



## Eastwood Village Council Meeting

August 8, 2023

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Meeting was called to order at 6:36PM by Lori Paas

Members present: Kathy LaGreek, Ralph Langdon, Ken Long, Sean Corser, Lori Paas, John Darling, Ken Marks, Beth Henderman, and Pam Holbrook.

### Chair Report

In lieu of chairman Federico, Lori Paas began by discussing a conversation with Bob Federico. During this conversation Bob shared that he asked Dennis Benzel to keep track of traffic as Echo Trail Middle School opens.

A guest asked if the school had running water. It was the consensus that MSD has completed the necessary work.

During an event at Hazelnut Farm Bob was able to talk with Governor Beshear to discuss the intersection and it's progress and received a point of contact to receive information on the US60/Eastwood Cutoff intersection project.

### Secretary's Report

Sean Corser presented minutes from June with the amendments as printed.

Kathy LaGreek asked if the Middletown magazine agreement is terminated, or if it runs through the end of the market. Sean answered by saying that it runs through the market, but will be terminated before 2024.

Ralph Langdon motioned, John Darling seconded. The motion carried.

### Treasurer's Report

John Darling presented the financials and provided detail on where deposits and expenses were made. He also shared that he secured a rate of \$917 annually for the directors and officers insurance after asking 3 companies for quotes. Balance of \$14,453. Farmer's Market balance of \$2,300 with an outstanding Middletown Magazine invoice of \$2,500, covering 4 runs, not reflected on the balance.

Lori asked if all vendor fees have been received. Sean answered by saying 70% of vendor fees have been collected and will send any outstanding invoices.

Beth Henderman motioned, and Sean Corser seconded. The motion carried.

### Incorporation Report

Lori shared that Bob discussed incorporation with Representative Neimes and he is in favor of our incorporation. There is an estimate of 23,000-24,000 registered voters residing in this



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boundary. The next step would be to reach out to the Property Valuation Administration (PVA) for a tax base, and then file a form with Jerry McGraw about the process to receive contacts of residents. It was confirmed that Jerry McGraw has agreed to work on the incorporation process pro bono with the exception of his own expenses. Lori then asked if there were any questions.

Ken Long asked if there were talking points for incorporation. Sean Corser answered by sharing the conversation from the June meeting. Ken then voiced his understanding that we would have materials for incorporation at the Farmer's Market. A discussion arose about what the process is to get that information out to the Farmer's Market. It was understood that information could be shared at the Farmer's Market before a clear value statement. Beth Henderman discussed how the procedure would work according to the bylaws. It was understood that a blackboard with a prompt could help with starting conversation.

John Darling then shared his view that any donations for incorporation need to be channeled through an additional 501(c)(3) with distinct bank accounts specifically for incorporation, and separate from, the Eastwood Village Council. John shared that he is willing to serve as treasurer if desired.

Kathy LaGreek asked who calls the incorporation meetings. Sean Corser and the guests answered that it is Bob Federico. She then asked if there is another meeting on the books. The answer was unknown. A guest mentioned that Bob has been made aware of the lack of consistency of meetings. Sean shared that he is unaware of any meetings. John Darling shared a rough estimate of the costs to incorporate and wanted to keep it separate from other functions of the EVC.

Kathy LaGreek made a recommendation to have the incorporation committee become a 501(c)(3). Discussion continued about the process of incorporating. A question arose about bylaws and forming them in a way that serves incorporation. Beth Henderman discussed the potential of another committee to call and chair meetings. Kathy LaGreek then voiced that the steps seem to be out of order and the committee needs to focus on the correct steps.

Bruce Zoeller then discussed the process of starting a 501(c)(3). A timeline of less than an hour for filing, once all other documents are completed. Conversation continued on the process of writing bylaws. Kathy LaGreek mentioned that they need to be simple.

Guest, Carolyn McHolan, mentioned that in her opinion a chairman of the EVC should not also chair the incorporation committee. Kris Zoeller then addressed that the three most involved individuals are not present so we cannot speak for them. Sean



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Corser then asked about the relationship within the EVC and a line that seems to be blurred. John Darling then lined out the process of setting up the 501(c)(3), EIN, and banking accounts. He stated that the PO Box could be utilized for both entities.

