



**April 10, 2018**

**Town Hall 7:00 p.m.**

**Roll Call & Pledge of Allegiance**

- Council Members: Larry Longman, Barry Wood, Bryan Burney, Tom Strayer, Branden Williams
- Employees: Tonya Galbraith, Harold Rodgers, Mark Witsman, Ryan Crum, Ron Crider
- Clerk-Treasurer Cathy Gardner
- Town Attorney Gregg Morelock

**Approval of Minutes**

- Motion by Dr. Burney that we approve the Executive Session minutes. 2<sup>nd</sup> by Mr. Strayer. Passes 5-0.
- Motion by Dr. Burney that we approve the March 13, 2018 Regular Session minutes. 2<sup>nd</sup> by Mr. Strayer. Passes 5-0.

**Clerk Treasurer's Report**

- Posted on-line.
- The Council requested that a report of expenses for the month that are over \$7,500 be added.

**Public Safety**

- Activity report posted on-line.
- Chief Rodgers participated in a school safety meeting.
- Interviews for the Metropolitan Board of Police Commissioners will be held April 25<sup>th</sup>.

**Ordinance 041018 - Salary Ordinance Amendment – Police FTO Officer Pay**

- Motion by Dr. Burney to read Ordinance 041018 by title only. 2<sup>nd</sup> by Mr. Wood. Passes 5-0.
- Ordinance 041018 was read by title by Mr. Morelock.
- Motion by Mr. Wood to pass Ordinance 041018 on first reading. 2<sup>nd</sup> by Mr. Williams. Passes 5-0.
- Motion by Mr. Wood to suspend the rules. 2<sup>nd</sup> by Mr. Williams. Passes 5-0.
- Motion by Mr. Wood to pass Ordinance 041018. 2<sup>nd</sup> by Mr. Williams. Passes 5-0.

**Weaver's Landing – Informal Presentation**

- Attorney Ron Pritzke, representative for Premier Land Company, was sworn in. Engineer Richard Henderson was also present along with Jeff Hoza with Horton builders.
- The development would be on 78 acres at CR 700 W and CR 650 N and be comprised of 203 lots. The area would need to be annexed into McCordsville. The developer will be requesting a PUD, Lots will be 60' x 130', a density of 2.6 units per acre and have over the 25% green space requirement. Three entrances are proposed: at CR 700W, at CR 650N and an internal connection with Austin Trace.

- Council questions:
  - Will there be street lighting on CR 700 or 650? Mr. Henderson: They will follow the internal lighting requirements but no lights will be on CR 700 or 650.
  - Trail/Sidewalk: There will be a 6' concrete sidewalk which is the Marion County requirement for CR 700W.
  - Is there a pool? Mr. Henderson: We will consider it.
  - What is the price point for the Homes? Mr. Hoza: They will start in the low \$200s and go to the mid-\$200s.
  - Streets: They will be to town standards.
  - Sewers: They are an extension off of Austin Trace.
  - Would you consider allowing parking on one side only? Mr. Henderson: We will consider that option.
  - D. R. Horton is the builder.
  - Paving the walking path instead of mulch? Mr. Henderson: We can take a look at that but it requires more tree removal.
  - Will the development handle its snow removal? Mr. Henderson: We can set up the HOA with that.
  - Street Lights – are they leased or purchased? The town prohibits leasing.

#### **Daniel's Vineyard – Informal Presentation**

- Jessica Pontius spoke as the representative for Daniel's Winery. The presentation was for a distillery to be operated on the property. The distillery will broaden their demographic, in their opinion, to include those who would prefer this over wine. They currently have a three-way liquor license.
- Council questions:
  - Has it been discussed with neighbors? Ms. Pontius: No, but we're willing to.
  - Production: They can produce within 12 hours. They are looking into the agro-tourism side and have partnered with Purdue. They have requests to host tours and are considering offering a garden for school age children.
  - You have a three-way liquor license? Yes but we do not serve liquor, just wine and beer.
  - They want to begin Friday wedding events.
  - They won't be open later than 10 p.m. on their event nights. They will be ticketed events and there are typically less than 150 guests. They always have security on site for every event.
  - There are questions about sewer needs and treatment requirements concerning pre-treatment and testing. If anything changes in volume (EDU), a payment could be required.

#### **Champion Lakes Sewer Connection – Dr. John Clauss, property owner**

- Dr. Clauss was sworn in. He told the Council that he signed a contract with the town and paid the money that the Town required. He said the Town had 14 months to bring sewer service which should have been October 2017. It is still not done. He wants some of his money refunded because the Town did not meet its obligation.
- Mr. Strayer: There have been problems. The Town did get a temporary service to you. You haven't been billed for anything extra. The current completion date has been set at June 1, 2018.
- Mr. Morelock: Dr. Clauss has to demonstrate financial damages through arbitration to collect damages.
- Mr. Morelock advised the Council not to comment further.
- Dr. Clauss: What if it's not done by June 1? Is the Town willing to put any weight behind the June 1<sup>st</sup> deadline?
- Mr. Morelock: We need to wait until the connection happens as to the next step. It's clear we didn't meet all the terms of the contract.

### **Ordinance 031318B – Annexation of Eldridge Property**

- Motion by Mr. Wood to approve Ordinance 031318B. 2<sup>nd</sup> by Mr. Williams. Passes 5-0.

### **Ordinance 031318C – Annexation of Ewing Property**

- Motion by Mr. Wood to pass Ordinance 031318C. 2<sup>nd</sup> by Mr. Strayer. Passes 5-0.

### **Old Business**

- Cell Tower: The redline version has been received. Assuming all is well, it should come to Council in May.

### **New Business**

- None

### **Other Committee Reports**

- RDC: They solicited a request for proposal for consulting services and got back six proposals all within the \$42K to \$80K range. One will be chosen to recommend to the RDC. They also met with the stake holders of property in the identified site. They received a positive response about development. They discussed the Stellar Communities program.
- Plan Commission: They took action on two annexations.
- Architectural Review Committee: Did not meet
- Parks Board: Discussed impact fees. An Easter Egg Drive-Through event was held in lieu of a hunt due to wet conditions. They discussed National Night Out activities.
- Hancock Solid Waste Committee: Did not hold an Advisory Board Meeting
- Public Safety Committee: Did not meet
  - Public Works Committee: Daniel's Vineyard Path Agreement - the vineyard has asked the Town to take over the project. It will require an MOU. The wastewater treatment plant expansion was discussed. It will be a 2018 design and a 2019 construction. Discussed the TRAX grant which is a one-time only funding source.

### **Town Manager's Report**

- The trails plan will have a stakeholders meeting.
- Ms. Galbraith will be attending the IMMA conference.

### **Public Works Commissioner's Report**

- The Public Works Garage will have the concrete floor poured. The Town inspectors found two critical errors that have been corrected. The Peterbilt has to have the plow replaced but insurance will pay for the plow and truck hitch.

### **Planning & Building Director's Report**

- Still working through the IWorks setup.

### **Public Comments**

- None

### **Voucher Approval**

- Motion by Dr. Burney to approve the vouchers. 2<sup>nd</sup> by Mr. Strayer. Passes 5-0.

### **Adjourn**

- Motion by Mr. Strayer to adjourn. 2<sup>nd</sup> by Mr. Williams. The meeting adjourned at 9:47 p.m.

### **Minutes Approval**

These minutes approved this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Larry J. Longman, Council President

Attest: \_\_\_\_\_  
Catherine C. Gardner, Clerk-Treasurer