

Yorktown Town Council Special Meeting

Wednesday, July 1, 2020 @ 10:00 a.m.

Zoom Conference/Yorktown Town Hall

The Yorktown Town Council Special Council Meeting held July 1, 2020, was held via Zoom video/telephonic conference according to Governor Holcomb's Executive Order 20-09 (https://www.in.gov/gov/files/Executive_Order_20-09_Continuity_of_Government_Operations.pdf). The following information was provided: Website- <https://www.zoom.us/>, Meeting ID-841 8014 6536, Password-524288, Alternate access- 1 312 626 6799. The meeting was moderated by the Town Manager, Pete Olson. The meeting was recorded and will be preserved as part of the record of the meeting in addition to the minutes. Actions were approved by a roll call vote until the members of the Council could convene and sign the necessary documents.

Call to Order, Roll Call: Rich Lee-present, Bob Ratchford-present, Rick Glaub-present, Dan Flanagan-present, Lon Fox-present, Michael Burke-present, Bryan Smith-present. Attendance reflected a quorum to conduct the regular business of the Council.

New Business: Ordinance 799-Taxable Economic Development Revenue Bonds. The Economic Development Commission met on Monday, held a public hearing, and voted 3-0 recommending that the process move forward. Lisa Lee, Bond Council from Ice Miller, confirmed that the public hearing was held on Monday, June 29, and adopted a Resolution recommending the adoption of Ordinance 799. Ms. Lee announced that the bond would support infrastructure for the Bison Development payable from project TIF generated by the development in Area #1 and would not use any Town funds, any taxes, or any general obligation or indebtedness of the Town. Lisa Lee explained that the bonds were a self-sustaining incentive and in the event that funds were not sufficient, Bison, a Bison affiliate, or a Bank, would be responsible and not the Town. She added that the Ordinance had been introduced at the last meeting.

Councilman Glaub reiterated that under no circumstances would the Town be defaulted. President Lee stated that there were no negative impacts on the Town, the Community or the schools; expressed concern about the impact on traffic; and had questions about the missing stone/brick on the front of the building as presented at the EDC meeting. Mr. Johnson replied that the artist rendering did not include the images but the plans to be submitted to the Building Commissioner would include four feet of stone around the bottom. Mr. Johnson also established the minimal use of aluminum or vinyl except on windows and soffits using concrete board on the exterior. Councilman Ratchford asked about the whether the roof would be composed of standing seam metal or asphalt shingles. Mr. Johnson replied standing seam metal would be used as well as using R50 (insulation) in the attic area to improve energy efficiency.

Mr. Glaub inquired about the number of total units and whether the majority of the units were apartments. Mr. Johnson answered 278 living units comprised of houses, apartments, and patio apartments and elaborated that the units were mostly houses while the other structures included two 16-unit apartments and two twelve-unit apartments totaling less than sixty apartments. Mr. Johnson added that the patio apartments had garages in front and the town homes ranged from 1500 to 2400 square feet. Councilman Smith inquired about the time frame for construction. Mr. Johnson responded that clearing began last week and the permit would be submitted to the Building Commissioner this week.

Mr. Ratchford confirmed with the Town Manager that sidewalks would be extended to the north side of the development. Mr. Johnson explained the sidewalk would be connected to a boardwalk that goes through the wetlands, was required to be elevated six inches above ground, and will be 6 feet wide. Plans for the south side of the development were still being considered with the worst-case scenario to include the construction of a sidewalk on the front on the easement of the highway to the nearest street corner for pedestrians to cross the street to go downtown. Councilman Burke requested the plan for removing the TIF district after the Bond was repaid. Mr. Olson pointed out that the TIF district would expire after 25 years. Baker Tily consultant Emma Adlam explained that while debt service payments were being made on the bond, the TIF area could not be ended while the bonds were outstanding. She also confirmed that there was a 25-year limit for the TIF area once the bonds were issued. Ms. Adlam estimated the maturity date for the bonds would be July, 2042 depending on the rates provided by the bank. She added that the RDC could end the TIF area a couple years early after the bonds matured.

Daniel Flanagan motioned to adopt Ordinance 799; Robert Ratchford seconded. The results of the roll call vote:

Daniel Flanagan	Robert Ratchford	Rick Glaub	Lon Fox	Michael Burke	Bryan Smith	Rich Lee
Yes	Yes	Yes	Yes	Yes	Yes	Yes

Town Manager Olson recommended to suspend the rules for a third reading. Daniel Flanagan moved to suspend the rules and Bryan Smith seconded. Roll call vote:

Daniel Flanagan	Bryan Smith	Robert Ratchford	Rick Glaub	Lon Fox	Michael Burke	Rich Lee
Yes	Yes	Yes	Yes	Yes	Yes	Yes

Daniel Flanagan motioned to pass Ordinance 799; Bryan Smith seconded. Roll call vote:

Daniel Flanagan	Bryan Smith	Robert Ratchford	Rick Glaub	Lon Fox	Michael Burke	Rich Lee
Yes	Yes	Yes	Yes	Yes	Yes	Yes

Town Manager suggested that the press conference to be held by the Governor about Stage 5 of reopening the State might affect the plans for the holiday weekend.

Daniel Flanagan moved to adjourn; Lon Fox seconded. The motion was unanimously approved.

Adjournment: 10:16 a.m.

Upcoming Meetings: July 20, 2020

President-Rich Lee

**Prepared by/Attest
Clerk Treasurer-Lance Turner**