



March 26, 2019
Town Hall – 7:00 p.m.

Town Council Special Meeting Minutes

Roll Call & Pledge of Allegiance

- Council Members: Tom Strayer, Bryan Burney, Branden Williams, Barry Wood
- Employees: Tonya Galbraith, Mark Witsman, Ryan Crum, Ron Crider, Paul Casey (arrived later)
- Clerk-Treasurer Cathy Gardner
- Town Attorney Gregg Morelock

Approval of Minutes

- Motion by Mr. Wood to approve the meeting minutes from February 12th. Burney. 4-0.
- Motion by Mr. Wood to approve the Executive Session minutes from February 12th. Burney. 4-0.

Clerk-Treasurer's Report

- Posted.

Police Department Report

- Posted.
- The department has a potential new hire for an open officer position.

Metropolitan Board of Police Commissioners

- Status Change: The Metro Board voted 4-0 to move Mr. Rodgers to unpaid administrative leave at the end of his FMLA leave.
- Status Change: The Metro Board voted to move Mr. Herber to unpaid administrative leave effective immediately.

Noise Ordinance Amendment

- Tabled.

Oakcrest Sub-Division PUD Rezone Request

- Caitlin Dopher, Pulte representative spoke to the Council.
- Updates to the plan
 - The development's name has been changed from Silverleaf to Oakcrest due to copyright issues.
 - The site plan has changed: a curve in the main road has been added, a traffic circle has been added, there is a median at the entrance, the sidewalk has been extended to Deer Crossing.
 - Proposed sign change: it has been physically changed and the developer wants to have it located in the median.
 - The Crossing Series is proposed as the housing group to be built. They are bigger and more expensive than the original series proposed.



- The houses will be between 2300 and 3300 sq. ft.
- There are six floor plans; one ranch and the rest are two-story.
- Council
 - What is the cost of the homes: Low \$300K
 - How long will build-out take: Two years
- Staff Comments
 - Anti-monotony Rule: Pulte will commit to McCordville's anti-monotony rule.
 - The Plan Commission gave the development its unanimous recommendation.
 - Per Mr. Witsman, Pulte still has some hurdles to overcome.
- Public Comments
 - Kevin Smith, resident: Mr. Smith questioned if the roof pitches and square footage that will be required meet the ordinance requirements. Mr. Crum: Both requirements are met.
- Ordinance 032619
 - Motion by Dr. Burney to read Ordinance 032619 by title only. Wood. 4-0.
 - Ordinance 032619 was read by title by Mr. Morelock.
 - Motion by Mr. Wood to pass Ordinance 032619 on first reading. Burney. 4-0.
 - Motion by Mr. Wood to suspend the rules. Burney. 4-0.
 - Motion by Mr. Wood to pass Ordinance 032619. Burney. 4-0.

Colonial Hill – Informal Presentation

- Brian Tuohy, representative for Westport Homes.
- Proposed development will be on 100 acres.
- The neighborhood would connect to the school sidewalk
- Cottage, traditional and estate single family homes are proposed
 - Increased the south side separation from CR 700N
 - Moved the entryway to make it more central
 - Added vehicular connectivity
 - Expanded the proposed walking path
 - Estate Section: 90' lots, \$350K to \$400K
 - Traditional Section: 60' lots, \$275K to \$300K
 - Cottage Section: 40' lots, \$225K to \$250K
 - A model of each type would be built.
 - No front-load garages on the row of homes facing Champion Lakes.
 - No vinyl; limited to wood, stucco, brick, stone or fiber cement board.
 - Five to seven years to build out
- Council
 - Dr. Burney: There is a traffic problem already. The school system has a requirement that kids be picked up and/or bused to school. There is no vehicle connection from the sub-division to the school. He would like connectivity added via the back of the school.
 - Who is the builder? Westport would be the builder even though DR Horton acquired them.
 - What is the sewer basin? The basin is the Stansbury Basin and there is an existing lift station there.
- Public Comments
 - Kevin Smith, resident: Is the bypass still in the works? Mr. Strayer: It is still in the Thoroughfare Plan but other alternatives are being looked at.
 - Stephen Thomas, resident: There are neighbors on all sides so don't forget those other neighborhoods as well.
 - Daniel Stock, resident: If the bypass isn't built and traffic increases, this number of lots will increase the problem. The school will become a choke point. The lots are not on the same size as the existing homes in Champion Lakes. It will destroy property values. Larger lots would help the traffic problem.



