar assessed value and how will that impact units of government that might count on those dollars? I'm assuming it's a 1% tax at this point. I don't know do you have, do you have the answer to that question or Crowe might have the answer to that question?

Logsdon Umm –

Burk Just I'm concerned about the liability of like schools or whatever on terms of revenue that might disappear.

Zakowski I don't have that answer with me right now. I can find that and let you know.

Burk Okay.

Garrett I mean if, if – and I'm, I'm not giving you the answer but if you look at page 32 of this presentation, the net assessed value is \$3.971 billion so it would be \$6 million of \$3.971 billion. It's probably immaterial.

Burk Okay.

Logsdon Any other questions at the moment?

Garrett I'm going to give you a little homework assignment because we have two – this is a double vote, right? A vote this meeting and if passed the next vote. I have in the past and to some degree still am a little critical of the amount of spending that has been going on in Parks recently and accountability towards that and ROI towards that. I know that you came to this Council a few meetings ago and asked for \$600,000 for pickleball courts because it was forgotten in the budget request for 2023 which we approved. I believe there's another even bigger ask coming here soon for trail work and trail work rate higher than this in your survey. It would be helpful to understand all of the asks coming this year because if I vote for this and I'm leaning towards it given the sort of the work done and the price to pay, it gets harder to keep also voting for additional appropriations as they keep coming. So if this is the baby you want, I'm going to be way more critical on more things you want to spend this year and I just want you to be aware of that so if you're able to come next meeting with what is, what is your expectation of other asks because we did a lot of work to balance the budget and there were things that were just not caught that are now coming to us as additional

appropriations, it just gets harder to keep writing checks, writing appropriations I should say, on that so just, just be aware – I'm not, it's not enough of a criticism to hold up the process but it is part of a overall final vote consideration that I would have in terms of what is it that you want. It just seems like the Parks Department wants a lot and I get it – it's easy to ask the public do you want a park and they say yes I want a new park too but I just want to make sure we are not overshooting here, especially with additional obligations that will come with opening this new park –

Logsdon Uh mmm –

Garrett With other appropriations that are drawing down balances.

Logsdon Absolutely. I'll have that for you.

Garrett Thank you.

Logsdon So as construction begins, as a I mentioned, the half million reimbursement then the DNR project would work in tandem but completely separate on the site but, again, offering an opportunity for one disturbance rather than two separate projects and then with the anticipation of the park opening late 2025 or early 2026. I'm going to point much more towards that 2026. In speaking with the wisdom of Zionsville's previous Park Boards, everything is always going to cost more money than you thought and everything's going to take longer than you thought so just want to continue to manage expectations throughout this project.

So with phase 2.1 of construction done, this is what our park would look like, again, with the accessible pathways as well as an outdoor classroom, restroom facility, parking lot and just an opportunity for the public to explore the space and begin to create those memories out there.

Burk Jarod, I have another question that's probably a sidebar question. One of the benefits of living in Zionsville is the incredible intelligence of the people who live here and we get to represent and they ask me questions I don't have the answers to. This might be may, maybe a question for Ice Miller – as you've heard, this is going to be a vote tonight and then there will be a second vote on this from this Council so but one question I've had is why would this not be considered a controlled project in terms of changing the process and making it a lengthier process for more public input and when, when would, when or would that not qualify? Just to help me understand to better answer that question in case anyone were to ask.

Lee Yes. It's all about the threshold for what size the project would have to be. I know it was either \$6.3 or –

Zakowski (Inaudible – off microphone)

Lee 5.8 for 2022 but it is reported '23 so it goes up by 5%? So it's all about the size of the project. You're only at \$5.5 million even though it is payable from a property tax levy it's still below the threshold for petition remonstrance if that's what you're –

Burk Right.

Lee You're asking about.

Burk It's close, right and I just didn't know what all was all, all in what counts –

Lee If it's (Inaudible) 6 for '23. I don't have that exact number. It's about \$6.2 or \$6.3 –

Burk So we're just under the threshold?

Lee And you're at \$5.5 for this.

Burk Yes. Okay. Thank you for that.

