

Town of Ulen Town Council Meeting – October, 2024

Meeting Time and Location	Attendees (Council Members)			
	P	N	V	(Check present, not present, or virtual attendance)
Notification Posted: Y				
Date and Time: October 22, 2024, 6:30	X			Mark Ransom
Location: Ulen Country Club	X			Jennifer Jones
Recorded minutes compiled by: M. Hery	X			Sheryl Cassis
	X			Mary Ann Hery
Attendees (Other)				
Bob Clutter				Brett Klingler
Mallory Kaehr				John Garber
Chuck Ritz				Charlotte Frandsen
Sue Ritz				Kent Frandsen
Adam Dehart				

Call to Order

The meeting was called to order at 6:30.

Planning and Zoning Project Update

The Plan Commission met prior to this meeting. Minutes were prepared by the Plan Commission Secretary and are available in a separate document.

Old Business

Treasurer's Report

- Prior meeting minutes (from the meeting in September of 2024) were approved and signed.
- Reconciled financials were presented from September and approved. Vouchers were approved and signed for invoices. Total of all account balances at the end of September was \$463,398.06 including checking, money market and investment accounts. Receipts for July were \$9,076.67, and disbursements totaled \$10,597.86.

Entryway

Ms. Hery provided a status update on entryway work. While the busy golf season is being extended by the good weather, the Country Club's grounds crew have not been available to lay irrigation lines. However, we believe this work will still be possible within the next few weeks.

Ms. Hery had discussions with the Country Club Treasurer and it was agreed that the Town should establish its own accounts for the purchase of materials. Ms. Hery will pursue that. The Town has received quotes for the purchase of shrubs and the purchase of irrigation components.

No progress has yet been made on writing an RFP for the construction of the sign.

Grant Funding

No progress has been made by DriveClean to provide the grant requests for the road resurfacing. Mr. Ransom suggested we ask for a refund on the outstanding balance paid, and locate a different vendor. Ms. Heryn reported having shared a new historical preservation grant being offered, and we will follow up to see if it is an option. The Town may also reach out to residents to see if there may be a willing volunteer for this work. A resident mentioned that Eric Spall (Lebanon Public Library) has assisted with grants in the past.

New Business

Several issues discussed in the planning meeting prompted additional discussion in the Town Council meeting:

- Mr. Clutter reported that he believed it is not necessary to enact our own ordinance that established construction regulations that complied with FEMA requirements for flood insurance. He noted that if we have adopted the County's hazard mitigation plan, that should be sufficient. Ms. Heryn confirmed that we did participate and adopt the plan.
- Mr. Frandsen asked about sidewalk repairs and whether that should be included in the plan. Council members noted that the property on which sidewalks sit is controlled by the Town. The Town has, in the past, encouraged homeowners to maintain their sidewalks, and has also in some instances shared the cost of repairs. Mr. Ransom indicated that sidewalk repairs may be considered in the coming year where the sidewalk condition is a safety hazard.
- A question was asked about the possibility of Elm Swamp Road being widened given the growth on the north side of town. While this may be a possibility, Mr. Frandsen and Mr. Clutter felt it would be unlikely to affect Ulen properties due to the cost and effort of working across two municipalities.

Leaf Pick-Up

Mr. Ransom notified the group that leaf pick-up will commence the first week of November and will happen each Wednesday for four weeks. An additional pick-up will be scheduled if needed. The trucks will make a final pass with a street sweeper when all leaves have been disposed of.

Circle Repair

Mr. Ransom will repair the dislodged stone as soon as he is able.

Next Meeting

The next meeting will follow the finalization of the planned zoning ordinance. The Board will review the final document and share it publicly, followed by a Public Hearing in early 2025. The next meeting will combine November and December meetings, and will be held on December 3rd to accommodate holidays.

Adjournment

The meeting was adjourned at approximately 7:15.

Approvals:

Council Member Approvals:	Mark Ransom
Attested by Clerk Treasurer:	Lyle Cassin May Anthony
Date Approved:	12/3/2024