



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

**Quarterly Meeting
Monday, March 18, 2019
Sheridan Public Library—Community Room**

Call to Order:

The meeting was called to order at 7:00 pm.

Pledge of Allegiance:

Performed at 7:03 pm.

Call for Quorum:

President/Secretary Steve Martin, Vice President Brenda Bush and member David Kinkead were present. Others present were Gloria DelGreco, Marcia Finkbiner, Greg Ottinger, Silas Devaney, Ron Stone, Doug Miller, and Parvin Gillim.

Election of 2019 Officers:

Steve Martin was nominated for president and secretary and Brenda Bush was nominated for Vice president. David made a motion to accept the slate and Steve seconded it. Motion passed.

Reading and approval of the minutes:

The minutes of the December 3, 2018 meeting were reviewed and approved with one correction. Brenda moved and David seconded a motion to approve the minutes. Motion passed.

Report of the Commission President:

1. Steve reported that the meetings for 2019 will be March 18, June 17, September 16 and December 16.
2. Field trip: Steve invited the assembled group to take a short walk into the library to view the INDOT drawings proposed for the US 31 and 236th Street interchange and to look at the entry submissions for the proposed Sheridan entryway signs.

Communications:

There were no communications to be reviewed.

Unfinished Business:

There was no unfinished business.

New Business:

David Kinkead gave a report touching on the following:

1. Progress is being made with the installation of the new entryway signs. It is anticipated that brick purchases will be done by the end of June and it is hoped a considerable cost of both the east and west signs will be covered by these donations.
2. Conversion of the old Adams school building into affordable housing units is progressing and it is hoped that the project will be completed by the end of the year. A total of 33 one, two and three bedroom housing units will be available when it is completed.
3. It is hoped that this coming summer will see an extension of the Monon Trail into the downtown area to Main Street.
4. Drainage projects continue to progress. It was noted that the east side of town that was so prone to flooding with heavy rains has apparently been solved with the new drains put in last year. Hurray!!
5. There are issues with the rebuild done on White Avenue 2 years ago. The pavement is "wash-boarded" in some sections and pot holes are already in place.
6. At this time nearly 80% of the town's streets have been milled and re-paved. It is anticipated the remaining 20% will be done during this coming summer.
7. State Road 47 along the south edge of town will be re-built starting in 2021 with bids for the project and finishing the work in 2022. This may also include a milling and repaving of SR 38 through town. And it is possible that INDOT would consider a realignment project for SR 47 with Mule Barn Road/Sherman Avenue.
8. The US 31 and 236th Street interchange is in the drawings stage. A recent meeting here in town with INDOT engineers was a huge success with perhaps as many as 200 people showing up to see renderings of the new proposals. It will be later in the year before a final decision on the form the new interchange will take and construction is slated to begin in 2021 with completion in 2022.
9. The Arbor Homes project for an additional buildout at Maple Run is in progress. It will result, when completed, in an additional 400 homes but that is probably 6 to 8 years out.
10. There has been some interest by a business wanting to locate in the industrial park and there is new business interested in locating on Main Street.
11. Indiana American Water is in the process of upgrading the meter pits here in town and also replacing any lead piping that is found to be present.
12. While there is currently no funding available for a re-do of the Comprehensive Plan, it is not a forgotten subject on the part of the town administration.

Ron Stone gave an update on the new museum and the progress being made especially on the Hobbs Basketball Era display. The electrical work for display lighting is progressing and the 12 foot by 7 foot basketball mural will soon be completed. The old museum has been sold to a developer from Westfield.

Gloria DelGreco reported the progress being made for the community identification signs and the internal community wayfinding signs. She also announced the second annual Clean-Up Sheridan Day for Saturday, April 27.

School Superintendent Dr. Doug Miller was asked about the impact the proposed Arbor Homes development would have on the school. He reported there is a complicated formula which basically translates into 1 new student for each new home. That being the case, when the build out is completed in a few years the school may see an increase of 400 new students. He noted that currently there are 100 out-of-district transfer students enrolled at Sheridan Community Schools.

Public Input:

There was no public input.

Adjournment:

There being no further business, the meeting was adjourned at 8:09 pm. Next meeting will be June 17.

Steve Martin, President & Secretary

Special Meeting

July 25 Todd Burtron

Minutes of the June 17, 2019 meeting. David Kinkead moved and Brenda Bush seconded a motion to approve the minutes as written. Motion passed.

