



**ZIONSVILLE TOWN COUNCIL
MEETING MEMORANDA
FOR
MONDAY, APRIL 19, 2021
AT 7:30 A.M.
ONSITE AND ELECTRONIC MEETING
1100 West Oak Street**

1. OPENING

- A. Call meeting to order
President Garrett called the meeting to order at 7:30 a.m.
- B. Pledge of Allegiance

Council Members Present: Josh Garrett, President; Jason Plunkett, Vice-President; Brad Burk, Alex Choi, Joe Culp, Craig Melton, and Bryan Traylor
Also Present: Heather Willey, Town Council Attorney; Amy Lacy, Municipal Relations Coordinator, and Town Department Staff.

2. APPROVAL OF THE MEMORANDUM OF THE APRIL 12, 2021 REGULAR MEETING (copy posted)

COUNCIL ACTION: President Garrett moved to approve the Memoranda of the April 12, 2021 Regular Town Council Meeting.
Councilor Burk seconded the motion.
The Memoranda of the April 12, 2021 Regular Town Council Meeting was approved by a vote of seven in favor, zero opposed. (7/0)

3. REQUEST TO SPEAK

Zionsville resident Craig Triscari spoke in opposition of an approved VanTrust project near Saratoga Springs, stating that as of April 2021, he believed VanTrust was in violation of its commitments.

Mr. Triscari discussed upcoming tax assessments and advised homeowners they had the right to request a reduction in the tax assessment based on the negative effects of development in the area.

Mr. Triscari concluded by commenting on agenda item 6G, regarding consideration of a request to the Plan Commission to rezone property near the airport. He expressed his disapproval of a rezone.

Councilor Traylor asked if Mr. Triscari could be stopped from calling in and repeating the same largely incorrect information and insulting comments at every meeting. Acknowledging that everyone has a right to speak their opinion, even if it is differing, he noted that Mr. Triscari's comments were incorrect, even a lie, especially in relation to the airport rezoning matter. Vice-President Plunkett confirmed this.

Councilor Culp recommended that Mr. Triscari attend the meetings in person if he wished to speak. President Garrett assured the Councilors that meeting procedures were being worked on and said it would be a discussion for another time.

4. MAYOR/ADMINISTRATION UPDATE

There was no update from the Mayor or Administration.

5. OLD BUSINESS

There was no old business to discuss.

6. NEW BUSINESS

A. Hickory Hall Polo Club Presentation

Hickory Hall Polo Club owner Greg Chandler provided a brief history of the club, explaining that it was established with the intent of giving back to the community, with most of their matches benefitting a variety of Indiana nonprofit organizations.

Hickory Hall Polo Club President Austin Chandler reiterated that their number one goal was to give back to the community through the club's charity events. He went on to detail the number of organizations supported, number of events held and spectators attending, and the funds raised. Mr. Chandler said that the charity event earnings for 2020 alone totaled \$290,961,94 and that since 1992, Hickory Hall Polo Club had been able to assist and provide a venue for charitable organizations to help raise over \$6 million.

Both Greg Chandler and Austin Chandler answered questions from the Council.

B. Parks & Recreation Update Presentation

Parks Board President Tim Casady and Parks and Recreation Superintendent Jarod Logsdon gave a presentation updating the Town Council on various projects.

President Casady began by detailing two bond funded capital projects: Overly Worman Park and the trailways improvements. He provided history and timelines of the projects and as well as sharing future plans. He said that Overly Worman is expected to be complete by the end of 2021. He discussed the trailways improvements and the Big 4 Rail Trail extensions timelines and current progress.

Superintendent Logsdon discussed the recently awarded \$1.8 million Next Level Trails grant, saying it would allow the Town to not only complete both the north and south rail trail extensions, but would result in leftover bond dollars to be used for the next phase of the rail trail, widening the center, which would eliminate bottlenecks and accommodate increased traffic once the trail is connected to Whitestown and Lebanon.

Superintendent Logsdon went on to provide updates on the Heritage Trail Park Phase II, the Nature Center at Hussey Mayfield Memorial Public Library, and online registration for summer camps, the dog park and garden plots.

President Casady and Superintendent Logsdon answered questions from the Council.

C. Property Taxes Overview

Chief Financial Officer Tammy Havard gave a brief overview of property taxes.

She first explained how property taxes are calculated on home values less than \$389,110, using Zionsville's median home gross assessed value of \$385,700 as an example.

She then provided a breakdown of the distribution to the four governmental units: School, Library, County, and Town. She went on to further detail the distribution of the funds going to the Town, pointing out that almost 70% goes to Zionsville Public Safety.

CFO Havard went on to explain how property taxes are calculated on home values greater than \$389,109, using a home with a gross assessed value of \$500,000 as an example and including an explanation of the 1% Residential Property Tax Cap and the School Referendum Rate. She again gave a breakdown of the distribution of funds.

