



Town Council Meeting Minutes

August 10, 2021

Town Hall– 7:00 p.m.

Roll Call

- Council Members Present: Barry Wood, Tom Strayer, Larry Longman, Branden Williams, and Greg Brewer at Town Hall.
- 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. Strayer to approve the Special Meeting minutes of July 8, 2021. Williams. 5-0
- Motion by Mr. Longman to approve the minutes of July 13, 2021. Strayer. 5-0

Clerk-Treasurer's Report

- Posted online.

March Financial Report

- Posted online.

Walker-Hughes Town Insurance

- Brian Brees with Walker-Hughes Insurance and Mike Schau with Burnham & Flowers made the presentation. Trident is one of the better carriers which includes silo coverage.
- Deductibles were lowered. Increases were attributed to population/growth, added properties and values increased, added 5 police cars and a backhoe, claims and worker's compensation.
- Motion by Mr. Brewer to pay Walker-Hughes for the Trident insurance proposal for Public Entity not to exceed \$133,000 in premiums. Longman. 5-0

Police Report

- Police Activity Report posted online.
- Chief Casey stated Community Day was a huge success. Thank you to everyone for help in the coordination efforts.

Public Comment- Non-Agenda Item Only

- Mr. Wood presented Mr. Ron Crider with a plaque and a gift card as he celebrated his 20th year in service to the Town in May 2021.



McCord Square Economic Development Agreement

- Shelby Bowen, President of Rebar, was present. Jerimi Ullom and Jen Shoup with Hall-Render led the discussion through Zoom.
- This document spells out the responsibilities and obligations for both the developer and the Town. This agreement does not replace the need for the normal processes and procedures for the Town.
- Mr. Bowen stated we have a purchaser for the developer bond. Parcel 6 & 7 have been changed to 4 story apartment buildings on both parcels with an added rooftop amenity.
- Mixed use bonds would be paid by future minimum tax payments from the developer.
- Motion by Mr. Longman to set a special meeting for August 17, 2021, at 6:00 pm for the McCord Square Economic Development Agreement. Strayer. 5-0

Al Neyer Annexation Ordinance

- Second reading
- Ordinance 060821 read by Mr. Morelock.
- Motion by Mr. Longman approve Ordinance 060821. Williams. 3-2

Al Neyer Rezoning Ordinance and Commitments

- Motion by Mr. Longman to read Ordinance 081021 by title only. Williams. 5-0
- Ordinance 081021 was read by title by Mr. Morelock.
- Motion by Mr. Longman approve Ordinance 081021 on first reading. Strayer. 4-1
- Motion by Mr. Longman to suspend the rules. Strayer. 5-0
- Ordinance 081021 was read by Mr. Morelock.
- Motion by Mr. Longman to approve Ordinance 081021. Strayer. 4-1

Al Neyer Economic Revitalization Agreement- Public Hearing

- Motion by Mr. Longman to recess the Council meeting and convene public hearing. Strayer. 5-0
- Briane House, with Pritzke and Davis, represented Al Neyer's resolution for the revitalization area. Alexis Sowers from KSM Location Advisors also available to answer questions.
- The E-commerce building would be over 1 million square feet.
- No public comments.
- Motion by Mr. Brewer to recess the public hearing and reconvene Council meeting. Longman. 5-0
- Motion by Mr. Longman to read Resolution 081021 by title only. Strayer. 5-0
- Resolution 081021 was read by title by Mr. Morelock.
- Motion by Mr. Longman approve Resolution 081021. Williams. 4-1



Al Neyer Economic Development Agreement and Addendum #1

- Motion by Mr. Longman to authorize Mr. Wood to execute the Economic Development agreement. Strayer. 4-1
- Motion by Mr. Longman to authorize Mr. Wood to execute Addendum #1 to the Economic Development agreement on behalf of the Council. Strayer. 4-1

Al Neyer Forgivable Loan Ordinance

- Motion by Mr. Longman to read Ordinance 081021A by title only. Strayer. 5-0
- Ordinance 081021A was read by title by Mr. Morelock.
- Motion by Mr. Longman approve Ordinance 081021A on first reading. Strayer. 4-1

Reappointment of Economic Development Commission Members

- Motion by Mr. Longman to reappoint Jennifer Herman, Shannon Walls, and Mark Witsman to the Economic Development Commission. Williams. 5-0

Broadview Farms Informal Development Presentation

- Jason Wisniewski with Fischer Homes made the presentation.
- 90 acres. Southwest corner of 750 N and 600 W. 429 homes
- Townhomes and duplexes on varying low maintenance size lots.
- Council had concerns of traffic on 600 with the school traffic and the garage detail on the duplexes.

