



Town Council Meeting Minutes

March 9, 2021

Town Hall and Zoom– 7:00 p.m.

Roll Call

- Council Members: Barry Wood and Greg Brewer at Town Hall; Tom Strayer, Branden Williams, Larry Longman were on Zoom.
- Employees: Paul Casey, Tonya Galbraith, Ron Crider, Mark Witsman, Ryan Crum
- Clerk-Treasurer Staci Starcher
- Town Attorney Gregg Morelock

Approval of Minutes

- Motion by Mr. Brewer to approve the minutes of February 9, 2021. Longman. 5-0

Clerk-Treasurer's Report

- Posted online.

March Financial Report

- Posted online.

Baker Tilly Invoice

- Motion by Mr. Longman to approve the invoice for \$9683.75.00. Williams. 5-0

Police Report

- Police Activity Report posted online.
- Chief Casey stated the new camera system has been installed.
 - The Department switched from Sophos to Cloudstrike at the recommendation of Ninestar. A new server has been ordered.
 - We received the first vehicle of the vehicles ordered for 2021.

Public Comment- Non-Agenda Item Only

- None

Introduction of Jack Negley- Buck Creek Township Trustee

- Mr. Negley was not able to attend.

Bid Award for Mill and Resurfacing

- Motion by Mr. Longman to award Baumgartner the mill and resurface of Austin Trace Blvd., Bayfront Shore, Deer Crossing Blvd., Laredo Drive and Nautica Blvd. for unit price base of \$241,624.20. Strayer. 5-0



- Motion by Mr. Strayer to award Baumgartner the mill and resurface of CR 650 N for unit price base of \$214,706.40. Brewer. 5-0

Public Hearing

- Motion by Mr. Brewer to recess Town Council meeting and open the Public Hearing for Summerton 1 and Summerton 2 . Williams. 5-0
- No Public Comments
- Motion by Mr. Brewer to reconvene Town Council meeting and close the Public Hearing for Summerton 1 and Summerton 2 . Longman. 5-0

Summerton 1 and Summerton 2 Annexation Ordinance and Fiscal Plan Resolutions

- Motion by Mr. Longman to read Ordinance 030921 and Ordinance 030921A by title only. Strayer. 5-0
- Ordinance 030921 was read by title by Mr. Morelock.
- Motion by Mr. Brewer to approve Ordinance 030921 on first reading. Longman. 5-0.
- Ordinance 030921A was read by title by Mr. Morelock.
- Motion by Mr. Brewer to approve Ordinance 030921A on first reading. Longman. 5-0.
- Motion by Mr. Longman to read Resolution 030921 and Resolution 030921A by title only. Brewer. 5-0
- Resolution 030921 was read by title by Mr. Morelock.
- Motion by Mr. Longman to approve Resolution 030921. Williams. 5-0.
- Resolution 030921A was read by title by Mr. Morelock.
- Motion by Mr. Longman to approve Resolution 030921A. Williams. 5-0.

Amendment to the Villages at Brookside PUD- Bridgenorth Homes

- Brian Touchy, sworn in by Mr. Morelock, represented the landowner Keith White with Pride LLC.
- Bridgenorth is the builder. 22 acres, age targeted to 55 and over quadraplex homes.
- Motion by Mr. Longman to read Ordinance 030921B by title only. Strayer. 5-0
- Ordinance 030921B was read by title by Mr. Morelock.
- Motion by Mr. Longman to approve Ordinance 030921B on first reading. Williams. 5-0.
- Public Comments- None
- Motion by Mr. Longman to suspend the rules. Strayer. 5-0
- Ordinance 030921B was read by title by Mr. Morelock.
- Motion by Mr. Longman to approve Ordinance 030921B. Williams. 5-0.

Request to Rezone for Vintner's Park PUD

- Brian House, partner with the law firm Pritzke and Davis, represented Premier Land Company.
- Richard Henderson, engineer and sworn in made the presentation.
- 3 types of lot sizes for a total of 127 lots. There will be internal walking paths with an area with a fire-pit, gazebo, and sitting area.



- Mr. Crum stated the Plan Commission added conditions for approval of the Ordinance 030921C to be referenced in the motions.
 1. Staff to work out language on Tree Conservation Area replacement as well incorporating changes made at the previous plan commission meeting.
 2. Petitioner to work with staff on the fencing material (between the columns) during the Development Plan process
 3. Staff will reach out to the City of Indianapolis to discuss the CR 700 W & CR 900 N intersection.
 4. Staff will look at added stop signs in Vintner’s Park and/or Geist Woods Estates in an effort to control speed.
 5. Staff will work with the petitioner to tighten-up language regarding lot counts in each sub-area.
 6. Staff will continue discussions on the traffic numbers within the traffic study with A & F Engineering.
- Public Comments
 - Matt Olsen, attorney for Geist Woods Estates HOA Board and a resident, stated according to Section 8.03i of the Town’s Zoning Code, Council and deny or approve the applications with or without modifications. If the Council does not deny tonight it should impose modifications for the tree conservation area which has problematic language in the code.
 - Ryan Hill stated the neighborhood asked petitioner to include in the PUD for phasing plan with dates. He also asked if there were updates to the conversations with the Town and the City of Indianapolis on the intersection at 700 W and 900 N. Mr. Crum stated staff waited to see if the PUD was approved.
- Motion by Mr. Strayer to read Ordinance 030921C by title only. Longman. 5-0
- Ordinance 030921C was read by title by Mr. Morelock.
- Motion by Mr. Strayer to approve Ordinance 030921C on first reading with the conditions of staff comments. Longman. 5-0.
- Motion by Mr. Longman to suspend the rules. Williams. 5-0
- Ordinance 030921C was read by Mr. Morelock.
- Motion by Mr. Strayer to approve Ordinance 030921C with amendments. Longman. 5-0.