- Mike Markus, resident: The Town can do better and make a nicer development. Where is the thing that raises it to the next level? There has to be a market for that too. It's a nice property. He wants bigger lot sizes that are "true estates" in there.
- Jim Thomas, resident: Cottage homes are a lot of houses crammed together. He would like property to be like Champion Lakes and no cottage homes.
- Mindy Herman, resident: The comprehensive plan does talk about preserving home values so there needs to be transition from Champion Lakes to this property type.
- Clyde Hall, resident: Traffic is the major problem. It is next to impossible to turn onto Olio Road. He said to challenge the traffic before you approve the development.
- Sean Conboy, resident: Transition is the problem. It's zoned R-1 now. The proposed development is more transient instead of being a destination to live in like R-1 would be.
- Paul Miller, resident: He stressed the traffic problem. He thinks it's prime land. He thought it would be a park given it's next to a school.
- Debra Ruddick: She fears that if a huge amount of homes are built it will drive a lot of people out of town.
- Council
 - Mr. Strayer explained the proposed town center project. He said that in order to have a town center you have to have increased density but also have quality. To have a town center, you need to have people which density generates. If town center is done right, property values will go higher. The zoning map has several areas that are listed as R-1 and it is done to keep town control of what come in. A town on a sewer system cannot support R-1 zoning for homes as it is too expensive to install and support the infrastructure required. Quality is not tied to just the size of a lot. No one wants development to decrease property values.
 - Dr. Burney stated that a market analysis has already been done showing McCordsville demographics as well as a traffic analysis that is available.
 - The Council consensus is to send the proposed development forward to the next step in the process.

Wastewater Facility Property Rezone Request

- The design of the expansion is underway. The property itself needs to be rezoned from "Professional Business" to the same use as the existing town hall which is "Public/Semi-Public".
- Motion by Mr. Wood to read Ordinance 032619A by title only. Williams. 4-0.
- Ordinance 032619A was read by title by Mr. Morelock.
- Motion by Mr. Wood to pass Ordinance 032619A on first reading. Williams. 4-0.
- Motion by Mr. Wood to suspend the rules. Williams. 4-0.
- Motion by Mr. Wood to pass Ordinance 032619A. Williams. 4-0.

2019 Capital Projects Plan – Ryan Crum

- Mr. Crum went over all the projects listed on the plan.
- Motion by Mr. Wood to accept the Capital Projects Plan as presented. Burney. 4-0.

Stellar Budget

- \$100K had been committed to this grant but the Town was not awarded it. Mr. Crum would like to utilize the money for HCCF.
- Motion by Dr. Burney to authorize President Strayer to sign the grant letter to Hancock County Community Foundation retroactive to March 21st. Wood. 4-0.



Hancock County Trails Plan Resolution

- This plan covers the unincorporated areas.
- Resolution 032619 was read by Mr. Morelock.
- Motion by Dr. Burney to pass Resolution 032619. Williams. 4-0.

Old Business

- Barnes & Thornburg Invoice
 - Motion by Mr. Williams to pay Barnes & Thornburg in the amount of \$12,537.00. Burney. 4-0.
 - The State Board of Accounts will hold the Town's audit exit conference on March 28th.

New Business

- None

Other Committee Reports

- RDC: The commission members worked on copy for the *Indianapolis Monthly* magazine article.
- Plan Commission: Did not meet
- Architectural Review Committee: Did not meet
- Parks Board: Did not meet
- Hancock County Solid Waste Committee: The minutes of their meeting are liked through the Town's current agenda.
- Public Works Committee
 - The 2019 Capital Projects Plan was discussed.
 - Fluid Waste Invoice
 - Motion by Dr. Burney that we compensate Fluid Waste \$7,887.75 for vector services. Williams. 4-0.

Town Manager's Report

- The 2018 Annual Report was submitted to the Council. President Strayer comment that it was a wonder job.
- Vernon Township Public Safety: The Township Trustee has a plan to consolidate fire departments.

Public Works Commissioner's Report

- The department is doing a lot of patching on CR 600W and is continuing to pick up trash.

Planning & Building Director's Report

- Geist Montessori Academy Right-of-Way Agreement: The Town has been trying to acquire r-o-w on the south side of CR 900N. Currently, a group out of Boston have said they will dedicate the r-o-w to the Town. The Town will give them approval for two curb cuts on CR 900N and one of CR 600W in return.



- Motion by Mr. Wood to approve the commitment as presented. Williams. 4-0.

Public Comments

- None

Voucher Approval

- Motion by Dr. Burney to approve the invoices. Wood. 4-0.

Adjournment

- Motion by Mr. Wood to adjourn. Williams. Adjournment at 9:43 p.m.

Minutes Approval

These minutes approved this ____ day of _____, 2019.

Thomas R. Strayer, Council President

Attest: _____
Catherine C. Gardner, Clerk-Treasurer