

## **Village of Ashton Special Meeting – March 29, 2022**

Village President Tim Henert called to order 6:00pm

Present: Steve Garrison, Martha Holder, Susan Larson, Rhonda Cardot, Tim Henert, Village Clerk Katie Koks, Village Attorney Russ Crull;

Absent: Charles Ellis

**Citizens to be Heard** (*Limited to 5 minutes per person per topic*)

None

### **New Business:**

Henert introduced the first agenda item topic of the 32 acres on the west side of town purchased by Austin Shingledecker and Linda Gould in 2018. The property was annexed in 2019 by the Village and the annexation was filed with the county on June 1, 2021. There is no need to vote to annex in this property.

The second agenda item addressing the re-zoning of this parcel was tabled to another meeting. Crull needs to get more specifics about how to rezone the areas within the parcel appropriately as not to limit the development opportunities there.

Henert reminded the board about the TIF presentation given back in September by Jacob & Klein Ltd. Crull did some research on this firm after that meeting and asked another community about their experience, which was a positive one. They are a relatively local firm from Bloomington and after reviewing the contract, he didn't see any issues using them. Chapman mentioned that it is important to use someone trustworthy who will manage the account properly. Crull felt that Jacob & Klein would be a good fit for this. Henert asked for a motion to enter into a contract agreement with Jacob & Klein Ltd. to create a TIF district.

*Motion to enter into a contract agreement with Jacob & Klein Ltd. to evaluate and create a TIF District for the Village of Ashton – Larson; Second – Garrison.*

Roll Call Vote: Chapman-Aye, Garrison-Aye, Holder-Aye, Larson-Aye, Cardot-Aye, Henert-Aye. 6-Ayes, 0-Nays, 1-Absent – Ellis.

Motion Passed.

Henert addressed the next step in the process which is to approve two inducement resolutions. One for E.E.S. Holdings LLC, who will build the new vet clinic, and one for Glenwood Equities, the independent developer also interested in a portion of the property.

*Motion to sign a TIF Inducement Resolution for E.E.S. Holdings LLC – Cardot; Second-Chapman*

Roll Call Vote: Garrison-Aye, Holder-Aye, Larson-Aye, Cardot-Aye, Chapman-Aye, Henert-Aye. 6-Ayes, 0-Nays, 1-Absent – Ellis.

Motion Passed.

*Motion to sign a TIF Inducement Resolution for Glenwood Equities – Cardot; Second-Holder*

Roll Call Vote: Holder-Aye, Larson-Aye, Cardot-Aye, Chapman-Aye, Garrison-Aye, Henert-Aye. 6-Ayes, 0-Nays, 1-Absent – Ellis.

Motion Passed.

Henert introduced the final agenda item addressing the need for a Water & Sewer Service Extension Agreement between the Village and the property developer. A tentative plan of the total amount of water and sewer lines to be provided is included in the board packet. Henert asked for a preliminary bid from the city engineer. Henert felt the amount they came back with was high and would like to put the project out for bid. Larson questioned the shorter extension lines coming off the main line and Henert clarified that those would be a village expense.

*Motion to sign a contract with Glenwood Equities stating that the Village of Ashton will cover the costs associated with extending water and sewer service to their property in an amount up to \$130,000 – Holder; Second-Garrison*

Roll Call Vote: Larson-Aye, Cardot-Aye, Chapman-Aye, Garrison-Aye, Holder-Aye, Henert-Aye. 6-Ayes, 0-Nays, 1-Absent – Ellis.

Motion Passed.

No other business to be discussed.

*Motion to adjourn – Chapman; Second – Holder*

Voice Vote: 5 Ayes, 0 Nays, 1-Absent. Motion Passed.

The meeting adjourned at 6:21pm

Submitted by Katie Koks, Ashton Village Clerk