Logsdon Of course, having a brand-new park is fantastic but you certainly have to have the resources to upkeep it. Again, taking care of your brand while taking care of the new and shiny so we've done a preliminary estimate of those operational costs for day one. So from our 5-Year Master Plan staffing study, we did have a consultant look at staffing of various parks of this size and kind of determine what staffing levels would be required for operations. So within the 5-Year Master Planning Study it recommended two full-time staff, three part-time staff and three seasonal staff. So understanding our team's ability to accomplish tasks as well as how much of this park will remain natural, I feel confident we could accomplish similar, if not the better results from that full team with two full-time Natural Resource Technicians and an allowance of part-time maintenance around \$40,000, so \$40,000 would give us one dedicated part-time position all year as well as a seasonal hire throughout the summer so as season peaks and understanding we can accomplish this slightly lower staffing level because we utilize our volunteers so often. As we began to introduce this concept of the Carpenter Nature Preserve to the public, we began receiving emails almost immediately from school groups wishing to get out there and last year we had over 2,000 hours of volunteer work in our park system so the equivalent of one full-time position helping us maintain our, our natural spaces so I have full confidence that Zionsville will continue to answer that call and we can rely on a steady flow of volunteers to help us take care of this park.

Burk And Jarod this is for once it's open?

Logsdon Yes. So this would not be required in the next two budgeting cycles. This would be day one of operations and I will say that with that number, obviously, it is subject to pay increases, inflation, healthcare costs and things like that so I don't have a forecast for what changes but –

Burk Right –

Logsdon Within reason. And, again, for operational costs so sitting down with our Director of Maintenance, looking over the site, understanding what equipment we have and what equipment we would need to purchase, we're looking at about \$112,000 for one-time purchases. That's going to be the mowers, that's going to

be the, the tractor or the chipper to maintain the site once we have a dedicated maintenance staff there. And looking at our park system as a whole, anticipating around \$27,500 for annual supplies and services. Now, a portion of that would be restoration work so, again, with the Carpenters gift of that Foundation endowment, there would be the potential to use our local resources in a different direction if that need is satisfied. And we're only going to be able to tighten up this number. In 2022 we introduced a work order system, MaintainX, with our Parks Department and the amount of information you can plug into that and pull out in an annual report. Last year we only had half a year so truly 2023 will be our base data and we're going to be able to understand how many supplies it takes at our new trailhead facility or for Mulberry Fields restroom and equivalently we're going to be able to look at Turkeyfoot and understand what is the maintenance need of a passive park so putting those models together we're going to be able to get one of the best pictures for this preserve as well as future park requests and operations.

So looking at the operational budget again – rough timeline of 2026 anticipating with one-time costs as well as the annual staffing about \$329,000 and after that first year looking at approximately \$217,000 to \$250,000 for reoccurring staffing and supplies. So if we do our due diligence with the construction project, utilizing park impact fees where we can, utilizing donations where we can, I believe we have the opportunity to use that \$3 million, a small portion of that, to fund year one of operations. I don't think that's unrealistic to find the projects so that we can fit within those parameters or at least come exceptionally close.

So, in summary, tonight for your consideration is the bond request for \$5.5 million. With the approval of that bond we would be creating the first park in Union Township in the future as well as the largest preserve space in Boone County and funding the capstone to the Zionsville Parks history. Now upon the approval of that bond and closing on that property, we unlock \$9 million dollars of outside funding and that's through the IN SWMP program, the Land Water, the Next Level as well as the Carpenters' donation. Additionally, we have partners built into the community on day one so the Zionsville Parks Foundation, as I mentioned, once the property is owned by the Town that will remove the Carpenters as the stewards of that land. Coincidentally, Nancy also serves on the Foundation and there was a conflict of interest for fundraising so once that conflict is resolved, the full capacity of the Parks Foundation will be able to be released onto the Carpenter Nature Preserve as well as our entire park system. So for the past two years the Foundation has been funding our programming and purchasing memorial benches and trees and really making their presence known in the park system already.

- Burk Jarod, how much – what, what's the current balance in the Parks Foundation?
- Logsdon That would be a question for one of their Board members. And I feel sensitive to that one just because we don't audit our Little League or the rugby teams or the Optimist Club that also help our park system but I understand if we're asking for a heavy lean on them there's a little bit more sympathy here.
- Burk Yes, I get it and I didn't know if it was even a fair question but I was just super curious –

Logsdon Yep –

Burk Because it's directly tied to your future operational –

Logsdon Right –

Burk Options.

