

Town Council Meeting Minutes

January 11, 2022

Town Hall– 7:00 p.m.

Roll Call

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

Councilman Chad Gooding Sworn In

- Chad Gooding sworn in as Councilman after being appointed by Republican Caucus on December 16, 2021.

Election of Officers

- Motion by Mr. Longman to nominate Tom Strayer for President. Williams. 5-0
- Motion by Mr. Williams to nominate Larry Longman for Vice President. Gooding. 5-0

Committee Liaison

- Motion by Mr. Longman to appoint Mr. Gooding to the Plan Commission and keep all other Liaison appointments the same as 2021. Brewer. 5-0

Approval of Minutes

- Motion by Mr. Brewer to approve the minutes of December 14, 2021. Longman. 4-0
- Motion by Mr. Brewer to approve the Executive Joint Session memorandum of December 14, 2021. Longman. 4-0

Clerk-Treasurer's Report

- Posted online.

Financial Report

- Posted online.

Resolution Establishing Ordinance Violations Fines

- Motion by Mr. Brewer to read Resolution 011122 by title only. Longman. 5-0
- Resolution 011122 was read by title by Mr. Morelock.
- Motion by Mr. Brewer approve Resolution 011122. Williams. 5-0

Police Report

- Police Activity Report posted online.



- Chief Casey stated there was an electrical/fire incident at the elementary school and the ambulances and fire trucks were there before Chief Casey arrived. The fire station with staff 24/7 in McCordsville has been noticeable in response times.
- Officer French entered 2nd phase of FTO training. The next officer has been approved and the pension board would meet this week. Another officer would possibly start in April and the next hiring process would start later in the year.

Public Comment- Non-Agenda Item Only

- None

Fiscal Sustainability

- David Reynolds and Jason O'Neill with Policy Analytics made the presentation. Mr. Reynolds started with the purpose of the analysis; "to illustrate the future implications of the land use policy on the Town's financial situation to aid Town leaders in crafting a strategy that encourages growth while keeping the Town on a fiscally sustainable trajectory."
- The analysis should help to answer questions and help to strategically plan policies to help make decisions in the future.
- Mr. O'Neill discussed the study area and development scenarios. The four different scenarios were current growth scenario, Town center scenario, extended scenario with an industrial focus, and an extended scenario with a residential focus.
- In each scenario, the impact of capturing TIF assessed value needs to be weighed with the need to fund project-related infrastructure and incentivize development.
- The study broke down into 7 long term implications to help develop economic and fiscal policies for the Town.
 - McCordsville is on the verge of growth, but it will not last forever.
 - Local revenue growth will slow as development moves towards full capacity.
 - Competition will require increased levels of service.
 - Land use decisions drive revenue capacity.
 - TIF policy influences fiscal capacity in the long term.
 - Optimizing maximum levy growth is key to sustainability.
 - McCordsville's policy context is not static.

Informal Presentation- Shadow Grove

- Caitlin Dopher with Arbor Homes made the presentation. 207 acres on 3 different parcels with 650 N bisecting the development that runs West of Mt. Comfort Road. South of Gateway Crossing and East of Austin Trace and Weaver's Landing.
- Two different proposed sections with different style homes with 434 lots. The North section, Silverthorne Homes, would have 246 lots on approximately 129 acres with lot widths of 75'. The South section, Destination homes for empty nesters with low maintenance, with 188 lots on approximately 78 acres with lot widths of 60'.



- There would be over 27% of the land to be reserved for open spaces with a large trail system. Different ideas for the open spaces could have neighborhood camp sites, pool and pool house, playgrounds, and community gardens.
- The Council had concerns about the Destination section along Mt. Comfort Road having vinyl siding and being entry level housing. The Council liked the North section, the trail system, and amenities, but wondered how the trail system would be policed and camp fires without fire trucks not being able to get to the woods. The Council also asked the developer to look at the subdivision to the North, Broadview Farms parcel, and match the Masterpiece standards put in place there.

5-year Parks & Recreation Plan

- Mr. Crum stated the Parks Plan needs to be updated every 5 years to continue receiving State grants. The plan needs to be approved by the State.
- The Town needs to overhaul the Comprehensive Plan before overhauling the Park Plan.
- The goals and how to grow the parks system needs to be looked at. The funding of a park operating budget would be another topic of discussion.
- This update had minor changes from the last time it was updated. The draft would be submitted by January 15, 2022, to be reviewed by the State.