Hartman Capital/ JSM Living Rental Subdivision

- Scott Kunkle with Hartman Capital from Champagne, Illinois 45+ years family-owned business.
- They have projects in California, Texas, Arizona, Florida, Colorado; never over budget and completed on time.
- 67 acres, 200 residences, around a \$30,000,000 project. South side of 650 N next to Sagebrook.
- This is a build for rent community with single family detached homes in the 1800- 2000 square foot range. Rent price would be \$2200- \$2500 and be a 2-year lease.
- Maintenance and upkeep would be done by the management company.
- Mr. Kunkle presented the Burns Feasibility Analysis done for McCordsville. Rent rates and absorption analysis confirming McCordsville would be viable. 24-hour onsite presence would be added. A sample lease was presented which answered some of Council's concerns last month.
- A Testimonial letter from Bruce Knight with City of Champaign, Illinois was provided.
- Council expressed concerns of not being able to see conceptual designs of the homes. The Council would like a guarantee the developer would not sell.
- Council could see possible need for this subdivision but concerned about it in McCordsville.
- Council had concerns about multiple cars being parked in driveways and streets.



Request for American Rescue Plan Funds

- Motion by Mr. Brewer to authorize Mr. Wood to sign all 3 request forms for the American Rescue Plan Funds. Longman. 5-0

A & F Traffic Study Contract

- A & F Engineering would complete the joint traffic study between the 4 developers for Town Center, Broadview Farms, Jacobi Legacy Farms, Colonnade. A & F would invoice the Town after all four developers sign the Memorandum of Understanding and pay their portion of the study fees.
- Motion by Mr. Brewer to authorize Mr. Wood to sign all 4 Memorandum of Understandings for the A & F Engineering traffic study. Longman. 5-0
- Motion by Mr. Brewer to authorize Mr. Wood to sign and execute the A & F Engineering contract for the traffic study after receiving all 4 developers Memorandum of Understandings back with payments. Longman. 5-0

Weaver's Landing Section 3 Plat

- Richard Henderson with Premier Land was available for questions from the Council.
- Motion by Mr. Brewer to authorize Mr. Wood to sign Weaver's Landing Section 3 Plat. Longman. 5-0
- Motion by Mr. Longman to authorize Mr. Wood to sign and execute the Weaver's Landing Section 3 Sewer Agreement. Brewer. 5-0

Old Business

- None

New Business

- Aurora Way Change Order #2
 - Calumet would remove the unsuitable dirt 176 cubic feet from Aurora Way to the wastewater treatment plant.
 - Motion by Mr. Strayer to approve the invoice to Calumet for \$8762 to be paid from Rainy Day. Williams. 5-0
- Pine Vail Estates Sewer Development Agreement
 - Motion by Mr. Brewer to authorize Mr. Wood to sign and execute the Pine Vail Estates Sewer Agreement. Longman. 5-0

Other Committee Reports

- Redevelopment Commission: Lisa Lee with Ice Miller's Engagement letter for advising. Discussed the Al Neyer Development Plan and the Town Center agreement.
 - Motion by Mr. Longman to authorize Mr. Wood to sign and execute the Ice Miller letter of engagement. Brewer. 5-0



- Plan Commission: approved Bridgenorth Homes quadplex and fire station secondary plats. Approved Summerton Section 1 secondary plat. Colonnade plat was continued because we wanted the traffic study.
- Architectural Review: Did not meet.
- Parks Board: Did not meet.
- Public Works Committee: Sewer request from Vicky Vendel on 1000 N.
 - Motion by Mr. Strayer to approve the Fluid Waste invoice for \$10148.75. Williams. 5-0
 - Change order from Walsh Construction. Motion by Mr. Brewer to approve work on the landscaping mound not to exceed \$35488.34. Strayer. 5-0
- Vernon Township Fire Committee: The Fire Board made a recommendation to the Township board to award the construction of the new fire station to Garmong and Delve. Working to have temporary housing by October 1st. Received a grant from Firehouse Subs for \$29,000 for gear.

Town Manager's Report

- Continuing to work on the READI application. 5k Path to Fitness on Saturday August 14.

Public Works Commissioner's Report

- Ferris State University asked for the Town to donate the old generator to the school.

Planning and Building Director's Report

- Mr. Crum stated Clean Up Day was last Saturday. There were 94 loads for a cost of \$1500.
- Vernon Township Fire Territory asked Council to waive the \$330 variance for temporary housing to be added at the existing fire station in McCordsville.
- Motion by Mr. Longman to waive all permitting fees for the delivering and siting of the temporary housing. Brewer. 5-0

Public Comments

- None

Voucher Approval

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

Adjournment

- Motion by Mr. Longman to adjourn. Brewer. 5-0. 10:29 pm

Minutes Approval

These minutes approved this 14th day of September 2021.

Barry A. Wood, Council President

Attest: _____
Staci A. Starcher, Clerk-Treasurer