

**Town of Ulen Town Council Meeting – July 25, 2023**

| Meeting Time and Location  | Attendees (Council Members) |   |   |
|--|-----------------------------|---|---|
|  | P                           | N | V   |
| Notification Posted: Y   |                             |   | (Check present, not present, or virtual attendance) |
| Date and Time: June 27, 6:30                                     | X                           |   | Mark Ransom   |
| Location: Ulen Country Club                                      | X                           |   | Jennifer Jones                                      |
| Recorded minutes compiled by:<br>Mary Ann Herny, Clerk-Treasurer | X                           |   | Jason Jones   |
|  | X                           |   | Mary Ann Herny                                      |
| Attendees (Other)  |                             |   |   |
| Scott Hutcheson  |                             |   | Matty Coachman                                      |
| Lisa Hutcheson   |                             |   | Michelle Thomas                                     |
| Sue Ritz   |                             |   | Steve Million                                       |
| Joe Newsom   |                             |   | Helen Million                                       |
| Ann Newsom   |                             |   | George Anchini                                      |
| Patsy Smith  |                             |   | Val Anchini   |
| Chase Newsom   |                             |   | Adam DeHart   |
| Sheryl Cassis  |                             |   | Craig Eigenbrod                                     |
| Margi Walters  |                             |   | Sigmon Myers  |
| John Garber  |                             |   | Jane Myers  |

**Call to Order**

The meeting was called to order at 6:30.

**Planning and Zoning Project Update**

A number of new participants attended the meeting. Mr. Ransom provided an overview of the discussions and recommendations that have occurred in previous meetings, going over:

- Reasons for creating ordinances and restrictions
- Distinctions between the two methods
- The Town Council’s intent to use both methods, the process going forward, and what we will be requesting from residents

Mr. Clutter has provided a draft version of a document entitled “Declaration of Covenants, Conditions and Restrictions” for the Town of Ulen. However, council members had comments and changes that have not yet been incorporated. The document will be available to residents once these changes have been made.

Additional questions emerged and were discussed:

- Q. How can a resident find out whether a property already has restrictions?  
A. Most lots in Ulen are subject to certain deed restrictions in the initial 1040’s property conveyance. These should be outlined in your Owner’s title insurance policy which was likely obtained when your property was purchased. If not, additional research could be done to search the public records.
- Q. How will we define “single family?”  
A. This will be spelled out in the Council’s resolution/ordinance documents, and residents will have an opportunity to weigh in before they are adopted.
- Q. Will restrictive covenants and zoning also be applied to the country club property?  
A. Yes, the intent is to only allow the property to be used for a golf clubhouse and course and



related buildings (although there is still some ongoing discussion about whether the club should be restricted to a private versus a public course).

- Q. Will Elmwood be asked to adopt similar restrictions?  
A. Elmwood is part of Lebanon, and has its own Homeowner' Association and related rules. Mr. Jones has a copy of that agreement, and indicated it is similar in nature and compatible with what is being proposed for Ulen.
- Q. Will there will be an architectural review board?
- A. This will be discussed by the plan commission and a recommendation will be made to the Council.

### **Other Business**

#### **Treasurer's Report**

Prior meeting minutes were approved and signed with corrections.

Reconciled financials were provided for June, and a current (unreconciled) report was provided to show receipt of the bi-annual property tax settlement (approximately \$40,000) from the county.

Vouchers were signed for landscaping at the entrance to the neighborhood, and purchase of state-mandated receipt forms. A Waste Management invoice needs to be reviewed in detail, and the Clerk/Treasurer will request a meeting with Mr. Ransom to review. A fourth invoice from SetCo was forwarded but had not yet been reviewed. It was agreed by the Council that this invoice required further review, as there was little specificity and the cost did not seem proportional to the work performed.

The Clerk/Treasurer reported completion of the first 2024 budget meeting with our DLGF field representative. Forms have been submitted with our first version of the intended budget.

#### **Electrical Issues**

Mr. Ransom reviewed the issue about streetlights that were recently knocked out of service because streetlight wiring was not marked by the 811 service. Residents need to be aware that any digging between the sidewalk and the road will require engaging a private company to mark wiring. Adam DeHart is researching potential contractors to perform this service.

#### **Ongoing Landscaping Care**

Additional landscaping work is planned for the entryway, on both sides of the entrance road. Joe Newsom described ongoing discussions with Lebanon Parks Director John Messenger about a joint project to clean up dead trees, landscaping and fencing along the park boundary and south side of the golf course. The Council discussed the fact that there is a water main right behind the brick columns. Mr. Messenger indicated that the city works with a master gardener who may be able to participate in the upgrade. The Council agreed that Mr. Newsom should continue discussions.

A suggestion was made last month that a contract might be awarded to obtain and install mulch and pick up yard waste throughout the neighborhood at a better negotiated price. At this time, the Council decided to table this. However, if we have large limbs and debris from storms, we can engage a company to assist with cleanup. This may also be done at the beginning of each spring season. Mr. Ransom will consult with Steve Lewis to see how this has been handled in the past.

Residents also brought up the fact that some grass clippings are being blown into the street and are clogging storm drains. The Council agreed that it would be a good idea to remind residents to be careful with clippings.

Building Permission Requested

The Council is reviewing a request for an addition to 105 Ulen Blvd. to build a new garage and second floor. A plan has been submitted and the Board is working with the resident to ensure there are no objections to the addition.

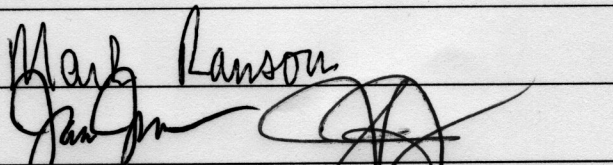
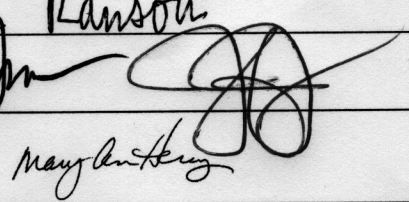
New Business

Some complaints were made about aggressive solicitation occurring in the neighborhood. The Council agreed that we will need to post signage for deter solicitors.

Adjournment

The meeting was adjourned at approximately 7:45.

Approvals:

|                              |   |
|------------------------------|---|
| Council Member Approvals:    |   |
| Attested by Clerk Treasurer: |  |
| Date Approved:               | 8/22/2023   |