Completion of Maple Run. The approval paperwork for this final addition of 389 homes to the Maple Run housing development is in the hands of the town attorney at this time. If no problems are encountered the project should be ready to kick off within just a few weeks. Todd sees Maple Run as a precursor to further housing and commercial development for Sheridan. He notes that while areas to our south, re: Westfield and Carmel, see growth as a problem at times, here in Sheridan we welcome it. Our housing is much more affordable and therefore much more attractive to younger families. Entry level homes in Maple Run will cost 170 to 200 thousand while the same type of home in Westfield and Carmel will cost 200 to 300 thousand. So Sheridan will be very attractive to younger families.

Road impact fees. Indiana law allows communities to pass along road impact fees to home buyers. The monies collected are held back to provide transportation infrastructure creation and upkeep over time. Other neighboring communities have these fee charges in place and Sheridan needs to do the same. The formula for determining the amount of the fee per housing unit is rather complicated and requires some expertise. Impact fees, road or otherwise, are in our future because property taxes are capped by statute so communities are turning to other sources of revenue to provide for infrastructure amenities such as roads, parks and utility access.

SR 38 and SR 47 projects. The SR 38 project will consist to milling down the road surface and repaving the top couple of inches. The SR 47 project will be more involved. It will begin at intersection of SR 47 and SR 38 and extend due west to approximately the west edge of the present strip mall. It will involve the complete removal of the road surface, reinstallation of the base road bed and repaving over the entire top surface. There will be some widening of the roadway also. The town would like to have turn lanes added for the SR 47 and Main Street intersection plus they would like to have the Mule Barn and California Street intersection realigned.

236th Street upgrade. Stretching from Bridge 201 to US 31, this project will begin later this year. It will include resurfacing and widening the roadway. The County is also meeting with INDOT to try for funding for widening and resurfacing for the remaining portion from Bridge 201 to the edge of Sheridan. Once we get that completed, that will be another gateway into our community and include improved access to Cicero.

Monon Trail. There is active conversation with INDOT about providing for the Trail to get over or under SR 47 and allow it to continue into town. The Governor has put a 90 million dollar jackpot in place to develop new trails in Indiana and certainly the Monon through Sheridan can and should be a part of that plan. Money is available and we need to push to get some of it to complete the Monon Trail into and through Sheridan. There are communities to our west and north who would welcome a continuation of the trail to their locales but it has to come through Sheridan first.

Sheridan Main Street. The development of Main Street is one of the very key issues for growth in our community. Todd reported that he had met with Michelle Junkins and Linda Williams recently and they will work together to try to revitalize the Main Street Committee and use them to secure OCRA funding for improvements to the downtown area of Main Street. The Committee can then position itself to obtain a Planning Grant which will solidify what we want Main Street to look like in the future. But the key at this time is to reinvigorate the Main Street Committee. Todd pointed out that one of the early believers in the development of downtown Westfield is now an owner of Main Street properties right here in Sheridan. He says that we should take that as a good sign that our downtown is being looked at as an area of future growth and development. A good sign of our future potential. Another aspect of downtown development is that communities like Carmel, Fishers and Westfield are spending money to develop their downtowns. Sheridan already has one but it needs emphasis to make it grow and prosper. That's where the Main Street Committee needs to step up. People get excited about happenings on Main Street.

Completion of Countryside Industrial Park. Ten years ago or so the Town made a deliberate decision to put infrastructure in place for this patch of land, making it "shovel ready" in an effort to attract businesses to our community. Again, considering the price of land to the south of Sheridan, our industrial park is attractive to developers.

Comprehensive Plan update. The initial Comprehensive Plan is now several years old and needs updating. A lot of things have changed. We are recovering from the recession, new homes are coming, and Grand Park is a reality so it is time to re-evaluate our current economic position.

Transfer of the utilities to Indiana American Water Company. The utility sale has been finalized and funds from the sale set aside to be used to further our future growth and development.

A lengthy discussion took place regarding several issues touched upon by Todd.

- The eventual look of Main Street and how to put regulations in place to preserve set standards.
- The importance of using the money from the recent sale of the water utility to generate matching grants for a variety of projects.
- The importance of having an updated and well thought out master plan for our community.

