



November 12, 2019
Town Hall – 7:00 p.m.

Town Council Meeting Minutes

Roll Call & Pledge of Allegiance

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

Approval of Minutes

- Motion by Dr. Burney to approve the October 8, 2019 minutes. Wood. 5-0.
- Motion by Dr. Burney that we approve the October 29, 2019 Special Council Meeting minutes. Longman. 4-0, Williams abstaining.

Clerk-Treasurer's Report

- Posted on-line.

Police Report

- Activity Report posted on-line.
- An additional officer has been hired.

Metropolitan Board of Police Commissioners

- No report.

Park Board – New Appointment

- Mr. Justin Bastin has been recommended for appointment by the Parks Board.
- Motion by Mr. Williams that we appoint Justin Bastin to the Parks Board vacancy. Longman. 5-0.

Parks Sites Evaluation – Chuck Lehman

- Mr. Chuck Lehman, of Lehman & Lehman, made the presentation.
- Eleven sites were evaluated of which four were studied in more detail. The sites were evaluated as stand-alone parks instead of comparing one site against another.
- Costs will be determined by staff.



Vernon Township Budget Discussion

- Vernon Township Trustee Florence May explained the township's financial challenge regarding fire and ambulance services costs. The township wants to provide 24/7 service.
- Current situation:
 - The township does not know the current impact to taxpayers yet until the fiscal study comes back from the State.
 - Ambulance service via Vernon Township starts January 1, 2020. It is ALS advanced service.
 - They anticipate special legislation being introduced to, in effect, re-set the maximum levy for the township.

Informal Development Presentation – Leo Brown Group

- Presenters were Mike Wagner and Troy Burch of Leo Brown.
- The project is a senior age-restricted housing development east of the Leo Brown Group's Traditions at Brookside senior living community.
- The Residences at Brookside
 - Fifty-four active adult villas: two-bedroom, two-bathroom units with a two-car garage.
 - An additional 12 units will be added to their existing independent living area.
 - Rental cost for the 54 active adult villas will be similar "...to the mortgage payment on a \$500K home."
 - The proposed concept was well received by the Council.

McCordsville Bike/Pedestrian Plan Update – Ryan Crum

- The plan will be brought back to the Council in December.

Town Center Drainage Plan

- A water feature design will be incorporated into the Town Center plan.
- A & F Engineering was selected for their proposal for the design.
- Motion by Dr. Burney to authorize Tonya Galbraith to sign the A & F Engineering consulting contract for drainage at the Town Center. Longman. 5-0.

Trash Utility and Storm Water Utility Ordinance Amendments

- The ordinances are being amended to reflect the detailed steps used by the Utility Billing Department when an account is closed or transferred.
- The Public Hearing on these two ordinance amendments will be held at the December Town Council Meeting.
- Motion by Mr. Wood that we read Ordinance 111219 by title only. Burney. 5-0.
- Ordinance 111219 was read by title by Mr. Morelock.
- Motion by Mr. Wood that we pass Ordinance 111219 on first reading. Burney 5-0.



- Motion by Mr. Wood that we read Ordinance 111219A by title only. Williams. 5-0.
- Ordinance 111219A was read by title by Mr. Morelock.
- Motion by Mr. Wood that we pass Ordinance 111219A on first reading. Williams. 5-0.

2019 Salary Ordinance Amendment

- Two changes are being made:
 - The designation of “K-9 Officer” is being added.
 - The pay frequency of the McCordsville BZA and Metropolitan Board of Police Commissioners is being changed from annually to semi-annually to coincide with the Council pay frequency.
- Motion by Dr. Burney to read Ordinance 111219B by title only. Longman. 5-0.
- Ordinance 111219B was read by title by Mr. Morelock.
- Motion by Dr. Burney that we approve Ordinance 111219B on first reading. Longman. 5-0.
- Motion by Dr. Burney that we suspend the rules. Longman. 5-0.
- Motion by Dr. Burney that we pass Ordinance 111219B. Longman. 5-0.
- Motion by Dr. Burney that we approve Matrix A as an exhibit for Ordinance 111219B. Longman. 5-0.