Logsdon And I believe they did release an annual report or they will be soon so.

Burk Right.

Logsdon That is all I have in the presentation for you all tonight. Thank you for bearing with me as I unloaded all that information on you and I am happy to answer any questions with the bond counsel or myself.

Plunkett Thank you, Jarod. Are there any questions from Councilors?

Choi I asked most of mine through the questions –

Culp Yes, you answered most of my questions.

Plunkett Yes, Yes I think a lot of the questions I had were answered too. I mean I think, I will say this – I mean we've gotten a few emails and I've had a number of conversations with folks around Town, whether it's at parties or knocking on doors or whatever it is, I think this property is very unique. I think it's certainly a, an interesting opportunity. In District 2 the sentiment that I continue to get is most of the folks in District 2 would, would rather get on a bicycle and ride 20 minutes into the Village and have lunch, use a public restroom, stop by the grocery store on the way home and ride their bicycles back, back down Oak Street. That's been something that I've communicated with the Mayor a few times on. She said it was a priority of hers for the last three years and it, and it continues to get pushed, pushed to the back burner. So the concerns that I get from folks isn't the 19 cents tax increase, it's the does this just make this a, push this a little bit further away? Are we ever going to get this done? And, and I've just, the conversations that I've had with folks that's, that's typically the direction that that goes as opposed to driving 10, 15 minutes north to a nature preserve, they'd rather ride a bicycle in the Village. So that's just from, from my perspective with my district I wanted to make sure Councilors you guys were aware of that perspective.

Choi Just to provide some input on when I ran for this position in 2019 two comments stood out and this was way before the Carpenter Nature Center was even contemplated. Two comments stood out – one was that people lived here because of one the school district which we have very little say into and the second was, a little surprise to me, and that was commenting on our park system. That still remained a priority of the voters and the residents, one and the same, but the residents as they, as I've had conversation with them before. Before I entered into a meeting this afternoon I had 42 emails all supporting this and I've probably gotten another dozen and a half in the hour and a half that I was in my meeting

this afternoon. It's a very unique proposition and I've heard nothing but positive feedback from overall the whole district that I cover which is all of Zionsville, so it, it's, from my standpoint this is a unique opportunity. I've had the pleasure of touring the Nature Center without getting bitten by ticks –

Culp And I didn't either.

Choi Thank you to the Carpenters. Neither did he and John was with us when we did that, John Stehr.

Culp (Inaudible)

Choi Yes, John came prepared. I don't think we were as –

Culp (Inaudible)

Choi Yes. But it, it was, it's a, it's an incredible, incredible piece of property and I don't believe that this is something that I would be okay with passing up at this point.

Traylor Well, I came prepared to really rally the troops behind you but you did a great job. So I don't feel like I have to do a whole lot. This is District 1, this is in almost literally my backyard and I stood firmly against the neighborhood that was proposed there in 2018 and I think seeing what opportunity is in front of us it was absolutely the right decision then and because we made the right decision then this decision is in front of us today. So I'm excited about it. Been out there. It's an amazing, amazing property already and without putting a dime into it it's already an amazing property so I look forward to seeing what it's like once it's open.

Burk I guess folks are just offering some commentary but I guess what has impressed me – obviously, we saw the same thing and I think we all came home with ticks. It was kind of incredible. I think three days later I was finding ticks but –

Choi We did not.

Culp We did not.

Burk Okay. It must've been the laundry soap I was using or something. I can't say enough about the project itself, just the piece of, the piece of land but what has been so impressive is really the holistic approach at coming at how this can be funded and when we first looked at it it was like well what is this going to cost? And, of course, the bond is still, it's a legitimate cost, right? It's \$5.5 million dollars and to some degree it maybe takes away from other dollars that could be spent somewhere else but between the Foundation, the grant dollars, the dollars that the state is willing to put up through DNR and, to your point, leveraging \$9 million dollars and other dollars it, it really is an incredible illustration of how you can leverage all kinds of different assets to create something like this that's just not on the backs of taxpayers. It really is kind of a funding strategy and I hope as we look forward to other projects in this community that we've talked about even on the 5-Year Plan that this can be kind of a model for how we

continue to do business and not just maybe one of the reasons we have such a low tax rate compared to other communities or maybe they're not as diligent about taking the time to make sure that we're funding this in the best possible way and not putting it all on taxpayers because that would be the easy thing to do and that's what we've elected not to do and so that's why we, we ask so many questions but I've been so impressed with the robust approach to finding alternative funding for this.