- We need a means to retain our local citizens who for years have graduated from Sheridan and then move away to find employment. We need to have development that will retain those individuals.
- The point was made that we need to make an effort to keep our residents more informed about the economic development of Sheridan.
- Sheridan has a good location within Indiana. With all the recent road improvements, places like Indianapolis, the airport, Carmel, Noblesville and even Fishers are not, in terms of time as opposed to miles, too distant from us. And we offer an affordable lifestyle.

Roundtable Input.

- **Sheridan Coalition.** Gloria De Vol reports that the new town signs on the east and west sides of town are completely paid for by donations. With luck the new signs should be in place by the end of the year. Funds generated from a recent town survey totaling \$940 have been transferred to the Main Street Committee account so that way-fare signage can begin within the community.
- **Brenda Bush.** She is concerned about the sequence of our next moves in terms of economic development and finish what we committed to in the 2013 plan. She feels that there is some urgency to complete updates to the Comprehensive Plan and begin working on an economic plan for our town for the near future. We have some funding from the sale of the water utility that could be used to accomplish these things now rather than later.
- **David Kinkead.** He is pleased that Sheridan has meetings like this to reach out to community members and keep them informed as to what their Town Council is trying to do for the community. Community members have responded positively in the past to economic develops within our community and now we have local resident Todd Burtron here this evening trying to keep everyone informed. Positive things happen when people are fully informed and supportive of the things the Town Council is trying to facilitate.
- **Ron Stone.** Things continue to progress at the new museum located at 315 South Main Street, right in the heart of the Main Street Committee's territory.
- **Mark LaBarr.** Duke Energy is very supportive of the town's moves to transition into an improved community.
- **Parvin Gillim.** He is pleased that the town now has a Building Inspection department with the will to enforce regulations regarding development. He is sad that there is not much for visitors in the downtown area, including especially restaurants. He urges all Sheridan residents to be ambassadors for our community. Small local businesses will not come to Sheridan if they do not perceive they have a market for their goods and services locally.
- **Ryan Smith.** Indiana American wants to be a good partner with the town and help us create a great community. Todd Burtron pointed out that as Sheridan grows, the water utility is responsible for meeting increased demand. In the past that responsibility fell to the town, but now Indiana American has that

responsibility and that is a relief to the town. Having Indiana American as a partner is a blessing to our community.

- **Cory Daily.** He notes that he is involved with dozens of planning projects around the state and Sheridan, considering its size, has one of the very best positive responses to its future.

There being no further business before the Commission, the meeting was adjourned at 8:35 pm

Stephen H. Martin, President and Secretary
Sheridan Economic Development Commission



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

**Quarterly Meeting
Monday, September 16, 2019, 7:00 pm
Sheridan Public Library—Community Room**

Call to Order:

The meeting was called to order at 7:00 pm.

Pledge of Allegiance:

Performed at 7:03 pm.

Call for Quorum:

President/Secretary Steve Martin, Vice President Brenda Bush and member David Kinhead were present. In addition, Gloria Del Greco, Eva Clark, Sharon Phillips, Rick Davis, Scott Rudd, Greg Ottinger Fred Sturdevant, Parvin Gillim, Russ Wilson, Ron Stone and Marcia Finkbiner were also present.

Reading and approval of the minutes:

The minutes of the previous meeting were reviewed and approved with one correction. Brenda moved and David seconded a motion to approve the minutes. Motion passed.

Report of the Commission President:

1. Steve wanted attendees to realize that the Economic Development Commission meetings are informational forums for interested citizens. During the discussion, clarification questions are welcome but if anyone wants to complain about a situation, please do that on your own time after the meeting. Commission meetings are not gripe sessions.

Communications:

There were no communications to be reviewed.

Unfinished Business:

There was no unfinished business.

