

# McCordsville

ESTD  1988

## INDIANA

Town Council Meeting Minutes

July 11, 2023

Town Hall– 7:00 p.m.

### **Roll Call**

- Council Members Present: Greg Brewer, Bryan Burney, Scott Jones, Larry Longman, Branden Williams (7:03)
- 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. Jones to approve the June 13<sup>th</sup> meeting minutes as presented. Burney. 4-0

### **Clerk-Treasurer's Report**

- Posted online.

### **Public Comments for non-agenda items**

- None

### **Committee & Staff Reports**

- **Parks Board**: Path to 5K update, all the expenses are covered, and they picked out the colors for the shirts. They discussed the LED screen for the Party in the Park movie that will make it easier to start the movie sooner. They also discussed potential positions for a Park Director and a part-time Park position in the future.
- **Redevelopment Commission**: Passed the purchase agreement for the Thomas Property. The McCord Square PILOT agreement passed 4-0.
- **Vernon Township Fire Committee**: Discussed legislative items for the Vernon Township Fire Territory.
- **Public Works Committee/Commissioner's Report**: Discussion of several items that are on the consent agenda. Capital City backed out of their low quote, so they had to go with the next quote, with Tom Wood. They also discussed resurfacing a few roads which is also on the consent agenda and will be a piggyback off of the County to get the work done at a lesser price.

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- **Architectural Review Committee:** Approved the Parkette D & E Plans as additions to the product lineup for Vintners Park. They reviewed Hartman Capital's request for approval of their product lineup for Meridian Homes at Sycamore Drive which was approved as submitted with the Aspen E Model added. Beazer Homes' request for re-use approval of Section C elevations moving to Section D at Colonnade was continued until the next month's meeting.
- **Plan Commission:** Cityscape Residential's request for approval of a Development Plan for Broadacre was approved. The Town of McCordsville's request to amend the Zoning Ordinance related to Build for Rent communities was continued until next month.
- **McCord Square Review Board:** Approved the design for Cornerstone development and grading for future out lots.

### **Consent Agenda**

- The consent agenda included the Utility Disconnect Letter, DPW Regular Cab Replacement Quote, DPW Extended Cab Replacement Quote, Public Safety Report, McCord Square Re-plat of Lots 3-5, and A&F Invoice 18085.
- Motion by Mr. Burney to approve items A, B, C, E, F, and G. Williams. 5-0

### **Old Business**

- Mr. Longman asked if we have an update on the Airport RFP.
- Mr. Gropp gave an update on the property and that there is no news or activity.

### **New Business**

- Micro Surface Quote for Short and Franks Street pulled from the Consent Agenda
- Mr. Crider stated that this is needed because they are constantly filling the potholes and that they did get a great price, and the slurry seal will not work this time.
- Mr. Longman stated he can see the value on Franks Street, but Short Street doesn't seem to have any value in getting it done.
- Mr. Crider said it was a better deal if the entire road was serviced, per the County.
- Mr. Longman stated he still didn't see the value in going past the driveway.
- Mr. Witsman said they are trying to put a band aid on the road because it will eventually not need to be done.
- Mr. Longman stated that this is exactly the point, because we aren't going to have the roads in the future.

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## INDIANA

- Mr. Gropp pointed out that the mobilization cost would be more if they had to only do one road.
- Mr. Burney stated that we are being given a gift with the County letting us piggyback off of their project.
- Mr. Jones questioned whether going back to the County and asking them to not take care of Short, would they tell us they won't take care of Franks Street.
- Mr. Brewer stated he doesn't want to throw money away, but he does see the value in keeping up with the maintenance of the road.
- Mr. Williams asked if they could go back and ask for a smaller scope.
- Motion by Mr. Burney to approve the Micro Surface quote with the contingency that the Public Works Commissioner will double check to see if we can get less done for a lesser price.

Williams. 3-2

- Greg Brewer - Nay
- Bryan Burney - Yay
- Larry Longman – Nay
- Scott Jones - Yay
- Branden Williams - Yay

### **Commercial Lease with Central Indiana Communications, Inc.**

- Mr. Gropp explained the lease agreement and the trailhead at a \$75,000 cap. Mr. Gropp stated that they need to clarify with their attorney and our attorney the scope of the project because currently it is too general.
- Mr. Longman asked for a timeline on when we would receive an answer back from their attorney.
- Mr. Brewer asked what would happen if we had to table this project until next month. He stated that they would like to approve a document in which they can see the final project.
- Mr. Longman asked if the MSRB would be able to make the decision on the parking issue.
- Mr. Burney suggested that maybe this should be a special meeting to make a final decision.
- Mr. Longman stated he would not be at the meeting next month so he would not be a vote on the final decision.
- Mr. Brewer stated he supports the trailhead, but he doesn't like surprises.
- Mr. Longman said he is worried about this being under parked.
- The council was not pleased with the lack of communication by Ninestar.
- Mr. Burney stated that this should be special meeting.

