



Sheridan Economic Development Commission Sheridan Economic Development Advisory Council (Ad Hoc)

January, 19, 2015

Call to Order

The Commission meeting was called to order by President Marty Samuels at 7:01 pm. Other members present were Secretary Brenda Bush and member Steve Martin.

Advisory Council members present included Connie Pearson, Ron Stone, Randy Parsons, and Parvin Gillim.

Minutes of the Previous Meeting

The minutes from the September 22, 2014 meeting were reviewed. Steve made and Brenda seconded a motion to approve the minutes as written.

Welcome to New Member

Steve Martin was welcomed to the Commission Board, replacing Don Chesney.

Election of 2016 Officers

Brenda made and Steve seconded a motion to retain Marty as the president. Marty made and Connie seconded a motion to name Steve as the secretary. Marty made and Connie seconded a motion to name Brenda as the vice president.

Planning Consultant

While it was originally hoped that Pam Howard would become the new planner for the Town of Sheridan, it was reported that she has taken a similar job with Westfield. As best she can, she will continue to help us with our planning efforts.

Town Legal Team

The Town of Sheridan now has new legal representation in the form of the TAFT law firm.

Drainage Status

Not much has been done on our drainage issues since last fall because the federal funding has come to a standstill. There will be a meeting of the Hamilton County Drainage Board on January 29th at the courthouse in Noblesville and we should get more information about our project at that time.

Storm Water Utility Creation

We need to have an evaluation of our current waste water utility. More information will follow.

Local Annexation Initiative

Currently working to incorporate smaller parcels around the current TIF zone on the west side of town, and continuing to dialog with the township on protective annexation to keep Westfield at bay.

Utilities Study

Currently working on an evaluation of our water utility.

Zoning Changes/Variances

Parvin Gillim reports that the committee is looking to adopt the basic ordinance structure of Westfield. It will be tweaked to reflect local Sheridan peculiarities but basically the same as Westfield. The next step will be to send it on to the Plan Commission and then to the Town Council. After both entities have a chance to look it over and make any changes, it will be sent to the lawyers for a final review and then on to the general public. The committee would like to get all this done in the next 6 months.

Legacy Fund

The Legacy Fund has invited Sheridan to submit a grant request to help us with funding for our planning efforts.

Phase 1 Interface

We want Sheridan to interface with other civil entities to avoid working at cross purposes.

OCRA Grant

There is \$15,000 grant available for master parks planning efforts. Town Council member Jeremy Somerville would like to head up this effort. The plan is to formalize the way we look at our parks, including Biddle Park, as we look to our future.

Town Budget for 2015

The budget is not yet formalized so we are still looking at where to spend our funds.

All-county Planning Meeting

This meeting was cancelled. Too bad because this is a quarterly networking session and provides us with important information about what others are doing.

TIF Bonding

This is a very complicated process. Bonds will be sold by February 1st. The .5 million dollars raised will be used on infrastructure.

Projects/Construction

The Webster property has been given a new name: West Road Commercial Park.

Sheridan Chamber of Commerce

The Chamber will take over the Harvest Moon Festival. The festival will be built around the pumpkin chuck contest. It is scheduled to be held out at the airport on Saturday, September 19th and will also include a 5K run.

Local Education

Sheridan Elementary and Sheridan High schools both got an A rating from the state Department of Education. The Middle School got a C rating. Overall the corporation received a B rating. The school will be doing a SMART Futures review of itself with community input this spring.

Next Meetings

The Sheridan Economic Development commission will hold meetings at 7:00 pm at the Sheridan Town Hall on Monday, April 20, 2015, Monday, August 24, 2015 and Monday, October 19, 2015.

Meeting was adjourned at 9:00 pm by President Samuels.

Stephen H, Martin
Secretary



Sheridan Economic Development Commission Sheridan Economic Development Advisory Council (Ad Hoc)

April 20, 2015

Call to Order

The Commission meeting was called to order by President Marty Samuels at 7:00 pm. Other members in attendance were Vice President Brenda Bush and Secretary Steve Martin.

Advisory Council members and others present included Steve and Susan Webster, Ron Stone, Pat Moulder, Brad Henke, Parvin Gillim, Dennis Shore and Doug Fleenor.