Informal Development Presentation

- Caitlin Dopher, with Silverthone Homes, made the presentation.
- Property located on the Southeast corner of 96th street and 500 W
- Around 146 acres on the future land map designated as low density residential
- There is creek running through the middle of the property and two transmission line easements that may make development difficult.
- Typical lot size 65’ X 135’ and 75’ X 135’and would have 258 homes.
- 12 floor plans with different elevations would be available.
- There would be a looped trail system throughout the development.



Landscape Screening for 5505 N 600 W

- Amy Bollinger is the owner of the home located at 5505 N 600 W. The property zoned R-3 and the property surrounding the parcel is zoned industrial.
- Ms. Bollinger stated in a letter having concern for the truck traffic on the new Aurora Way next to her property. She asked for a landscape screening in between her home and the road on her land.
- Council directed staff to get estimates from homeowner and make a proposal.

Sidewalk Agreement

- The agreement would be with the developer for the Stone Grove neighborhood. The contractor would construct the sidewalk for \$2500.
- Motion by Mr. Longman to authorize Mr. Wood to sign agreement for 60 feet 5-foot-wide sidewalk for \$2500. Strayer. 5-0.

Old Business

- Rezone Request for 5890 W Broadway
 - A rezone from residential to commercial. 1 or 2 tenant building. The drawings approved by the State to convert driveway to one way.
 - Motion by Mr. Brewer to read Ordinance 030921D by title only. Strayer. 5-0
 - Ordinance 030921D was read by title by Mr. Morelock.
 - Motion by Mr. Brewer to approve Ordinance 030921D on first reading. Longman. 5-0.
 - Motion by Mr. Brewer to suspend the rules. Williams. 5-0
 - Ordinance 030921D was read by title by Mr. Morelock.
 - Motion by Mr. Brewer to approve Ordinance 030921D. Longman. 5-0.

New Business

- Wildan Inspection contract
 - Wildan would do inspections for the Town when needed and fill in when vacations are being taken by current inspectors.
 - Motion by Mr. Brewer to authorize Mr. Wood to sign contract with Wildan Inspection. Longman. 5-0.

Other Committee Reports

- Redevelopment Commission: We received an update on Town Center from Veridus. Discussed the Building Improvement Fund and Ms. Stephan will give an update on progress monthly.
- Plan Commission: Discussed Bridgenorth Homes and Vintner Park PUD's. We approved the secondary plat for McCord Pointe Section 7 and Southwark's secondary plat.
- Architectural Review: Approved a home in Geist Woods Estates contingent on the home meeting the square footage requirement for Geist Woods.



- Parks Board: approved a contract for work to refinish the basketball court and tennis court. We had a meeting with Melissa Dragoo from the Fortville Library. We are going to hold a collaborative event with the Library on June 26th for a National Campout Night along with McCordsville Movie Night. On our Facebook page you will find the McCordsville Clean Up day on July 10th. We are having a drive through Easter Egg Hunt. August 14th is the Path to Fitness 5K.
- Public Works Committee: We discussed the Builders Risk Insurance for the WWTP construction and did an emergency approval to get it as soon as possible.
 - Motion by Mr. Strayer to approve invoice for builder's risk insurance \$12785.37. Brewer. 5-0
 - Motion by Mr. Strayer to approve the 2021 Capital Improvement Plan. Williams. 5-0
- Vernon Township Fire Committee: Pride Development LLC has given the committee time to respond on purchasing the 2 acres for the future McCordsville Fire Station. At the July meeting we will discuss the Fire Territory Budget.

Town Manager's Report

- Presented and discussed the 2020 Annual report.

Public Works Commissioner's Report

- In December, the Council approved the work for the concrete work in front of the Fire Station, the Contractor has not shown up yet. We gave him two weeks, we would like to have a Plan B.
 - Motion by Mr. Longman to approve Mattingly Concrete for additional \$610. Brewer. 5-0

Planning and Building Director's Report

- Nothing to report

Public Comments

- None

Voucher Approval

- Motion by Mr. Brewer to approve the vouchers. Strayer. 5-0.

Adjournment

- Motion by Mr. Williams to adjourn. Strayer. 5-0. 10:23 pm

Minutes Approval

These minutes approved this 13th day of April 2021.

Barry A. Wood, Council President

Attest: _____
Staci A. Starcher, Clerk-Treasurer