Melton

I just want to comment that in my district I have a very unique district which has a very rural district much like Union Township and I have the very urban Hoosier Village and then everything in between which involves lots of properties that have a spans of land along Hunt Club Road and north of 96th Street and I'll say I've been on the phone – I called 288 people in that district, some of you might be here today, and I got lots of no's for increasing taxes and I agree. I don't like to increase taxes unless it's for public safety. If we have a public safety issue then we'll raise taxes, there's no question asked. However, this is a very challenging situation because I may have to go against my gut and my gut is to not increase taxes but to play ball with the rest of the Town of Zionsville in hopes that we'll look at Perry Township and have a similar opportunity like this in 10, 5, 20 years from now so I'm alluding to the fact that I'm leaning towards voting yes on this and I will say Jarod you've given a heck of a presentation. Nancy and Jim, I visited your house recently to try and get a better gauge of how to do this and I'm really, really torn because it's a tax increase and I really wish we could sit back and look at trying to figure out how to come up with the \$1.52 million dollars which is the delta between everything that's paid for and what we need. So really we need \$1.52, however, to purchase the property I understand the process, the bonding but I just want everybody to be clear including the 288 people of the 217 that said don't raise my taxes, I really appreciate all the work that's been into this. I'm a naturalist myself in many ways and Jarod, I can't thank you enough for, for putting in the effort. I just ask that as we move forward with this project whatever Councilor is sitting in my seat next year please don't continue to increase our taxes and make that burden spread out throughout the whole community because we don't have to. I don't think we have to on this, however, there's a timeline, we have a contract signed and I value that and I value the donation charitably by the Carpenters and the hard work of the Parks Board as well. With that it's up to you guys.

Culp

I'd like to say we give Jarod a pretty hard time up here but you did a good job tonight, seriously.

Logsdon

Thank you.

Culp

It was really good.

Logsdon

Thank you.

Plunkett

All right, anything else from Councilors? I think we will, actually I guess at this point I would entertain a motion.

Choi

I move to adopt on first reading.

Zionsville Town Council
April 10, 2023

Burk Second.

Plunkett First by Councilor Choi, second by Vice President Burk. I think we'll do a roll call vote here Amy if that's all right?

Lacy Okay. President Plunkett?

Plunkett No.

Lacy Vice President Burk?

Burk Yes.

Lacy Councilor Choi?

Choi Yes.

Lacy Councilor Culp?

Culp Yes.

Lacy Councilor Garrett?

Garrett Yes.

Lacy Councilor Melton?

Melton Yes.

Lacy Councilor Traylor?

Traylor Yes.

Plunkett Very good. Motion passes 6 in favor, 1 opposed.

Logsdon Thank you.

Choi Thank you, Jarod.

Plunkett I will make a quick comment. I know many of you are here for that so you're certainly welcome to leave if you would like but the next reading on this will be on the May 1st meeting so that we have all Councilors here so just a heads up there.

Consideration of an Ordinance Amending the Town of Zionsville Zoning Ordinance (Petition No. 2023-01-Z) Ordinance 2023-10

