



Town Council Meeting Minutes

April 13, 2021

Town Hall and Zoom— 7:00 p.m.

Roll Call

- Council Members: Barry Wood and Greg Brewer at Town Hall; Tom Strayer, Branden Williams, Larry Longman was on Zoom.
- Employees: Paul Casey, Tonya Galbraith, Mark Witsman, Ryan Crum
- Clerk-Treasurer Staci Starcher
- Town Attorney Gregg Morelock

Approval of Minutes

- Motion by Mr. Longman to approve the minutes of March 9, 2021 with correction to \$9683.75 for the amount of the Baker-Tilly invoice. Brewer. 5-0
- Motion by Mr. Longman to approve the Executive meeting at 5:00 minutes of April 13, 2021. Brewer. 5-0
- Motion by Mr. Longman to approve the Executive meeting at 6:00 minutes of on April 13, 2021. Brewer. 5-0

Clerk-Treasurer's Report

- Posted online.

March Financial Report

- Posted online.

Police Report

- Police Activity Report posted online.
- Chief Casey stated Officer Case graduated virtually from the Academy and is working the road.
- Officer Welfl completed the Academy remote instruction and had started attending physically at the Academy which should be completed by June 24, 2021.
- Chief Casey started an email only committee for updating the parking ordinance. Mr. Brewer, Mr. Crum and one from the Metropolitan Police Board will be on the committee.

Public Comment- Non-Agenda Item Only

- None

CSX/ 600 W Improvements

- Mr. Ken Dombroski from McMillen Jacobs Associates and Joseph Rengal from A & F Engineering made the presentation.
- Purpose and objectives of the planning assignments were:



1. Identify and optimize a line for an underpass.
 2. Compare the three alternatives with each other.
 3. Guide the Town on a path forward.
- At Grade Alternative
 - Intersection at Broadway and Mt. Comfort would remain the same. The pavement would be widened to 6 lanes of both the North and South of side of Mt. Comfort Rd.
 - Approximately 41 properties impacted for right of ways. Longer time needed for design and land acquisition.
 - 7 months for construction and the road remains open.
 - \$8,922,900 total project cost.
 - Bridge Alternative
 - Intersection at Broadway and Mt. Comfort would shift to the South with a grade impact of approximately 5 feet.
 - The CVS entrance on Mt. Comfort would be removed.
 - South Railroad Street would remain open.
 - Relatively steep grades on the North and South approach of the bridge would not meet Indiana Department of Transportation's requirement of 40 mph design.
 - Approximately 22 properties impacted for right of ways.
 - Speedway Station would be removed and there would be an access drive for Family Express added off South Railroad Street.
 - 16 months for construction and the road would be closed for entire time with a detour in place.
 - \$323,666,524 total project cost.
 - Underpass Alternative
 - Intersection at Broadway and Mt. Comfort would shift to the South and grade impact would only be 3.6 feet.
 - North and South Railroad Streets would not have access to Mt. Comfort Road.
 - The alignment of Mt. Comfort Road would be shifted to the East because of the water main.
 - A second underpass could be built in the future.
 - Approximately 8 properties affected.
 - 21 months for construction with road open for approximately 14 months and the road closed for 7 months.
 - \$40,858,954 total project cost.

Public Hearing for Liberty Ponds Annexation

- Motion by Mr. Brewer to recess Town Council meeting and open the Public Hearing for Liberty Ponds Annexation . Williams. 5-0
- Silverthorne Homes would be the builder.
- Property located on the Southeast corner of 1000 N street and 500 W
- Around 146 acres on the future land map designated as low density residential with approximately 258 lots.



- No Public Comments
- Motion by Mr. Brewer to reconvene Town Council meeting and close the Public Hearing for Liberty Ponds Annexation. Strayer. 5-0

Liberty Ponds Annexation Ordinance and Fiscal Plan Resolution

- Ordinance 041321 was read by Mr. Morelock.
- Motion by Mr. Longman to approve Ordinance 041321 on first reading. Strayer. 5-0.
 - Roll Call Vote
 - Wood- Aye
 - Strayer- Aye
 - Brewer- Aye
 - Longman- Aye
 - Williams- Aye
- Resolution 041321 was read by title by Mr. Morelock.
- Motion by Mr. Longman to approve Resolution 041321. Strayer. 5-0.