Brookside Allocation Fund Ordinance

- Motion by Dr. Burney to read Ordinance 111219C by title only. Longman. 5-0.
- Ordinance 111219C was read by title by Mr. Morelock.
- Motion by Dr. Burney to approve Ordinance 111219C on first reading. Longman. 5-0.
- Motion by Dr. Burney to suspend the rules. Longman. 5-0.
- Motion by Dr. Burney to approve Ordinance 111219C. Longman. 5-0.

Town Center Plan Update

- The update was given to the Council by Ms. Galbraith and Mr. Crum.
- It will be brought back to the Council in December.

Cell Tower Agreement – Update

- To be continued.

Acceptance and Dedication of Final Plat - Weaver’s Landing, Section 1

- Mr. Richard Henderson represented Premier Land Company.
- Section 1 has 64 lots.
- Motion by Dr. Burney to approve President Strayer to sign the final plat for Weaver’s Landing, Section 1, to be held by staff for the punch list to be completed. Longman. 5-0.



2019 CCMG Award Contracts

- The Town was approved for five grants.
- There are three contracts for the five projects.
- Motion by Mr. Williams to authorize President Strayer to sign the contracts for the CCMG awards. Burney. 5-0.

Old Business

- Noise Ordinance Amendment
 - No update to the amendment at this time.
- Special Events Permit
 - Staff has met three times to discuss. A fillable form will be created in draft form for the December Town Council Meeting.
- CR 600W/600N Financial Commitment Letter
 - The current cost is \$2.7M with \$743K being the local match.
 - Motion by Dr. Burney to authorize President Strayer to sign the CR 600W/600N financial commitment letter do be done at the time he and staff finally consider it appropriate. Longman. 5-0.
- Weaver's Landing Sewer Development Agreement
 - Motion by Mr. Longman to approve the sewer development agreement for Weaver's Landing. Burney. 5-0.

New Business

- None

Other Committee Reports

- Redevelopment Commission:
 - Finished the economic development plan which was then recommended to the Council for adoption.
 - Motion by Dr. Burney that we approve the 2019 version of the economic development plan as put forth by the RDC. Longman. 5-0.
 - Discussion has begun to carve a portion of the property tax rate off for the RDC. This is not an additional tax proposal.
 - The RDC is working on an over-arching plan for Parcel G in the Brookside TIF. The area is made up of three parcels and the plan would be designed to make development cohesive.
- Plan Commission: Discussion held for Outlook Christian Church's build out of its site, the Sagebrook zoning, and the approval of the Gateway Crossing Senior Apartments. The Meadows at Sagebrook PUD was continued.
- Architectural Review: A home for Weaver's Landing was approved.
- Parks Board
 - Discussed the Parks Study and bike/pedestrian plan.
 - The Board received a grant from the Building a Brighter McCordsville Fund.
 - The Impact Review Fee Board will meet to consider a request.



- The Board discussed taking over the Vernon Township park that is in McCordsville.
- A new board member, Justin Best, received a recommendation for approval to the Council.
- Public Works Commission
 - CR 700W Trail Bid tabulation and award
 - Motion by Dr. Burney to accept the Ace Paving LLC proposal for the Austin Tract Trail at a cost of \$61,420. Longman. 5-0.
 - SR 67 Median Enhancement Update
 - No bids were received.
 - Will be put back out for bids in 2020.
 - Wastewater Treatment Plant: The Council is supportive of the idea to pre-order equipment for the plant expansion early so it will be available when it's needed.
 - New mail folder/stuffer and postage machine for Utility Billing
 - Motion by Mr. Wood that we purchase the Neopost equipment for \$18,608.11. Burney. 5-0.
 - New flooring for the Community Room has been ordered at a cost of under \$5,000.

Town Manager's Report

- Tree Lighting Event will be held December 4th.
- Ms. Galbraith will be speaking to a realtor group.

Public Works Commissioner's Report

- None

Planning & Building Director's Report

- Town Hall Entrance Street Light Proposal: Mr. Crum proposed adding a light fixture at the driveway entrance to town hall. He also proposed changing the light fixture that the town requires in order not to be tied to one manufacturer.

Public Comments

- None

Voucher Approval

- Motion by Dr. Burney to approve the invoices. Longman. 5-0.



Adjournment

- Motion by Mr. Longman to adjourn. Wood. 10:49 p.m.

Minutes Approval

These minutes approved this _____ day of _____ 2019.

Thomas R. Strayer, Council President

Attest: _____
Catherine C. Gardner, Clerk-Treasurer

Original