Sean Corser then clarified that a recommendation to take to the Incorporation Committee would include: 1) begin the process of creating a 501(c)(3), 2) unteather from the EVC, and 3) the EVC would commit manpower and communication opportunities in support of this effort. Beth Henderman shared that we should advocate to this effort and would inevitably discontinue. John Darling disagreed by stating the ways the EVC continues to work through community events like the Farmer's Market.

Ken Long asked a question about when the legislation goes into effect. It was generally agreed that June-July 2024 is the earliest. The importance was placed on needing to do it right. Kathy LaGreek asked about the makeup of the committee. The core of it is Bob Federico, Chuck Melander, Zack Wildman, Paul Deines, Sean Corser, Kris Zoeller, Carolyn McHolan, and Sherra Kapfhammer. A suggestion was made for having Zoom meetings to allow for more participation in those meetings.

**Kathy LaGreek made a recommendation to the Incorporation committee to set up a separate 501(c)(3) for incorporation. John Darling seconded. The motion carried.**

Lori mentioned the lack of clarity surrounding why meetings have not happened. Sean Corser discussed the committee's focus, not being on the communication, but on the details of the incorporated city. Carolyn McHolan mentioned the desire for a separate chair of the incorporation committee from the EVC, as well as a separate treasurer. The conversation continued about the benefits of separating the Committee from the EVC. Kris Zoeller also encouraged the good work of the committee. A general call was made to encourage committee meetings to start back again.

Pam Holbrook asked about the benefit of utilizing the lawyers input for the legal counsel to look over the startup of the incorporation and what bylaw creation will entail. John Darling answered by saying you can start simple and adjust as the organization needs.

### Farmer's Market Report

Sean Corser discussed the earmarked donation for incorporation, and the need for volunteers.

Carolyn McHolan asked of the community exposure of the market. It was answered that it provides the most exposure. In his response Sean discussed a very preliminary



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thought of looking for an alternate location for 2024. Ken Marks shared that he believed anywhere from 400-500 guests come to the market on a Saturday.

Sean shared that a vendor utilized the direct to mail marketing through USPS and the opportunity to utilize this as a market. He included the opportunity to utilize this in incorporation. Ken Marks then discussed his frustrations with our vendors and their inconsistencies. This causes frustration for guests when their favorite vendors are away. Ken Long agreed with the inconsistencies of vendors and added the difficulty with getting the word out that we're there. Ken Marks also addressed the benefit of having the market at the park. Ken Long agreed.

### **Land Development**

Lucas Frazier discussed the development of 1614 Johnson Road was postponed until September 7, 2023. New plans were submitted today that included pushing back their proximity to the wetlands. He discussed a conveyance zone and how every waterway has one, with the exception of Floyds Fork. He then discussed the temporary moratorium inside the DRO, by emphasizing that it is temporary. Permanent wording on the DRO is under development within Metro Council.

He discussed Serendipity was approved. The carpet mart has not been approved. Outside of Eastwood, the tractor-trailer storage north of Lake Forest was approved. The code on the DRO is trending towards being "ministerial" Lucas believed that would allow for any development north of Shelbyville Rd. along the waterway to be developed.

Ken Marks asked if this new language would help with a larger "buffer" but the reality is that they can provide a waiver of these buffers.

Ken Long asked about the length of the waterway north of Shelbyville. Lucas answered that it is 6+ miles.

Carolyn McHolan asked about the situation with Publix and if they were planning to postpone or not. Lucas discussed adjusted landscape plans, Kathy added that they most likely will begin the process once the Old Henry Publix is completed.

Conversation then began about the lot on Shelbyville Rd. north and west of the Eastwood cutoff intersection

### **Communications Report**

#### **Old Business**

None



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### **New Business**

John Darling shared that the grand opening of Echo Trail Middle School was today.

John Darling motioned to adjourn, Pam Holbrook seconded. It carried.