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- Mr. Jones said he was happy with making this work with
- Motion by Mr. Jones to authorize the Council President to sign the final draft of this agreement, after review by staff and Council. Burney. 3-2
  - Greg Brewer-yay
  - Bryan Burney-yay
  - Scott Jones-yay
  - Larry Longman-nay
  - Branden Williams-nay
- Mr. Gropp said they will schedule a call and the final draft will be circulated.

### **Stansbury Lift Station Improvements**

- Mr. Witsman stated that they reviewed quotes at the Public Works meeting. For Jack & Bore, they are recommending the quote from Lowe Construction at \$88,209. For the Directional Drill, they are recommending the Daystar quote of \$96,290.45.
- Mr. Brewer stated this is for sewer hookup for Colonnade and McCord Square.
- Mr. Jones elaborated on the cost difference vs the timeframe regarding the different quotes.
- Mr. Witsman discussed the document attached involving the timeline on the projects.
- Mr. Burney asked about the connections on the pipes and what type of welding is used on the pipes.
- Mr. Witsman discussed all the piping and the boring for the project.
- Mr. Burney questioned the piping and the size of the boring for the project.
- Mr. Brewer asked about the involvement of CSX and permitting.
- Mr. Witsman elaborated on the size of the pipes, velocity, and volume.
- Mr. Burney asked if this would disrupt the street traffic or train traffic.
- Mr. Witsman stated that this would not be a problem.
- Motion by Mr. Burney to approve quotes for a total expenditure not to exceed \$240,000. Jones. 5-0

### **Ordinance No. 071123 Amendment to Zoning Ordinance on 1st Reading**

- Mr. Crum explained the standard requiring windows on a garage and the reasoning behind the amendment.
- Motion by Mr. Burney to read by title only. Longman. 5-0
- Ordinance 071123 was read by title only by Mr. Morelock.
- Motion by Mr. Burney to approve Ordinance 071123 on first reading. Longman. 5-0

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## INDIANA

- Motion by Mr. Longman to suspend the rules. Burney. 5-0
- Motion by Mr. Burney to approve Ordinance 071123. Jones. 5-0

### **Informal Development Proposal for the Southwest Corner of 1000N & 400W – MI Homes**

- Tim Westerfield, Land Acquisition Manager with MI Homes, 118 acres for the Helm's Mill project. He explained that there would be 234 lots and would show a more open area than the previous proposal.
- Mr. Longman asked about the parcel to the south. Mr. Westerfield stated that as of right now, that parcel is not included in the project.
- Mr. Brewer asked about the amenities.
- Mr. Westerfield elaborated on the entrance sign as well as the different amenities being offered, including playgrounds and pickleball courts.
- Mr. Brewer suggested that neighborhoods should have more amenities for teenagers.
- Keith Blais, Vice President of Land for MI Homes, pointed out the area where most of the amenities would be positioned in the community.
- Mr. Burney had questions regarding the PUD and the stub streets.
- Mr. Westerfield and Mr. Blais explained the homes are comparable to those in a neighboring community.

### **Informal Development Proposal for 6260 W 900 N (Tatom Property) – MI Homes**

- Tim Westerfield presented the site plan for this property and explained how it compared to the previous presenter.
- Mr. Brewer asked about the amenities and the lack of community pools being offered in new communities.
- Mr. Crum wanted to entertain the discussion for a possible trailhead at the front of the community.

### **Assistant Town Manager's Report:** none

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

- Mr. Gropp stated that the next upcoming even will be the 5K and the Party in the Park on August 19th.
- Groundbreaking for the PD Station is tentatively scheduled for July 27<sup>th</sup>.

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### **Voucher Approval**

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

### **Adjournment**

- Motion by Mr. Longman to adjourn. Williams. 5-0 8:41 p.m.

### **Minutes Approval**

These minutes approved this 8<sup>th</sup> day of August 2023.

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Greg Brewer, Council President

Attest: \_\_\_\_\_  
Stephanie Crider, Clerk-Treasurer