Summerton 1 Ordinance 030921 and Summerton 2 Ordinance 030921A Annexation and Fiscal Plan Resolutions

- Brian Tuohy representing Lennar Homes and Ty Rinehart with Lennar Homes were sworn in by Mr. Morelock made a brief presentation to remind Council of the project.
- Northwest corner of 900 N and 500 W
- Public Comments- Sworn in by Mr. Morelock
 - Lorraine Ewing requested a 6' privacy fence along the property line set back from the road by 30' for visibility. Ms. Ewing stated they have signed an intent to purchase 1 acre from the Ricks also. Ms. Ewing stated they understood the fence would be their responsibility to maintain in the future.
 - William Ewing stated the one pond would go up to their property line if they did not purchase the additional acre. Mr. Ewing stated he wanted a 6' privacy fence.
 - Ray Basile, an attorney representing Daniel & Karis Madison. The Madison's live in the far northeast home of the four homes carved out. Mr. Basile stated he was not here to object to the PUD but to preserve and protect the Madison's rights to the drainage easements.
- Lennar agrees to the request of the 6' privacy fence from the Ewing's. Mr. Crum would look at the 30' setback. The Ewing's agreed as well.
- Ordinance 030921 was read by title by Mr. Morelock.
- Motion by Mr. Strayer to approve Ordinance 030921. Brewer. 5-0.
- Ordinance 030921A was read by title by Mr. Morelock.
- Motion by Mr. Strayer to approve Ordinance 030921. Brewer. 5-0.



Request to Rezone Summerton PUD

- Motion by Mr. Williams to read Ordinance 041321A by title only. Brewer. 5-0
- Ordinance 041321A was read by title by Mr. Morelock.
- Motion by Mr. Strayer to amend provision M of Ordinance 041321A to read:
M. Adjoiner Fence. The Developer shall install a 6' wood fence along the western boundary line adjacent to the Ewing property as shown in Exhibit D as determined by Town Staff.
- Motion by Mr. Strayer to approve Ordinance 041321A as amended. Brewer. 5-0.
- Motion by Mr. Strayer to suspend the rules. Williams. 5-0
- Ordinance 041321A was read by Mr. Morelock.
- Motion by Mr. Williams to approve Ordinance 041321A. Strayer. 5-0.

Landscape Screening for 5505 N 600 W

- Mr. Crum stated the owner, Ms. Bollinger, asked for a continuance until May's Council meeting.

Old Business

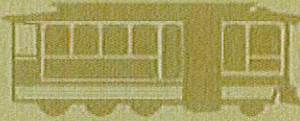
- None

New Business

- None

Other Committee Reports

- Redevelopment Commission: We received an update on Town Center from Veridus. TIF Legislation update from Ms. Galbraith. Ms. Stepan had a presentation for the Building Improvement Fund. Noblesville had a great website and Ms. Stepan had a meeting setup with Noblesville to gather more information on their program. The Annual meeting was set up for June 1, 2021.
- Plan Commission: Discussed Summerton PUD. Approved Villages of Brookside sections 14 & 15.
- Architectural Review: Approved several plans and had a special meeting for Hampton Cove home which was also approved.
- Parks Board: Did not meet.
- Public Works Committee:
 - Motion by Mr. Strayer to approve quote for the Ferris mower from Harrison Street Power Equipment of \$12619. Brewer. 5-0
 - Motion by Mr. Strayer to approve invoice for the UV lights from Glasco for \$7168. Longman. 5-0
- Vernon Township Fire Committee: Approved the Financial Feasibility study for the new fire station in McCordsville off 900. The Chief Abel has a plan to have 9 full time firefighters and talked to Buck Creek to possibly house 3 of the firefighters overnight to respond in McCordsville. The volunteers have also approached the Board to possibly donate the Station 8 building to the



Fire Territory at the end of the year. Chief Able sent out Challenge Coins for all the Council members.

Town Manager's Report

- The Redevelopment Commission did agree to pay for the 2 appraisals for the old Town Hall parcel for a possible land swap. The Council agreed to meet in person next month.

Public Works Commissioner's Report

- Nothing to report

Planning and Building Director's Report

- Nothing to report

Public Comments

- None

Voucher Approval

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

Adjournment

- Motion by Mr. Brewer to adjourn. Longman. 5-0. 9:28 pm

Minutes Approval

These minutes approved this 11th day of May 2021.


Barry A. Wood, Council President

Attest: 
Staci A. Starcher, Clerk-Treasurer