She concluded by sharing the Gateway Department of Local Government and Finance taxpayer portal on Gateway, which is available to the public, and demonstrated how to use the Tax Bill Estimator there.

D. Sycamore Street Speed Limit Discussion

Department of Public Works Director Lance Lantz gave an update on the request for the speed limit reduction on Sycamore Street near Raintree subdivision entrances. He explained that traffic studies were conducted, and the results indicated that rather than a speed reduction, a speed limit increase of five miles per hour could be justified. Director Lantz said that he did not recommend a speed limit increase. He went on to say that based on the captured data, the speed limits were appropriate in those locations. He concluded by saying the study did indicate a possible gap in sign placement and that an additional speed limit sign would be posted.

E. Consideration of an Ordinance Vacating a Portion of a Public Right of Way (Betz/McGraw)

PUBLIC HEARING

Ordinance 2021-05

Planner Roger Kilmer presented Ordinance 2021-05, first giving a background on the request. He stated that there were no objections to the requested vacation, other than the request from the Department of Public Works and AT&T that a perpetual utility easement for the existing and future utilities be retained. Mr. Kilmer went on to say that one unique aspect of this requested vacation is that property owners William McGraw and Susanne Blix had agreed to give the entire area of the vacation to the Betz ownership. He said that the County Recorder and the County Auditor may require a Quit Claim deed for clarification of the ownership. He explained that the petitioner was aware of this and aware that they would be responsible for preparing and recording that Quit Claim deed.

Mr. Kilmer noted that there had been no remonstrance to this petition and neighbors had provided letters of support.

With Proof of Publication noted, President Garrett opened the Public Hearing.

With no public comment, President Garrett closed the Public Hearing and called for any further questions from Council.

COUNCIL ACTION: Councilor Culp moved to introduce Ordinance #2021-05 on first reading. Councilor Choi seconded the motion.

Ordinance 2021-05 was introduced on first reading with a vote of seven in favor, zero opposed. (7/0) No further action was taken at this meeting.

- F. Introduction of Ordinance approving Appaloosa Crossing Financing and substantially final documents related thereto

Ordinance 2021-06

Planning and Economic Development Director Wayne DeLong introduced Ordinance 2021-06, explaining that this was the introduction of a four-step process related to Appaloosa Crossing and its bond issues of \$3.6 million. He stated that the ordinance would be considered at the May 3, 2021 Town Council meeting. Mr. DeLong confirmed that this was a developer backed bond.

COUNCIL ACTION: President Garrett moved to introduce Ordinance #2021-06 on first reading. Vice-President Garrett seconded the motion.

Ordinance 2021-06 was introduced on first reading with a vote of seven in favor, zero opposed. (7/0) No further action was taken at this meeting.

- G. Consideration of a Resolution to Require the Plan Commission to Rezone Property (Airport)

Resolution 2021-07

Councilor Traylor presented Resolution 2021-01 explaining that the resolution addressed the property just to the south of 200 South, directly at the end of the airport runway. He stated that with the future extension of the runway the current residential zoning was inappropriate and could be potentially hazardous for the airport and residents in the area.

Councilor Traylor answered questions from the Council.

Attorney Heather Willey confirmed that the Town Council was not rezoning the property but was directing the Plan Commission to start the process to rezone the property to agricultural. She explained the process and said that the Plan Commission's timelines, procedures, and policies would all be followed throughout the process.

Attorney Mike Andreoli, representing the property owners, distributed to the Council a zoning application filed with the Boone County Area Plan Commission in 2006 by Producer Realty Corporation and Philip J. Caito Family Trust.

He shared the history on the current zoning and said the rezoning from agricultural to the residential (R3) zoning classification had ultimately been approved by the Boone County Commissioners with substantial written commitments. He urged the Council to go slowly, read the resolution and commitments and obtain legal advice before moving forward with the proposed resolution.

Attorney Mike Andreoli, Attorney Heather Willey, and Councilor Traylor answered questions from the Council.

COUNCIL ACTION: Councilor Traylor moved to approve Resolution #2021-07.

President Garrett seconded the motion.

Resolution #2021-07 was approved by a vote of six in favor, one opposed, with Councilor Melton opposing. (6/1)

7. OTHER MATTERS

Municipal Relations Coordinator Amy Lacy stated that there were no claims to be approved at this meeting.

8. ADJOURN

COUNCIL ACTION: President Garrett moved to adjourn the meeting.
Vice-President Plunkett seconded the motion.
The motion was approved by a vote of seven in favor, zero opposed. (7/0)
The meeting was adjourned at 8:49 a.m.

The next regular Town Council meeting is scheduled for Monday, May 3, 2021 at 7:00 p.m.
This meeting is planned to be held on-site in the Zionsville Town Hall Council Chambers as well as electronically via Zoom. Final notice will be posted in compliance with the Indiana Open Door Law.

Respectfully Submitted,

Amelia Anne Lacy, Municipal Relations Coordinator
Town of Zionsville