Community Crossings Update and Financial Commitment Letter

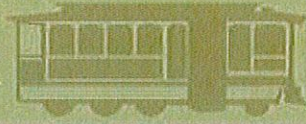
- Mr. Witsman stated there are several streets for the mill and resurface project for the latest callout for Community Crossings Matching Grant Program for a total of \$1,175,000. The match is 25% for the Town which would be \$293,750.
- Motion by Mr. Mr. Brewer to authorize Mr. Strayer to sign the financial commitment letter not to exceed \$294,000. Longman. 5-0

Police Station Purchase Resolution

- Resolution 011122A was read by Mr. Morelock.
- Motion by Mr. Mr. Longman approve Resolution 011122A. Williams. 5-0

Pandemic Leave Policy Change

- Mr. Morelock suggested amending Section VII to read, if the policy was updated it would be communicated to all employees.
- Motion by Mr. Mr. Longman to approve the Pandemic Leave Policy as amended. Williams. 4-1
 - Tom Strayer- Aye
 - Larry Longman- Aye
 - Branden Williams- Aye
 - Greg Brewer- Nay
 - Chad Gooding- Aye



Other Committee Reports

- Redevelopment Commission: Delayed election of Officers for the RDC. Accepted the conveyance of the Old Town property for the Town Center project, approved the TIF revenue bond payment for HRH and approved an invoice for HEDC.
- Plan Commission: Continued the HSA primary plat and Grand Communities Hampton Walk rezone which was handed over to Architectural Review Committee that had a special meeting tonight before Council. Approved a 2-story office building request for McCordsville Corner Shoppes for a dentist office.
- Architectural Review: Did not meet.
- Parks Board: Discussed the Master Plan, including the Old Town Park and its updates to the plan. Park Impact fee at \$728,000. There might not be an Easter Hunt this year, the 5K would happen, Community Day for the Police, Trunk or Treat and the Christmas Tree Lighting would also be scheduled.
- Public Works Committee: Did not meet. Council had a discussion on hiring an Assistant Planner.
- Vernon Township Fire Committee: Robert Holland is stepping down at the end of the year. The two Fire Engines would be in service on Thursday night. Planning for the new station is moving forward with groundbreaking around March.

Old Business

The search for a new Town Manager had about 60 applicants. January 21 is the deadline for resumes. The committee would meet on January 27 to narrow down of possible candidates to interview and present it to Council.

- Mr. Longman gave an update on the Aurora Way right of way from Exeter. The EDA for Exeter would be going to the County Council on Wednesday. The right of way was not included in the EDA but would be handled with the plat dedication. Mr. Longman stated he confirmed with Mr. Jessup it would be a separate Letter of Agreement and the Town would have to get it from the County.

New Business

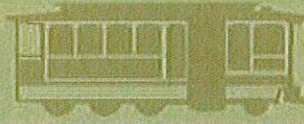
- Motion by Mr. Longman to approve Walsh Construction invoice for \$306,476.79. Williams. 5-0
- Motion by Mr. Brewer to approve Signal Construction invoice for \$14,895.75. Longman. 5-0

Town Manager's Report

- The new Office Coordinator position is filled. Ms. Jones starts next Monday.
- Working on beginning of year things and the Annual Report.
- Developed list for search committee for the new Town Manager, close to 60 applicants.

Public Works Commissioner's Report

- Nothing



Planning and Building Director's Report

- Mr. Strayer appointed Corey Karn to a four-year term and Steve Duhamell to a one-year term to the Board of Zoning Appeals

Public Comments

- Mindy Herman resident in Champion Lake stated she was at the special Architectural Review meeting. She heard a lot of diversifications and liked the alignment to the standards. The presentation from Arbor Homes tonight was not diverse and lowered the standards. She hoped the Council would continue with the hard lines of higher standards. She loves living in the community and feels we need to attract more diverse people to the community. The Council needs to look at more than tax revenue to bring more diversity to our community. She would like to see more investing in Parks to be fit, healthy and enjoy the outdoors.

Voucher Approval

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

Adjournment

- Motion by Mr. Brewer to adjourn. Longman. 5-0. 9:33 pm

Minutes Approval

These minutes approved this 8th day of February 2022.



Tom Strayer, Council President

Attest: 

Staci A. Starcher, Clerk-Treasurer