

McCordsville

ESTD  1988

INDIANA

Town Council Meeting Minutes
February 14, 2023
Town Hall– 7:00 p.m.

Roll Call

- Council Members Present: Greg Brewer, Bryan Burney, Scott Jones, Larry Longman, Branden Williams
- Employees: Paul Casey, Ron Crider, Ryan Crum, Tim Gropp, Mark Witsman
- Clerk-Treasurer: Stephanie Crider
- Town Attorney: Gregg Morelock

Approval of Minutes

- Motion by Mr. Longman to approve the January 10th meeting minutes as presented. Williams. 5-0
- Motion by Mr. Jones to approve the January 17th special meeting minutes as presented. Burney. 3-0
- Motion by Mr. Jones to approve the January 28th retreat meeting minutes as presented. Longman. 5-0

Clerk-Treasurer's Report

- Posted online.

Public Comments for non-agenda items

- None

Committee & Staff Reports

- **Parks Board**: Reviewed the layout for Old School Park with multiple options, noting the loss of some of the park due to the new roundabout at 750. The ballpark is being removed but is not of proper size to play a traditional game. This project will be completed in phases. Phase two will include a shelter and bathrooms. Further discussion commenced regarding parking and cross walks to accommodate more traffic at the park.
- **Redevelopment Commission**: Discussion on renewing with HEDC as well as discussions of property acquisition and demolitions. Currently looking to acquire properties near the new police department as well as town center, mostly for right of way purposes.

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- **Vernon Township Fire Committee:** Discussion of semi and train problems at 400 and Broadway and the possibility of a request to alleviate those issues involving neighboring towns and possibly INDOT.
 - Florence May, Vernon Township Trustee, highlighted the Vernon Township Annual report. Ms. May referenced the 2019 Vernon Summary Analysis and how they were in a dire situation. Further discussion of the start of Fire Territory with the help of Fortville and McCordsville Town Council and ultimately fixing the fire tax rate. Ms. May referenced a second document in the Vernon Township 2019-2022 Milestones, touching on several items that have been accomplished.
 - Mark Elder, Fire Chief, discussed all the advances they have made since 2019. They purchased their first ambulance and they have been able to knock 5 minutes off response times in McCordsville. Mr. Elder stated they purchased two new fire trucks and that the groundbreaking for Station 453 in McCordsville in 2022 will result in the grand opening in 2023.
 - Ms. May discussed the fact that they have a healthy cash balance as well as a functional fire tax rate. She thanked the Fire Territory Board and Township members for their dedication, they will be back in May to review the budget.
- **Public Works Committee/Commissioner's Report:** There was discussion of alleys being vacated at Broadway, as well as discussion of mower quotes.
 - Mr. Crum references a document regarding the vacation of alleys that they are looking for direction from the Council to move forward with the right of way vacation at Broadway. With direction of the Council, they will follow State Statute with right of way vacation and staff is recommending that all four right of ways be vacated.
 - Mr. Burney questioned how developing this parcel would affect future intersection improvements.
 - Mr. Witsman explained the choices for road improvements to create several right in, right out road cuts, as well as medians and alignment of entrances to discourage U-turns.
 - Mr. Brewer questioned the maintenance of the alleys and paving and would it be too much of a cost to the Town to maintain.
 - Mr. Gropp mentioned that the shift in location of the entrance in line with Hanna Street would help the Town with safety as well as stormwater drainage.

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- Mr. Crum stressed that if the Council is not supportive of vacating all four right of ways, then the proposed project would not be favorable, which would need to be known before going through the lengthy BZA and Plan Commission process.
- Dr Scott Harbin, adjacent business property owner, had the biggest concern of Indiana Street being lost because it will cause problems for him to receive deliveries and trash removal. He wants to grow the practice and possibly build parking in the rear, but they would have a hard time losing the alley to maintain business.
- Mr. Brewer questioned the use of Indiana Street as a one-way alley so that there is the elimination of right in, right out. Mr. Crum commented that it's a possibility to put a one lane drive on Dr. Harbin's property, but it would need to be brand new construction. Mr. Brewer stated that there should be some kind of compromise with the business owner.
- Dr. Harbin referenced the existing road cuts approved by the state which would not affect Indiana Street.
- Mr. Brewer stated that the proposed development is being pushed further west due to the road improvements on 600 which will come in the future, and we cannot make that shift east in any way.
- Mr. Witsman references access management and the use of too many road cuts on Broadway not being a favorable condition.
- Rayme Swan, Culvers representative, doesn't want to see his business hurt a neighbor's business. Mr. Swan stated concerns about access to the business with right in and right outs everywhere and the amount they have spent on this property.
- Mr. Brewer stated that we will not be able to make everyone happy and that we need to figure out which is the greater benefit for the Town. So ultimately to meet all the concerns on safety and traffic we would need to eliminate Indiana Street.
- Mr. Swan wanted staff opinion on alternatives to leaving Indiana Street open and moving the access point of the business. Dr. Harbin also commented on having different access points but does not want to lose his Broadway access.
- Mr. Burney requested Dr. Harbin to point out all the access points, as well as how he receives deliveries and what type of trucks are using these access points and drives.
- Mr. Brewer stated that we need to compromise and make sure we can make this work for both businesses. Mr. Crum stated that this needs to be a discussion at the BZA meeting where it can be decided if this development is the right project for that site.

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- Further discussion regarding the drives and access to the property involving the west side of Dr. Harbin's property but ultimately resulted in direction of the Council for staff to work with both property owners to come up with a solution.
- **Architectural Review Committee:** Special meeting regarding Morningside PUD and the committee gave feedback and revisions to the petitioner. Mr. Crum stated they are not ready to come back to the committee but will be back in March.
- **Plan Commission:** There was an approval of the secondary plat for Summerton and there was also a quick synopsis of plans for 2023.