- Plunkett Up next on the agenda is an Ordinance Consideration or a Consideration of an Ordinance Amending the Town of Zionsville's Zoning Ordinance. This is Petition 2023-01-Z and this is Ordinance 2023-10.
- Harris If we could make sure there's no talking in the room since we've still got an active meeting that would be great. You're welcome to walk outside and talk.
- Culp Hey guys – let's talk outside please.
- Plunkett Oh –
- Culp Keep it shuffling. There we go.
- Harris Hey Jarod – it might, it might help if you walk outside because it seems like that's a –
- Culp You're a popular –
- Harris You're popular right now.
- Culp Stopping spot.
- Plunkett All right, again, this is Ordinance 2023-10 and we have Janice with us this evening. Janice, good evening.
- Stevanovic Yes, good evening Councilors. I'm Janice Stevanovic, Planning Manager with the Community & Economic Development Department for the Town of Zionsville. I'm here to introduce a rezone petition to you. Staff has provided the Town Council with a memorandum outlining the request, an ordinance for execution if approved, a favorable certification from the Plan Commission and a zoning location map. Please allow me to highlight a few points before the project's representative, Mr. Cross, presents this request.
- This request is a Plan Commission Docket 2023-01-Z, a Petition for Rezoning of 1.288 acres from the R-SF-2 Zoning District to the Urban Neighborhood Business (B-1) District also being in the Urban Michigan Road Overlay. The location is 11695 East 550 South a/k/a Templin Road in Zionsville. This is the southwest corner of the intersection of U.S. 421 and 550 South. There is no proposed development currently for this parcel. The petition is solely to rezone the involved property. The submitted rezoning map reflects the parcels south of this parcel along 421 up and to Sycamore Street are presently zoned B-1. Of note is that the subject site is within the Urban Michigan Road Overlay which requires a minimum lot area of 2 acres for development. Future development of the 1.288 acre subject site would require either the addition of adjacent parcels to achieve the minimum lot area or a development standards variance from the Board of Zoning Appeals. Reading directly from the B-1 Ordinance, the B-1 Ordinance states that the neighborhood business districts are established to promote development of areas for convenience uses which tend to meet the daily needs of

the residents of the immediate residential districts. Uses within the B-1 Districts are regulated in intensity and character to assure harmonious development with the residential districts served and are limited in size and scale to promote pedestrian access and ensure capability of this district with the adjacent residential development. The Plan Commission did provide a favorable recommendation to Town Council for this rezone at its March 20, 2023 meeting. If there's no questions for me, I will introduce Mr. Cross.

Burk What was the Plan Commission vote?

Stevanovic It was 7-0, was unanimous.

Burk Thank you.

Plunkett Janice, real quick, you mentioned that this is – what was the last part you said there about the residential neighborhood adjacent to, to the, to the lot?

Stevanovic Right – the whole idea of the B-1 Ordinance is basically transitional. It's not an intense usage. It's meant to be compatible with the residential uses that it connects to.

Plunkett Thank you.

Stevanovic Yes.

Cross Good evening Mr. President and members of the Council. My name is John Cross. My address is 13 North State Street, Suite 241, Greenfield, Indiana and I represent the petitioner, Block A, LLC who is also the owner of the property. In light of the last agenda item, I'll try to keep this as brief as possible given how, I believe, simple the request is from the petitioner here.

The history of this parcel is the current owner is affiliated with the development of Lost Run Farms which is the community to the west, residential community. Block A is the last property that is owned by an affiliate of that developer. The purpose of this subject property was for commercial parking when Lost Run Farm was being developed. Since then it has sat vacant and in the last year or so the owner went under a contract to sell it to an individual who planned to use it for medical office purposes and that was the petitioner who originally started this petition but then subsequently that deal fell through, the buyer backed out and so the owner said well the ball is already moving and they would like to go ahead and see if they can push it across the finish line as it seemed as if rezoning this property would be harmonious to the properties immediately around it.

So the request is to zone it similarly to the lots to the south. The property is at the southwest corner of 421 and Templin and 121st so the lots to the south are all, all zoned B-1 as shown on the map. To the east across 41 the properties that abut Michigan Road there are zoned primarily B-1 and there are some B office uses as well. So as stated by Janice, the B-1 Zoning District is designed specifically for transitional uses, either abutting by the commercial properties or residential neighborhoods such as this.

At the Plan Commission hearing, they did vote unanimously in favor of the petition. There were members of the Lost Run Farm community who showed up and remonstrated against it voicing concerns regarding development of the parcel, privacy concerns and what I would expect and honestly but I'd feel the same way when plans are put right next to you where you live. Our response was that the B-1 Zoning District is designed specifically for this within mind that these zoning district parcels can exist harmoniously next to residential properties. There is plenty of space in between them but most importantly as was stated, this parcel here is less than 2 acres and because it is subject to the Michigan Road Overlay, it is going to require variances in the future no matter what is done on it.

