

Town of Ulen Town Council Meeting – August 22, 2023

Meeting Time and Location	Attendees (Council Members)		
	P	N	V
Notification Posted: Y			
Date and Time: Aug. 22, 6:30	X		
Location: Ulen Country Club	X		
Recorded minutes compiled by: Mary Ann Herny, Clerk-Treasurer	X		
	X		
Attendees (Other)			
Margi Walters			Adam DeHart
Patsy Smith			Lisa Hutcheson
Sue Ritz			Bob Burgun
Joe Newsom			John Garber
Sheryl Cassis			Bob Clutter

Call to Order

The meeting was called to order at 6:30.

Planning and Zoning Project Update

Mr. Clutter provided an update on the project:

- A revised version of the covenants was provided to the Town Council for review. Questions about the previous version were addressed.
- Mr. Clutter reported on his discussion with Ulen Country Club's Board. A question was raised by UCC about what would happen in the unlikely event that the golf course found it necessary to close. In that case, Mr. Clutter suggested that the property will revert to single family residential use. He noted that zoning ordinances (which will be developed following the adoption of covenants) would also protect the golf course and club house properties.
- The Board will devote the September meeting to presenting the covenants and begin soliciting signatures at that time. The Council will craft a letter which will be sent before the meeting to prepare residents and invite participation. A copy of the documents will be sent with the letter so that residents can review it in advance.
- Following the September meeting, the Town Council will reach out directly to any residents who were unable to attend, knocking on doors as needed.

Other Business

Treasurer's Report

Prior meeting minutes were approved and signed.

Reconciled financials were provided for July.

Vouchers were signed for the town's insurance policy, annual rental for the town's storage locker, and Waste Management.

Waste Management continues to overbill us. Due to the ongoing confusion, the last current invoice resulted in an overpayment that includes all of the third quarter plus part of the fourth quarter. The Council agreed that we will send a second letter to the company clarifying what we have paid and what we expect to be billed for the remaining agreed amount in the fourth quarter. Mr. Ransom will send this

letter to our account representative. Meanwhile, the Council has reached out to two other potential trash pickup services (Smith and Priority Waste) and is scheduling meetings to evaluate them as options. If a reasonable alternative can be found, this will allow us to terminate our agreement with Waste Management by the end of the year.

The Clerk/Treasurer reported on next steps for the 2024 budget, and has scheduled the required public hearing for September 11 at 5:00. Communications will be sent at least 10 days prior to the meeting.

SBOA has requested some additional information for the upcoming audit, and this material has been sent to them.

Electrical Issues

Mr. DeHart has done research and made a recommendation about how to best deal with the issue of marking street light wires through 811 service. He provided a form that will allow us to register the town in the usual 811 service. This will cost approximately \$100 per year, with a small per use fee for each call made. The Council agreed that this was an acceptable alternative. Mr. Ransom and Ms. Herny will fill out and send the form, clarify any questions, and then compose an information sheet to be shared with residents. Mr. DeHart also requested some minimal payment for his activities to date and to update data and maps, which will be needed for this work. The Council unanimously agreed to move forward in this direction and will await final details about costs from Mr. DeHart.

An outstanding issue on SetCo's last invoice was discussed at length. The Council agreed to pay the most recent invoice, but also begin soliciting estimates for a longer term ongoing service contract, which will be offered to multiple providers. A Master Service Agreement and specifications for the work will be developed by the Council. Mr. Jones will recommend some companies for this opportunity. Ms. Jones also indicated that the lights at the entrance are also malfunctioning and suggest that be added to the scope of work.

Ongoing Landscaping Care

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 are ongoing, but no decisions have been made. Mr. Newsom also suggested that we engage an arborist to trim dead branches in the trees in Ulen Boulevard circles. The Council asked Mr. Newsom to prepare estimates for the next monthly meeting. Mr. Ransom will also get an estimate on replacing the chain link fence separating the Park from the golf course; at the same time, we will adjust the position of the fence to better align with surveyed property lines.

Mr. Jones was asked about the status of damage done as a result of Elmwood Bridge construction. The City of Lebanon is disputing the various damage reports that were submitted. After some discussion about the level of effort and the severity of the reported damage, the Council agreed it is most likely not worth the effort to pursue this. Most of the damage occurred on the circles. Some discussion was held regarding the need for better lighting, as the circle walls are hard to see at night. The Council will explore costs of solar uplighting under the circle trees to make the circles more visible.

Building Permission Requested

The Council discussed the requested approval for construction. Since there are currently no enforceable requirements, it was agreed that it was most important to ensure that affected neighbors were well informed and satisfied with the proposed changes. Mr. Ransom will facilitate that discussion.


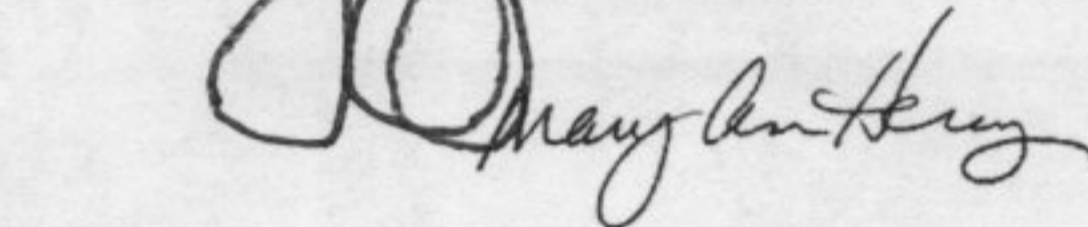
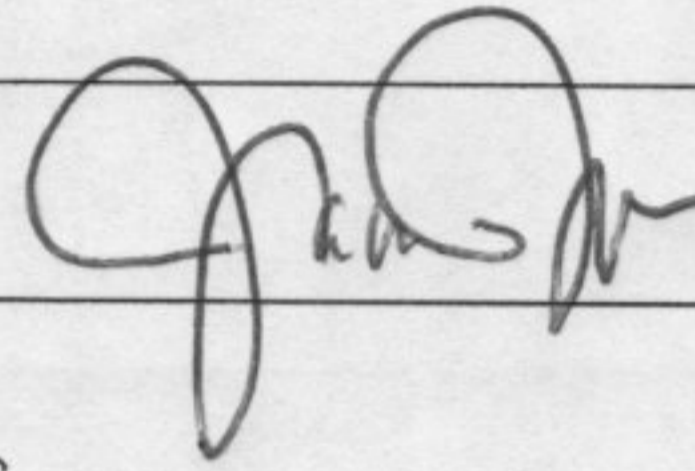
New Business

Ms. Jones asked whether we have current documentation that enables exemption from sales tax. The Clerk-Treasurer explored this earlier in the year – Ulen has in the past had both sales exemption forms and a retail merchant certificate, but believes only the exemption form is required. If a retail merchant form is needed, this will need to be updated as our earlier certificate expired several years ago. Ms. Hery will check with SBOA field reps or AIM and present her recommendation.

Adjournment

The meeting was adjourned at approximately 7:50.

Approvals:

Council Member Approvals:	Mark Lenson
Attested by Clerk Treasurer:	  
Date Approved:	W 9/26/2023