

Town Council Meeting Minutes

November 9, 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, Ron Crider, and Ryan Crum
- Clerk-Treasurer Assistant Nicea Yamber
- Town Attorney Gregg Morelock

Approval of Minutes

- Motion by Mr. Longman to approve the minutes of October 12, 2021, with the correction of removing the “c” in Mr. Touhy’s name. Strayer. 5-0

Clerk-Treasurer’s Report

- Posted online.

Financial Report

- Posted online.

Police Report

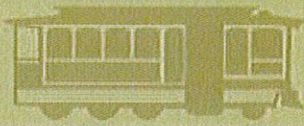
- Police Activity Report posted online.
- Mr. French started November 1, 2021.
- Shop with Heroes would be December 4th.
- Mr. Mark Walker, Metropolitan Police Board, stated the Board recommended Mr. William Benson’s and Mr. Claude Robinson’s extension on the Board of Police Commissioners for the next 3 years.
 - Motion by Mr. Longman to approve the reappointment of Mr. Benson and Mr. Robinson for an additional 3-year term . Strayer. 5-0

Public Comment- Non-Agenda Item Only

- Mr. Bryan Burney requested that Public Comments at the end of the agenda be moved up to the beginning of the agenda before votes would be taken on the agenda item.

Title VI Training and ADA/Civil Rights Compliance

- Resolution 110921 read by Mr. Morelock
- Motion by Mr. Longman approve Resolution 11092021. Williams. 5-0



Economic Development Report

- Alex Jordan, President of McCordsville Redevelopment Commission, presented the 2021 Economic Development Report to Council.
- Motion by Mr. Longman to approve the 2021 Economic Development Report. Strayer. 5-0

The BIG Program

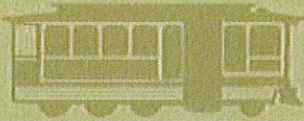
- Alex Jordan, President of McCordsville Redevelopment Commission, presented the BIG or Building Improvement Grant program to Council.
- It is a redesign of the Broadway grant program from years ago. A new logo and new eligibility requirements were introduced. Funding would be from the Broadway TIF area.
- Motion by Mr. Longman to approve the 2021 Economic Development Report. Strayer. 5-0

Joint Traffic Study

- Steve Fehribach, with A&F Engineering, stated the purpose of the study was to see where improvement would be necessary.
- Four proposed developments were looked at for the study. Broadview Farms, Colonnade, Jacobi Legacy Farms, and McCord Square.
- The company creates a "Trip" report for how many cars would come out of each subdivision in the morning and the evening then tracks each car and where it would go.
- Key intersections would be Mt. Comfort/ 750 N, Mt. Comfort/ 700 N, Mt. Comfort/ 2nd Street, and had 19 other intersections either existing or created with the new developments.
- A&F then recommended improvements based on the results of the study.

Colonnade PUD Rezone

- Paul Rioux of Platinum Properties stated the development had a favorable recommendation from the Plan Commission. The list of modifications had been made. A connection to the school trails would be added if allowed by the school.
- Road improvements shared project costs from the A&F Traffic study would cost approximately \$504,000 in addition to the widening of our half of 700 W and 750 W and adding acceleration and deceleration lanes. Total approximately \$750,000.
- Todd Pyatt with Pyatt Builders & Fine Craft Homes answered questions regarding the Town Homes and the Council agreed on one image. Section E price point would be \$450,000.
- Council had concerns for having more playgrounds, a pool amenity, parking spaces on the street, and emergency vehicle access.
- Ann Kloc from Beazer Homes stated Section D homes would be approximately \$425,000.
- Public Comments
 - Dr. Brian Burney stated he was the President of the Champion Lake HOA. Mr. Burney gave what he thought the difference of a custom home and a production home was, voiced concerns over side yards, and the problems the development would cause with the Town's sewer system. He gave each Councilman a handout.



- Silvia Miller, with Alan, Wellman, McNew and Harvey, stated she represented residents of Champion Lake. Ms. Miller addressed the sewer issues and state standards. Ms. Miller stated concerns over the traffic problems, fixing the infrastructure before the development happened, and property values. She suggested meetings with longtime residents to gather information on what the homeowners wanted.
- Sean Conboy, resident of Champion Lake, stated the football field would expose yards and it would be a change not a transition. Mr. Conboy would like to see the front of homes, not the back and side yards. The traffic study did not address the time frame for pickup at the school.
- Kevin Smith, resident of Champion Lake, stated he had concerns over the buffer yard size, who would own the amenity area set aside for future use, requested a change to dark night lights instead of dusk to dawn lights, make the mounds higher to stop headlights from shining into homes, and no remonstrance for boat noise.
- Michael Markus, resident of Champion Lake, stated he loved the one and done idea for custom homes. Mr. Markus asked about where would people park when they turn their garages into family rooms. Mr. Markus would also like to see a lot of really big trees.
- Discussion followed public comments about trees, mounding and the mounding heights, the fronts of homes would face 700 N not the back of homes, headlights, and the streetlights. The traffic problems were being addressed with the school and the school have been working on a plan. Concerns over the wastewater treatment plant and capacity were addressed. The plant is well within the state standards and the next upgrade design had begun and would accommodate the new developments. The petitioner volunteered to add language in the covenants for boat noise
- Mr. Morelock listed a few conditions that could be changed in the ordinance.
 - In Area E no more than 4 homes in the same architectural style
 - Remove all but the first elevation in the Townhomes Area A.
 - The petitioner would create 2 pocket parks wherever possible subject to staff approval
 - Set aside land for a future amenity and put the land under the HOA ownership
- Motion by Mr. Strayer to amend the PUD Ordinance to add all 4 conditions, if approved. Williams. 4-1
 - Barry Wood- Aye
 - Tom Strayer- Aye
 - Larry Longman- Aye
 - Branden Williams- Aye
 - Greg Brewer- Nay
- Motion by Mr. Strayer to read Ordinance 110921 by title only. Williams. 5-0
- Ordinance 110921 was read by title by Mr. Morelock.
- Motion by Mr. Mr. Strayer approve Ordinance 110921 on first reading. Williams. 4-1
 - Barry Wood- Aye
 - Tom Strayer- Aye
 - Larry Longman- Aye
 - Branden Williams- Aye
 - Greg Brewer- Nay