So all the petitioner is seeking here tonight is approval to rezone to B-1 for the purpose of then marketing it for sale for someone who is believed to be a, put a better use on this corner lot property than a residential lot which just doesn't seem to fit given the other parcels immediately around it. So the request is kind of a phase 1 rezone to B-1 now. The intent by the petitioner is to market it, sell it to an appropriate person or business who can use it for a permanent use but they will then have to seek variances to even build on it so there will be plenty of opportunity from both the Town of Zionsville to ensure that there is proper development there as well as that by the community around it. So with that we would request approval of the zoning ordinance's petition and I'd be happy to answer any questions there may be.

Garrett John, for a long time this was the Lost Run Farms construction entrance. It is no longer serving in that capacity?

Cross To my knowledge it's not. There's still an existing gravel lot on it –

Garrett Yes –

Cross That connects both the north road and the east road but I don't believe that there is any access to the neighborhood.

Garrett And I assume this has no tax implications in terms of revenue to the Town? The rezone may even be positive as it's recategorized. There's no reduction in tax payments by this rezone, correct?

Cross To my personal knowledge, that'd be an assessor question. If it gets rezoned to a commercial use I would suspect that could increase – I don't know if that increases taxes immediately if it remains vacant –

Garrett Yes.

Cross But the use would then change so that could cause there to be a higher tax bracket on it but clearly if it gets developed –

Garrett Yes –

Cross I believe a commercial property would be probably taxed higher than residential at that time.

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- Garrett Yes, I mean, and I live right near here. This makes all the sense in the world –
- Plunkett Yes.
- Garrett And I have no issues with this.
- Plunkett Yes, I don't have a problem with it. I just wonder if we don't want to talk to the RDC about including them in the EDA we just did – that economic development area because we stopped right there.
- Burk Yes.
- Garrett Oh, Yes.
- Plunkett So if this, if this does get changed it sure feels like we'd want to include this property in the, in that economic development area so.
- Melton And we don't have a current project proposed or anything? It's just strictly to market the property?
- Cross That is correct. The owner is actively trying to sell it so there's kind of an open offer to accept any sort of purchase for it so once the buyer fell out the owner said well if we can get it rezoned to better market it that's what they wanted to do.
- Burk It's currently residential?
- Plunkett Yes.
- Cross Yes.
- Garrett The petitioner's right though – no one would ever buy it –
- Plunkett Yes.
- Garrett No one would ever build a house there.
- Plunkett No doubt.
- Garrett At least I'd hope not.
- Plunkett Are there any other questions for John or any other discussion from Councilors? Otherwise, I'd entertain a motion.
- Garrett I'd make a motion to approve.
- Melton Second.
- Plunkett First by Councilor Garrett, second by Councilor Melton. All those in favor signify by saying aye.

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All Aye.

Plunkett All those opposed same sign.
[No response]

Motion passes 7 in favor, 0 opposed. Thank you.

OTHER MATTERS

Plunkett Up next is Other Matters. I know we're running a little long here but if you would bear with me – I just want to take one minute to acknowledge Allyson Gutwein, the Executive Director for the Zionsville Chamber of Commerce. For all the work that she's done for the Town, both Chamber members and non-members, and the work that she's done with this Council. She's been a true ambassador for the Town of Zionsville. This is, unfortunately for us, her last meeting as Executive Director. We're losing her to the Boone County Convention and Visitors Bureau Board. Having served on that Board in the past, I'm, I'm really looking forward to, to some of the stuff you can do there so.

Garrett Fortunate for her it's her last meeting.

Plunkett Yes, fortunately for her that's right. All right, anything else from Councilors?

ADJOURN

Garrett I'll make a motion to adjourn.

Plunkett First by Councilor Garrett.

Culp Second.

Plunkett Second by Councilor Culp. All those in favor signify by saying aye.

All Aye.

Plunkett All those opposed same sign.
[No response]

Motion passes 7 in favor, 0 opposed.

The next Regular Town Council meeting is scheduled for Monday, April 17, 2023 at 7:30 a.m. in the Zionsville Town Hall Council Chambers. Final notice will be posted in compliance with the Indiana Open Door Law. Thank you.

Respectfully Submitted,

Amelia Anne Lacy, Municipal Relations Coordinator
Town of Zionsville