New Business:

David Kinkead gave a report touching on the following:

1. Town Entryway signs. Issues with access to proposed sign locations have been solved and the actual construction of the signs is the next step. It is hoped construction can begin in October. A question was raised about whether the signs will be lighted. Currently there is no plan to do that.
2. The Blackhawk Commons project is nearing its final phase. Drywalling is taking place on the first floor. The expected date of completion is the end of December.
3. Drainage issues.
 - a. The Phase 3 of the drainage project on the eastside of town near the Masonic Lodge is progressing now that the rain has let up enough to allow installation of drainpipes.
 - b. Drainage work on 246th Street is continuing with the rebuilding of a swale to allow better drainage around the school and Curryville.
4. Paving of town streets. The paving of various streets continues to be a priority and progress is being made.
4. INDOT work continues on SR 47, SR 38 and 6th Street. 6th Street was recently repaved as a temporary fix and, yes, the manhole locations were not totally repaved but INDOT will do that when the permanent repave/fix is completed in 2021. This is not an ideal situation, but it did help to relieve the patchwork pothole repaving sporadically done over the last couple of years and which left the street in such poor shape.
5. The new addition to Maple Run is very close to beginning. The final approvals are expected within the next week or so and then construction of new homes will begin. There are 384 planned plots available for homes.
6. There are some curb issues associated with the repaving of California Street earlier this summer. David is working with INDOT to resolve the issue which involves replacing the existing curbs versus just leaving the old curbing in place.
7. The widening of 236th Street from the town line to US 31 by INDOT was questioned. David noted that this is not an INDOT project but rather is a Hamilton County project. The widening from US 31 to the Teter Branch bridge is included in the current widening project scheduled to begin next spring. Extending the project from the bridge to the Sheridan town line will have to wait until more funding is available. There may be grants available to help offset this additional expense.

Scott Rudd, Director of Broadband Opportunities, which is a part of the Lt. Governor's Office, was our featured speaker for the evening. He began his presentation by going around the room and asking individuals to name their internet provider and describe the quality of their internet connections here in Sheridan. Many different internet providers were mentioned, and it basically boiled down to one finding: internet service in Sheridan is terrible.

A lengthy discussion ensued with Mr. Rudd concerning the issue of broadband internet service in smaller rural communities across Indiana and in Sheridan. Currently there are multiple providers telling various government agencies they provide full service to our

area. The truth is while they may be able to say that as witness the remarks from attendees at this meeting, in fact their service is spotty and very much sporadic in nature and there is no single provider who seems to be in the forefront locally.

Rudd advises Sheridan community leaders to contact the multiple local providers and ask them:

1. Where is your company now in terms of service to Sheridan?
2. Where would you like to expand to?
3. What can we do to help you?
4. Will you partner with us for various grant funding opportunities?

If we can begin to build a partnership with at least one or two providers based on the questions above, it will work to benefit all of us.

And we should begin to reach out to various government funding agencies. Federal and state agencies control millions of dollars for development of broadband services and grant opportunities are being made available to local areas like Sheridan.

He told the group that Hamilton County is rich in the number of providers vying for access rights into the northern part of the county. Places like Beck's and Reynolds are driving broadband access in our area and we need to establish a strong relationship with them, too, to assist with broadband development in this community.

All this will take time; perhaps 10 years or more. In the meantime, broadband technology will continue to change. On the horizon now are proposals for low earth orbit satellite communication platforms and the advent of 5G cellular technology. These sorts of changes make it financially difficult for internet providers to invest in anything beyond the high-density population areas. It will take time to sort out the current technology situation for rural internet service but that should not be an excuse on our part to not begin reaching out to potential private partners as well as various public funding agencies.

He said that broadband internet service is in its infancy and compared the current broadband situation with the development of rural electrification 100 years ago. There were just as many fits and starts initially in those days but today electricity in every home is taken pretty much for granted.

As a small community, we need to foster a relationship with providers by giving them tax breaks and provide low or no cost access to existing utility rights of way for the providers to install fiber cables and other technology. It will take a lot of time and effort to develop a good relationship with providers, and perhaps narrow the provider field to 1 or 2 instead of the current overwhelming number, but it can be done and should be started as soon as possible. And the same goes for government funding agencies.

Public Input:

A round table discussion about Mr. Rudd's talk followed.

Summary:

This was an interesting and timely discussion for Sheridan's leaders to have as we begin to prepare for future growth and development in our community because in the last 30 years broadband internet access is increasingly becoming a necessity in daily life just as electricity was 100 years ago. The advantage will lie with communities which anticipate and prepare for that future, but many smaller communities are just not there yet. Steps have been outlined for our community to follow and use for the next 5 to 10 years which should result in Sheridan having a smoother transition into our future development.

Adjournment:

There being no further business, the meeting was adjourned at 8:40 pm.

Steve Martin, President & Secretary