Consent Agenda

- The consent agenda included the Public Safety Report, acceptance of Officer Resignation, Anti-Harassment Training Proposal, BME Engagement letter, London Witte Engagement Letter, Streetlight quote, Harrison Ferris mower quote and recommendation, Police Department Owner's Rep invoice, and Colonnade Section 2 plat.
 - Mr. Longman questioned streetlight quote.
 - Mr. Burney questioned the BME letter about destroying the documentation, Mr. Gropp assured we would receive all the documentation.
- Motion by Mr. Longman to approve the consent agenda as presented. Williams. 5-0

Old Business

HEDC Annual Dues Request

- Mr. Brewer stated that the annual due request was received for HEDC and there are several different levels. Mr. Brewer questioned if there is any value to staying at the level we are currently using.
- Mr. Gropp commented that the HEDC is trying to increase staff which would explain the increase in money that they are asking for.
- Mr. Burney wanted to know how we would have leads about what is going on in the county if we did not have a member on the HEDC.
- Mr. Brewer commented that out of all the communities we are paying the most but there was no explanation as to why this would be.
- Mr. Longman said he spoke to Randy Sorrell regarding the dues request and membership levels. In his opinion he stated that the HEDC could be the filter so we would want to stay in. Southwark was referenced as one of the advantages to using HEDC.

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- Mr. Jones suggested that we should not use them as it is a redundant source with Mr. Gropp and Mr. Crum's economic development background.
- Motion by Mr. Longman to make a recommendation to the RDC at a \$2000 level for annual HEDC dues. Burney. 3-2
 - Brewer Nay
 - Longman Aye
 - Williams Aye
 - Jones Nay
 - Burney Aye

New Business

2023 Salary Ordinance Amendment

- Mr. Williams noted a typo on the ordinance of the bi-weekly pay for the Assistant Director of Public Works.
- Mr. Burney would like a more frequent review of the Salary Ordinance by the Council. Mr. Burney also suggested that there needs to be a way to have more management discretion on making offers for higher pay. Mr. Williams wanted to know how you could keep track of offers from different municipalities. Mr. Brewer believes this should be a discussion by the Finance Committee. Mr. Morelock stated this should be a management discretion but needs to have a salary ordinance amendment. Mr. Gropp stated we are sending this document to be amended to reflect the changes being made in the employee handbook as well.
- Motion by Mr. Burney to read Ordinance 021423 by title only. Jones. 5-0
- Ordinance 021423 was read by title only by Mr. Morelock.
- Motion by Mr. Burney to amend Assistant Director to biweekly and Associate Planner and Project Manager to up to pay. Jones. 5-0
- Motion by Mr. Burney to approve Ordinance 021423 on first reading as amended. Longman. 5-0
- Motion by Mr. Burney to suspend the rules. Longman. 5-0
- Motion by Mr. Burney to approve Ordinance 021423 as amended. Longman. 5-0

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ARPA Appropriation 2023

- Mr. Gropp explained this is a reappropriation of ARPA funds and discussed the spreadsheet attached.
- Motion by Mr. Williams to read Ordinance 021423A by title only. Longman. 5-0
- Ordinance 021423 was read by title only by Mr. Morelock.
- Motion by Mr. Williams to approve Ordinance 021423A on first reading. Longman 5-0

Sign Quote – ARPA Implementation

- Reviewed all the new logos and signs throughout the building as well as all the logos on the town vehicles. There was an ask for guidance on town vehicle logos.
- Motion by Mr. Jones to approve the Fox Marketing estimate not to exceed \$7,485. Longman. 5-0

Ordinance to Amend Title IX, Chapter 90 of the McCordsville Code of Ordinances

- Mr. Gropp stated that this is being amended due to a recent incident in Town involving a reporting by an employee that was taken in a negative fashion by a resident.
- Mr. Morelock explained the section of the ordinance that was amended.
- Motion by Mr. Longman to read Ordinance 021423B by title only. Williams. 5-0
- Ordinance 021423B was read by title only by Mr. Morelock.
- Motion by Mr. Longman to approve Ordinance 021423B on first reading. Williams. 5-0
- Motion by Mr. Longman to suspend the rules. Williams. 5-0
- Motion by Mr. Longman to approve Ordinance 021423B. Williams. 5-0

Resolution of the Town of McCordsville relating to the Financing of the new Police Station

- Mr. Gropp stated that this Resolution also excepts the form of petition.
- Motion by Mr. Jones to read Resolution 021423B by title only. Burney. 5-0
- Resolution 021423B was read by title only by Mr. Morelock.
- Motion by Mr. Williams to approve Resolution 021423B. Longman. 5-0

Assistant Town Manager's Report: Nothing to report.

Town Manager's Report:

- Discussion of Town Event Schedule which resulted in no more Easter Egg Hunt, 5K event will become an all-day event with Summerfest, Police Community Event, and Trunk-or-Treat.

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- Motion by Mr. Jones to approve the 2023 Event Schedule. Burney. 5-0
- Employee service recognition with a presentation of items for employees for their service with the town.
- RFPs are out for website work.
- Some IT items were addressed regarding moving a monitor in Council Chambers as well as the install of an iPad in the lobby for permitting.

Public Comments

- None.

Voucher Approval

- Motion by Mr. Longman to approve the vouchers. Williams. 5-0

Adjournment

- Motion by Mr. Longman to adjourn. Williams. 5-0

Minutes Approval

These minutes approved this 14th day of March 2023.

Greg Brewer, Council President

Attest: _____
Stephanie Crider, Clerk-Treasurer