

Edinburgh, Indiana Joint Meeting
Edinburgh Redevelopment Authority
Edinburgh Redevelopment Commission

Meeting Minutes
Redevelopment Commission Perspective
 July 9, 2012

Greg Stinson, Vice President of the Commission, called the meeting to order and called the membership roll.

Members Present:

Greg Stinson – Vice President
 John Rondot – Secretary
 Ray Walton
 Cathy Hamm

Members absent:

Ted Lucas - President
 Terry Kellams

Other Attendees:

Town Attorney, Dustin Huddleston

Timbergate Golf Course Manager, Wayne Gibbs

First Order of Business – Review of minutes from April 9, 2012 meeting

Ray Walton made a motion to accept the minutes as written. John Rondot seconded the motion, which passed unanimously.

Second Order of Business – Update on Timbergate Financial and Spending Plan – Wayne Gibbs

Since Wayne had just presented a complete Timbergate update to the Town Council Meeting earlier in the evening, the Commission decided to have only a question/answer session with Wayne rather than repeat the update. The Commission decided to cover the maintenance issues at its next meeting in October, due to the absence of two members.

Wayne stated that 10 – 15 sand traps are being allowed to ‘grow in’ rather than replacing them completely. In earlier Commission meetings, discussion was held about removing several sand traps that are traditionally ‘not in play’. The ‘growing in’ has been chosen as the alternative.

Wayne said that replacing of the sand in the sand traps is approximately 80% complete and we have exhausted the supply of sand. More sand will be purchased shortly to complete the sand trap work.

Ray Walton commented on the great condition of the Golf Course despite the drought. Wayne stated that the condition comes with a high cost for watering. However, he said that some of that cost is covered by less use of fertilizers, herbicides, and pesticides during the hot and dry weather. Wayne mentioned that they are monitoring their watering closely.

Wayne mentioned that the rounds played at the Course have not suffered significantly from the hot weather and that golfers have just shifted their play to the cooler parts of the day, with many very early morning rounds being played.

John Rondot asked if the signs had been posted yet to discourage walkers, bikers, fishermen, etc. from being on the course. Wayne said that they had not been posted, but that they had seen no problems that would necessitate the signage. He will continue to monitor the situation.

Third Order of Business – Amos Development Agreement – Cheryl Stroud

Cheryl Stroud from the Amos Development Co. was joined by John Bruns, President of Enviroscapes; Steve Charlton, Owner of Cornerstone Development, and Scott Lynch, Owner/Broker of The Scott Lynch Group – F.C. Tucker Realty Company.

Cheryl stated that the group's primary purpose for coming to the Commission meeting was to discuss ideas that could help increase the number of residences in the Timbergate community.

Greg Stinson noted that increased home building would help all of Edinburgh with its increase of the tax base.

Cheryl noted that the agent for Hallmark Homes, which has a model home on St. Andrews Avenue along the north edge of Timbergate, told her that the number one reason listed for people losing interest in building at Timbergate is the impact of Interstate 65 being so close to the properties. Cheryl said that it is more the visual impact rather than the noise impact. Cheryl believes that buffering the Interstate with tree plantings at the back of the lots facing holes number 3, 4 and 18 would alleviate much of the concern.

Cheryl asked John Drybread from the Redevelopment Authority if Edinburgh/Timbergate would qualify for Tree Grants from the Indiana Office of Community and Rural Affairs. John responded that Edinburgh should qualify but that no funding is currently available. John said that he would look in to applying for a grant.

John Bruns gave each Commission member a brochure describing his company and its services. He also presented a packet containing a proposal suggesting that trees be planted along the south side of hole number 3; the west side of hole number 4 and the east side of hole number 18 to help eliminate the visual impact of the Interstate. John proposes that 145 Aristocrat Pear trees be planted on 29 building lots. The trees would be planted 20 feet on center apart and would be staggered in such a way that part of the trees would be at the back of the building lots and others would be at the edge of the golf course.

The proposed price for the trees plus the work to plant them is \$45,060.00 including a one-year guarantee on each of the trees.

John Rondot asked Wayne Gibbs if the proposed placement of the trees would negatively impact the 'Tinks Course' character of the course. Wayne responded that he saw no problems with the proposal.

John Rondot asked if there was any concern about planting all of the same kind of tree, due to problems with disease/insects attacking like trees in the past several years. John Bruns replied that trees of different varieties could be substituted in the proposal.

Scott Lynch reported that his Group has been employed by Amos Development to try to get development moving in the Timbergate residential areas. He noted that signs have been posted in many of the vacant lots and that the sign board at the entrance now designates his Group as the realtors to contact for information about home sites.

Scott presented an idea for a sign/billboard that could be placed along Interstate 65 to help generate interest. He asked for permission to have the sign/billboard placed near the Edinburgh sign on the west side of the Interstate. John Drybread said that he would have Wade Watson, Edinburgh Building Commissioner, check to see whether the sign can be placed where proposed.

Bill Davis, a member of the public in attendance, said that he believes most of the best lots in the existing sections of the Timbergate residential areas are already taken. He said that by best lots he means those safest from accidental golf ball hits. He believes that more people would be interested in building in the sections not yet begun (south of the existing Skaggs homes along Constitution Drive and Capitol Drive).

Discussion about the infrastructure (streets, sidewalks, sewers, etc.) in the sections not yet begun brought the following to light: 1) John Drybread said that the cost of infrastructure had not been estimated; 2) Cheryl Stroud stated that Amos Development was 'in the hole' \$1 million on Timbergate development and that the company has no more money for the development; 3) John Drybread said that he would work up an estimate for installing the infrastructure; 4) Cheryl Stroud asked John Drybread to look into whether the Town of Edinburgh could issue bonds to facilitate installation of the infrastructure.

Greg Stinson suggested that if the infrastructure was in place, prospective homeowners could better see where they could be living.

A suggestion was made that a free one-year membership to the golf course be made for each new home built. (Secretary's note: I failed to record who made this suggestion.)

Cheryl Stroud suggested that the Commission members meet at Timbergate to review the proposals on-site. Greg Stinson suggested that such a meeting on this evening was not practical due to the absence of two members of the Commission and the fact that a public meeting location and time must be advertised to the public. A later on-site meeting will be planned with all of the required notices.

Fourth Order of Business – Open Discussion

Ray Walton asked whether Terry Kellams was still a member of the Commission. Ray believes that Terry thinks that he is no longer a member since he has missed several meetings. Dustin Huddleston, Town Attorney, stated that Terry was still a member of record. John Drybread said that he would contact Terry to get things straightened out.

There being no further business to conduct, Ray Walton made a motion to adjourn. John Rondot seconded the motion, which passed unanimously.

Edinburgh Redevelopment Commission

ABSENT

Ted Lucas, President

Greg Stinson, Vice President

Ray Walton, Member

ABSENT

Terry Kellams, Member

ATTEST:



John Rondot, Secretary

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