Jacobi Legacy Farms

- Rex Ramage with Pulte Homes stated information of the proposed project and how it had evolved. Townhomes would be added with exceptions.
- 177 acres. West of 500 W, South of State Road 234, and North of 750 N. The subdivision would have an agricultural/rural theme to pay tribute to the legacy of the Jacobi name. 485 lots
- 2/3 of the subdivision would be within a 15-minute walk to Town Center. There would be a trail directly to Town Center, amenity center with pool, community gardens, and pocket parks.
- Council expressed concern over Townhome saturation in the area, the back/garage area, front/side load options, and lot sizes.
- Motion by Mr. Strayer to read Ordinance 110921A by title only. Brewer. 5-0
- Ordinance 110921A was read by title by Mr. Morelock.
- Motion by Mr. Mr. Strayer approve Ordinance 110921A on first reading. Brewer. 5-0
- Motion by Mr. Strayer to suspend the rules. Longman. 5-0
- Motion by Mr. Brewer to reconsider the suspension of the rules. Longman. 5-0
- Motion by Mr. Brewer to suspend the rules. Longman. 5-0
- Motion by Mr. Brewer to amend 31 lots on the Northwest corner of provided plat would be converted from 62-foot-wide lots to the appropriate number of 80-foot-wide lots . Longman. 5-0
- Motion by Mr. Mr. Brewer approve Ordinance 110921A as amended. Longman. 5-0

Pine Vail Estates Final Plan Dedication and Acceptance

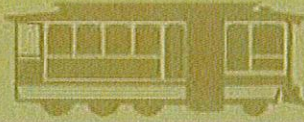
- Motion by Mr. Longman to approve the Pine Vail Estates South secondary plat as presented. Brewer. 5-0

Comprehensive Plan Update

- Mr. Ryan Crum stated \$60,000 was added to budget at beginning of 2021 and he would like to keep the bulk of the work in house with the two contractors taking some of the responsibility. Mr. Crum.
- Motion by Mr. Brewer to authorize Mr. Wood to sign the Context Design contract when finalized not to exceed \$30,000. Longman. 5-0
- Motion by Mr. Brewer to authorize Mr. Wood to sign the Obe Advisors contract when finalized not to exceed \$7500. Longman. 5-0

McCord Pointe Section 7- McCord Road Widening Agreement

- Section 7 would be the last section of McCord Pointe and the road needs to be widened.
- It would be too late to start the road widening because of the time of the year. This agreement would be to postpone the widening of the road until spring.



- The developer would be required to post a performance bond and the Town would hold issuing building permits for homes by May 31, 2022, if the road was not complete.
- Motion by Mr. Brewer to authorize Mr. Wood to sign Lennar Homes agreement. Longman. 5-0

Old Business

- Bolinger Landscaping- declined offer for easement swap

Al Neyer Drainage Easement Amendment

- Motion by Mr. Brewer to authorize Mr. Wood to sign 1st Amendment to Grant of Easement. Longman. 5-0

New Business

- Amendment to Public Records Ordinance- postponed

Other Committee Reports

- Redevelopment Commission: Received Town Center update and discussed the County RDC meeting. Meeting with November 29th with the Airport Authority.
- Plan Commission: Did not meet.
- Architectural Review: Approved a model elevation in Oakcrest and changed a meeting date.
- Parks Board: Discussed the survey results for the Master plan update. Trunk or treat went well. Tree lighting on December 1st, \$682,000 in park impact fees.
- Public Works Committee: Paid quite a few invoices. Mr. Price asked for an update on the connector sidewalk. Request for additional funds for ADA ramp contract.
 - Motion by Mr. Brewer to authorize Mr. Wood to sign the Mattingly Concrete estimate for 17 ADA ramps for \$21,420.50. Strayer. 5-0
- Vernon Township Fire Committee: Nine full time firefighters sworn in. Gave update on the two new fire engines, temporary housing at Station 8, bond proceeds and land purchase for station.

Town Manager's Report

- Finished with the Economic Development report and almost finished with the ADA and Title VI compliance document. Sending out evite for Christmas Party on December 3rd.

Public Works Commissioner's Report

- Discussion about the CGS/ Waste Management problems, how to handle the problems and the cost of the contract paid to contractors.



Planning and Building Director's Report

- Mr. Crum stated the McCordsville Marketplace streetlight was backordered. There was a hearing on Drummond property case which was continued. Phone calls have been made to Ninestar to straighten out the newly installed poles.

Public Comments

- None.

Voucher Approval

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

Adjournment

- Motion by Mr. Brewer to adjourn. Longman. 5-0. 11:05 pm

Minutes Approval

These minutes approved this 14th day of December 2021.



Barry A. Wood, Council President

Attest: 

Staci A. Starcher, Clerk-Treasurer