

## Town of Ulen Town Council Special Meeting – June 15, 2023

Meeting Time and Location	Attendees (Council Members)			
	P	N	V	(Check present, not present, or virtual attendance)
Notification Posted: Y	X			Mark Ransom
Date and Time: June 15, 6:30	X			Jennifer Jones
Location: Ulen Country Club	X			Jason Jones
Minutes compiled by:	X			Mary Ann Herny
Mary Ann Herny, Clerk-Treasurer	X			
Attendees (Other)				
Joe Newsom			Kent Frandsen	
Bob Burgun			Sheryl Cassis	
John Garber			Bob Clutter	

### Call to Order

The meeting was called to order at 6:30. This meeting was rescheduled, as people were unable to attend a previously scheduled meeting (we did not have a quorum present, and the meeting was quickly adjourned).

### Planning and Zoning Project

Mr. Clutter discussed the differences between zoning ordinances and restrictive covenants. In general, covenants are private contracts among residents, whereas zoning ordinances are governmental actions. Since an ordinance requires more time and effort to establish, but are easier to enforce and change, Ulen may prefer to start by creating restrictive covenants, which would protect Ulen in the short term while the Plan Commission debates the nature of future zoning ordinances.

Mr. Clutter recommended the following:

- The next meeting should be used as an educational opportunity to explain this plan and its advantages to residents. This would be supplemented with a letter for those who might not be able to attend, followed by a second meeting.
- To establish a restrictive covenant, each resident (including all owners of each property and the Country Club Board) must sign the contract, which must be notarized. This needs to be explained clearly in the meeting. Following the meeting, Mr. Clutter recommended that a representative from the Town Council knock on each door to obtain these signatures. This process will ensure that covenants become a permanent part of the property title, regardless of ownership. Any subsequent change would need to be signed, again, by all property owners.
- Enforcement of any violation of the covenants could be initiated either by the Board or through action taken by residents themselves. The Board requested more details about this process.
- Residents who do not agree to sign are not bound by the covenants; however, when the Plan Commission has finished its work, the zoning ordinances would apply to all residents, regardless of their participation in the covenant contract.
- The covenants would cover our most urgent and significant concerns, and should be presented in a way that ensures they are broadly acceptable to all residents (e.g., single family use, no commercial or industrial use, etc.). The covenants would also ensure that the UCC property would only be used for golf and a country club.
- Regular, clear communication with residents will be important, and several letters should be sent out.

The Board agreed to use the next two monthly meetings to engage residents in this process.

**Other Business**

Jennifer Jones submitted receipts for reimbursement for the rental of a P.O. Box.

**Trash and Recycling**

The Council had a brief discussion about changes and questions regarding trash service. Bob Burgun mentioned that there are new rules regarding use of the dump. Questions were raised about how to add a new resident to recycling, and how to obtain bins for people who request them. Mark Ransom will follow up with Waste Management.

**Electrical Issues**

Streetlights were recently knocked out of service because street light wiring was privately maintained. 811 services do not mark these lines. Residents need to be aware that any digging between the sidewalk and the road will require engaging a private company to mark wiring. The Board will explore potential contractors to recommend.

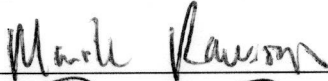
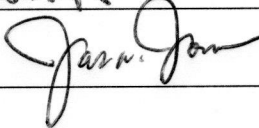

**Ongoing Yard Care Issues**

Additional landscaping work will be done near the entrance on June 23. Jason Jones will assist Joe Newsom by providing work cones to alert drivers. The Board agreed that a longer term plan needs to be developed to ensure the entry into the neighborhood is safe for drivers and pedestrians.

**Adjournment**

The meeting was adjourned at approximately 7:30.

**Approvals:**

Council Member Approvals:	
	
Attested by Clerk Treasurer:	
Date Approved:	