

Town of Ulen Town Council Meeting – June 27, 2023

Meeting Time and Location	Attendees (Council Members)		
	P	N	V
Notification Posted: Y			
Date and Time: June 27, 6:30	X		
Location: Ulen Country Club	X		
Recorded minutes compiled by: Mary Ann Herny, Clerk-Treasurer		X	
		X	
Attendees (Other)			
John Garber			Michelle Thomas
Margi Walters			Patsy Smith
Sue Ritz			Bob Clutter
Kent Frandsen			Steve Million
Helen Million			Sheryl Cassis
Bob Burgun			

Call to Order

The meeting was called to order at 6:30.

Planning and Zoning Project

Since attendees were not in attendance at the earlier Special Meeting, Mr. Ransom updated attendees about previous discussions and recommendations.

Since Lebanon and Ulen will be experiencing changes due the expected rapid growth in the area, the Council wishes to put governing ordinances and restrictions in place soon, ensuring that Ulen can maintain its character and value.

The differences between zoning ordinances and restrictive covenants was discussed. In general, covenants are private contracts among residents, whereas zoning ordinances are governmental actions. An ordinance requires more time and effort to establish but is easier to enforce and more flexible. Mr. Clutter has suggested that Ulen create restrictive covenants, which would protect Ulen in the short term while the Plan Commission zoning ordinances are established.

Other points and questions were brought up:

- To establish a restrictive covenant, each resident (including all owners of each property and the Country Club Board) must sign the contracts. This commitment by the homeowner becomes a permanent part of the property title, binding all future owners. Any subsequent change would need to be signed, again, by all property owners.
- It was mentioned that many homes in Ulen are likely to already have some restrictions in place. A review of all deeds may be necessary.
- No race or diversity restrictions may be part of the agreement.
- Enforcement of any violation of the covenants could be initiated either by the Board or through action taken by residents themselves.
- 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. Zoning is necessary to create uniform and enforceable permitting and usage guidelines for the long term and will be more fully addressed later in the year.

- The covenants would cover our most urgent and significant concerns, and the goal is to create only restrictions that all members of the community are likely to agree on, such as the following:
 - Homes in Ulen will be restricted to single family use (the definition is to be determined, but should be developed with common scenarios in mind). Examples included:
 - Leasing while homeowner is traveling
 - Rental to extended family members
 - Live-in college student
 - Etc.
 - No mobile/modular homes may be erected
 - Restrictions on how the Country Club property may be used (to be determined in collaboration with the UCC Board). These restrictions would limit the property to golf and country club use.

Other Business

Treasurer's Report

Prior meeting minutes were approved with corrections. Signatures will be deferred until the next meeting.

Reconciled current financials were provided. Vouchers were signed for Lebanon Utilities (street lights and hydrants), Waste Management, and reimbursement for rental of a PO Box.

All Gateway submissions requested by the State Board of Accounts have been submitted. No further communication about the upcoming audit has been received. Budget meetings for 2024 have been scheduled.

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. This item was discussed at the last meeting – Adam DeHart is researching potential contractors to perform this service.

SetCo will continue to repair malfunctioning lights.

Ongoing Yard Care

Additional landscaping has been done near the entrance to Ulen. The Council has received positive feedback about the much-improved visibility and appearance of the entryway, and the Council is grateful to have had the support and patience of the affected residents.

Recycling

Residents were reminded not to request recycling directly, but to instead request it through the Board. The town pays for all recycling and bins.

New Business

Consolidated Mulch Contracting

A suggestion was made that a contract might be awarded to obtain and install mulch and pick up yard waste throughout the neighborhood at a better negotiated price. This would help residents avoid individual mulch purchases and ensure work is done more efficiently. The Board will need to research options and identify interested residents.

Border and Fencing Between Ulen and Memorial Park

Fencing and shrubbery on the south side of the neighborhood and along the edge of the golf course was also discussed. Ulen and the Country Club each own some portions of this border, and the poor condition of the fence and bushes was noted. The Board will reach out to UCC and consider options for improvement.

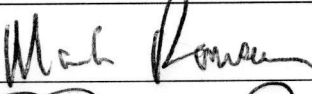
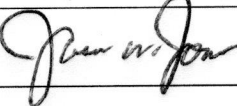

Building Permission Requested

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.

Adjournment

The meeting was adjourned at approximately 7:30.

Approvals:

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