



## Town Council Meeting Minutes

June 8, 2021

Town Hall– 7:00 p.m.

### **Roll Call**

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

### **Approval of Minutes**

- Motion by Mr. Brewer to approve the minutes of May 11, 2021. Strayer. 4-0
- Motion by Mr. Brewer to approve the Executive Session minutes of May 17, 2021. Strayer. 3-0

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

- Posted online.

### **March Financial Report**

- Posted online.

### **WWTP Debt Service Invoice**

- Motion by Mr. Longman to approve the WWTP Debt Service invoice for \$173,781.25. Williams. 5-0

### **Police Report**

- Police Activity Report posted online.
- Chief Casey stated Officer Welfl will graduate from the Academy on June 25, 2021.
- In the interview stage of the current hiring process; look to hire by Fall.
- Chief Casey stated a new front office Assistant would also be hired.

### **Public Comment- Non-Agenda Item Only**

- Kurt Swadner asked if each speaker and Council member would speak louder to be heard in the rear of the room.

### **Variance Request for Fence Panels**

- Motion by Mr. Brewer to recess Town Council meeting and open Drainage Board. Strayer.
  - Brandy Stepan made the presentation. They would like to put three sets of two 6' x 8' panels in the drainage easement on top of the mound behind their home.
  - Motion by Mr. Strayer to approve the variance for the panels subject to two conditions



1. The petitioners enter into an encroachment agreement with the Town
  2. Any trees within the drainage easement are removed. Brewer. 5-0
- Motion by Mr. Longman to reconvene Town Council meeting and close the Drainage Board. Williams.

#### **Mt. Comfort Corridor Land Use Strategy Update**

- Jim Rawlinson with Veridus Group stated the working with Coalition for Smart Growth. Three years ago, the ULI Study was done. Stantec and Thomas P Miller working on a Land Use Plan and a Housing Plan. Applied Economics working on an Economic Impact Analysis.
- Working closing with the Towns for a final plan to be delivered in July or August.
- The Mt. Comfort Corridor is divided into 6 zones. McCordsville is Zone 1 and 2. Housing Study found the current stock only meets 67% of demand. Presented maps with proposed land use.

#### **McCord Square Informal Presentation**

- Shelby Bowen, President of Rebar, stated Rebar would like to partner with the Town. Drew Kelly and Jerry Ewing are partners. Working with the Veridus Group.
- The developer presented conceptual plans which includes commercial, residential, mixed use, and green spaces for the community.
- Mr. Bowen stated Rebar would further refine the plans and present an economic development agreement with the terms.

#### **The Colonnade Informal Development Presentation**

- Briane House, an attorney with Pritzke and Davis represented the developers Platinum Properties. Paul Rioux with Platinum Properties stated he worked on 15,000 homes and asked if the children were able to walk to school. They would work to connect trails if kids were allowed to walk. Todd Pyatt with Finecraft Builders also available for questions. Beazer Homes would be a proposed builder along with Finecraft Homes.
- North of 700 N and South of 750 N, east of the elementary school. Single family homes.
- 46 attached units, 40 detached with smaller lots, 70 detached units on lots 60' by 130' feet and 90 detached units on 80' by 140' lots.
- 246 homes with great architectural details, considered contemporary classic
- Over 7.5 acres for a common area with a water feature and a bridge connecting the north and south parts of the development.

#### **Al Neyer Annexation**

- Briane House, with Pritzke and Davis, represented Al Neyer Co.'s petition for annexation.
- Alexis Sowder from KSM Location Advisors answered questions and helped with presentation.
- The speculative building would over 1 million square feet. \$60.2 million investment.
- Developer asked for an alternative tax abatement schedule and set back variance reductions.
- Motion by Mr. Longman to read Ordinance 060821 by title only. Strayer. 5-0
- Ordinance 060821 was read by title by Mr. Morelock.



- Motion by Mr. Longman to approve Ordinance 060821 on first reading. Strayer. 3-2
  - Barry Wood- Nay
  - Larry Longman- Aye
  - Tom Strayer- Aye
  - Branden Williams- Aye
  - Greg Brewer- Nay
- Motion by Mr. Longman to read Resolution 060821 by title only. Strayer. 5-0
- Resolution 060821 was read by title by Mr. Morelock.
- Motion by Mr. Longman to approve Resolution 060821. Strayer. 4-1

#### **Policy Analytics Interim Progress Report**

- Ryan Crum stated the Fiscal Sustainability had been in the works for about 6 months. The land use will be combined with the financials and expenditures and produce different scenarios to analyze the capital investments and the cost of municipal services necessary. It should wrap up in September and be presented to Council after.

#### **Pine Vail Estates Plat**

- Record only the north side with 52 lots
- Motion by Mr. Strayer to approve Pine Vail Estates North Secondary plat. Williams. 5-0

#### **Old Business**

- Landscape screening request for 5505 N 600 W.
  - Mr. Crum stated Ms. Bollinger still working on competitive estimates.

#### **New Business**

- None

#### **Other Committee Reports**

- Redevelopment Commission: Had Annual meeting before the regular meeting. Town Center update and approved the Statutory letter to all taxing districts.
- Plan Commission: approved Vintners Park development plan and had discussion on the noise disclosure notice for homes to be built.
- Architectural Review: Did not meet.
- Parks Board: Did not meet.
- Public Works Committee:
  - American Pump invoice approved by emergency and recommended to Council
    - Motion by Mr. Strayer to approve invoice for American Pump Repair in the amount of \$8220 as of May 11, 2021. Longman. 5-0
  - Turn Light for Traffic Signal at 600 N and 600 W
    - Motion by Mr. Brewer to approve invoice for Signal Construction to add turn light in the amount of \$12650. Williams. 5-0



- Vernon Township Fire Committee: 2021 budget to be presented next Council meeting and the Township would receive the two new fire trucks in September.

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

- Electronic meeting Resolution
  - Motion by Mr. Strayer to read Resolution 060821A by title only. Williams. 5-0
  - Resolution 060821A was read by title by Mr. Morelock.
  - Motion by Mr. Brewer to approve Resolution 060821A. Longman. 5-0
- National Camp Out/ Movie Night on June 26<sup>th</sup>. Raised almost \$11000 for the 5K already.

#### **Public Works Commissioner's Report**

- Update from INDOT on the Broadway project. Contractors have started working Saturdays.

#### **Planning and Building Director's Report**

- Mr. Crum stated there is a Federal Grant program known as Raise for \$25 million maximum, applications are due July 12, 2021, and we must submit a financial commitment letter with the application. Mr. Crum asked Council if we had a partner or if we should pursue the grant. Council advised not to pursue the grant; we do not have a partner.

#### **Public Comments**

- None

#### **Voucher Approval**

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

#### **Adjournment**

- Motion by Mr. Longman to adjourn. Williams. 5-0. 10:21 pm

#### **Minutes Approval**

**These minutes approved this 13<sup>th</sup> day of July 2021.**

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**Barry A. Wood, Council President**

**Attest:** \_\_\_\_\_  
**Staci A. Starcher, Clerk-Treasurer**