Minutes of the Previous Meeting

The minutes from the January 19, 2015 meeting were reviewed. Brenda made and Steve seconded a motion to approve the minutes as written. Motion passed.

Programs/Projects Reports/Discussion.

1. There was discussion concerning retention of existing businesses within Sheridan. Word has been received that two local businesses need additional building space to continue operating and expanding. Steve agreed to chair a committee to address the issue of business retention here in Sheridan.
2. The position of Town Planner has yet to be filled and it is still the intention to fill this position this calendar year.
3. Progress is being made in regard to the storm water utility project. The town is working to get a one million dollar grant to pay for the project. The grant application deadline is September, after having worked for the last 2½ years to reach this point. There is optimism that we will get the funding.
4. In order to get the grant noted above we have to establish a Storm Water Utility to ensure that the infrastructure the grant will build will continue to be maintained. It is being proposed that the money to establish this utility come from a new charge to be added to the water bills. Any new charge will have to be passed by the Town Council.

Other

1. The Town's new law firm is working on getting the parcel of land in front of the water tower on West SR 47 annexed into the town. It probably will not be difficult to do since the parcel is surrounded by the town at this time plus it is in a commercial zone.

2. An evaluation report regarding the current condition of our waste water treatment facility is pending. The problem seems to lie in the finding that 22 years ago the facility was not completely refurbished as it should have been and now when we have big storms the facility is overwhelmed and cannot handle the load. An assessment report of the facility is pending.
3. Parvin Gillim reports the Design and Development Standards and Ordinances are progressing nicely. He said Sheridan's standards and ordinances are modeled after those already existing in Westfield and it will be no accident that ours will be very similar to what is already in place there. The report has been forwarded to the town's attorneys for review. There is also going to be an attempt to establish a historic district along Main Street to preserve our heritage.

Strategic Plans

1. An Interface Committee meeting has taken place between the Town of Sheridan and Adams Township officials. The town's Comprehensive Plan laid the foundation for these types of interface meetings. Important points that came from this first meeting include a regional (town and township) plan to protect farmlands, phased development along US 31, SR 38 and SR 47 as they traverse our area, and a plan to develop agricultural tourism. It is important that we continue this dialog as both political entities will be increasingly impacted by the sports industry in Westfield and Hamilton County growth in general. The next Interface Committee meeting is scheduled for May 27th.
2. Brenda noted that recently there was a meeting with Reynolds John Deere, Beck's Seeds and county officials concerning regional development.
3. Using an OCRA grant, Sheridan will be developing a 5-year master plan for our parks. Si Devaney, head of the Sheridan Parks Department, will be heading up this endeavor to create a long-term plan which is necessary for us to have in place for future grant possibilities.

New Business Development

1. It appears that the town will be receiving approximately 1.5 million dollars in TIF funding this year. The money will be used to upgrade West Road for improved access to our industrial park. Once that road is upgraded it will make our park more accessible for future development. It is hoped this upgrade can be accomplished by early 2016.

Sheridan Chamber of Commerce

1. Parvin reported that Chatham Hills personnel recently presented at the monthly Chamber meeting and gave us lots of good news regarding their future plans.
2. The Chamber is trying to shift over to more of an economic development role in the community.

HAND

1. The annual HAND meeting is scheduled for May 13th. HAND has been a great partner for the Town. The Spicewood housing development has been a real plus

for our community and HAND is anticipating adding more units there this summer.

Educational Initiatives

1. Sheridan Community Schools has obtained a grant from Duke Energy to do a SMART Futures program. The school will realize a 3 to 4 million dollar funding increase due to some financial re-structuring of their bond issue and SMART Futures is an attempt to involve community members in developing a spending plan for these funds. Steve reports that he has been a part of this process and the community response has been outstanding. Many good things will come from the expenditure of this money including new equipment and remodeling for school facilities.

Next Meeting:

Monday, August 24, 2015 – 7:00 pm
Community Room
Sheridan Public Library

Adjournment

Meeting was adjourned at 8:20 pm by President Samuels.

Stephen H, Martin
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Sheridan Public Library

Adjournment

Meeting was adjourned at 8:20 pm by President Samuels.

Stephen H, Martin
Secretary



Sheridan Economic Development Commission Sheridan Economic Development Advisory Council (Ad Hoc)

September 28, 2015

Call to Order

The meeting was called to order by Vice President Brenda Bush at 7:02 pm. Other members present were Secretary Steve Martin and Ad Hoc members David Kinkead, Ron Stone and Parvin Gillim. Also in attendance was Glenn Bougher. Absent was president Marty Samuels.

Minutes of the Previous Meeting

The minutes from the April 20, 2015 meeting were reviewed. Brenda made and Steve seconded a motion to approve the minutes as written. Motion passed.

Business Retention Initiative

It was reported that Gibson Abrasives was not able to find a suitable facility here in Sheridan into which they could expand their existing business. They have decided to move to a larger facility in Fishers. This move will make their current facility here in Sheridan available to another business. There may be another local company willing to take a hard look at this location for their own expansion purposes if they can afford the old Gibson building.

Drainage Project

September 25 is the submission date for the grant. If we are awarded this \$1 million grant, the county will loan Sheridan a match of \$120,000.

Storm Water Utility Status

There will be a tiered rate increase for the community based on a variety of formulas. Homeowners will pay one rate and businesses will pay varying rates based on drainage calculations.

Local Annexation Initiative

This has been completed as of June 30th. It addresses the small “donut hole” property that has not been annexed into the town on the west side of town near the industrial park. There were no great problems encountered in accomplishing this annexation move.

TIF Status

There have been some adjustments with meeting the legal and bonding deadlines but it appears to be okay now. Discussion of the TIF status and future opportunities continues. This is an ongoing issue.

Utilities Evaluation Project

It has been discovered that many of our utility parcels—locations of water wells, lift stations, etc.—are not actually deeded over to town ownership. Before any determination of the worth of our utilities is completed, the town must establish ownership of these small plots of land. This is going to take a while to accomplish because of the legalities involved but it is a must-do for our community. It should have been recorded years ago but back then a lot of things were done over a cup of coffee and a handshake and the transactions were never properly recorded. Now we will make all those transactions legal.

The current problem with our town infrastructure is that it has been degrading over the years and now it is catching up with us. This is especially true of our waste water utility. The water system is not as bad off.

Design and Development Standards and Ordinances

Already adopted by the Town Council, the new ordinances are modeled very closely from Westfield's. Our future will include historical as well as commercial districts being designated for the town.

Parks 5-Year Master Plan

The parks plan is very close to being ready for adoption.

Interface Initiative Committee

At this juncture it appears the township is somewhat reticent to partake of any coalition between the town and township. Speculation is that right now Westfield is too preoccupied with the Henke development at SR 38 and US 31 but the future may see the City of Westfield casting an eye toward Adams Township jurisdiction. Again, this committee is trying to provide an opportunity for the town and township to mutually address any inroads with Westfield.

Budget

The town budget is close to being finalized. Working with Coonrod and Associates last year, the town was able to free up or recover \$400,000 in additional revenue. Some people in the community were upset that Coonrod charged \$14,000 for their services which is only 3½ percent of what they provided in additional revenue.

West Road Development

They are currently putting in infrastructure and if the weather holds they should be done with the project by mid-winter.

Chamber of Commerce

The Sheridan Chamber has merged with the Cicero Chamber and renamed itself the Northern Hamilton County Chamber of Commerce. This is a good move for all involved because of the small size of each Chamber. Both communities have similar problems, and can enlarge creativity solutions. Both desire to grow economically in common areas, ex: agribusiness.

HAND

HAND wants to purchase the old Adams School and turn it into reduced income housing. Blackhawk Commons, as it will be called, has met with some resistance in the community because some people don't want anymore "poor people" in town. If Spicewood can serve as an example of what HAND can do for this community, we should all be supportive of HAND's initiative. It should be noted that Blackhawk Commons will not be age-restricted like Spicewood is.

HAND is working with the vocational education department of the local school to complete some sidewalk projects in town. Ordinances for the town include a section making home owners responsible for replacing worn or damaged sidewalks.

Youth Assistance Program

Under the capable local leadership of Lisa Samuels, this new youth initiative is off and running very well. It will be an asset to our already economically-challenged community.

Next meeting

The next meeting will be held at the Sheridan Public Library at 7:00 pm on Monday, December 7, 2015.

Adjournment

Steve moved and Brenda seconded a motion to adjourn at 8:35 pm.

Stephen H. Martin, Secretary