

Town Council Meeting Minutes

May 10, 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

Approval of Minutes

- Motion by Mr. Longman to amend the minutes of April 12, 2022, to say the Council also wanted road connectivity behind the commercial outlot. Brewer. 5-0

Clerk-Treasurer's Report

- Posted online.

Financial Report

- Posted online.

Police Report

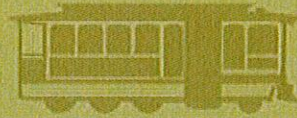
- Police Activity Report posted online.
- Chief Casey stated Officer Pells had started and Officer French was at the Academy.
- There are 4 prospects left in the current hiring process which is at the voice stress testing.

Public Comment- Non-Agenda Item Only

- Helen Riley, a resident of Stansbury, expressed concerns over the rentals in her neighborhood. She moved here for the school district. She had concerns about how many people are living in some of the rental homes in the neighborhood. The school bus driver moved the bus stop because of concerns with younger teenagers as they get off the bus. Buses drop off workers with vests at two locations in proximity of her home. She suggested the Council may look at adding boarding house regulations in Bloomington and really look at affordable working houses. Council suggested she talk to the County too.

Road Impact Fee Presentation

- Steve Fehribach and Tony Fadoul with A & F Engineering made the presentation. A & F would provide thorough, cost effective and legally defensible analysis using the latest traffic engineering methods and technologies.



- Benefits would include creating a roadway improvement plan and identifying deficiencies and provide funding for new road infrastructure.
- A & F would analyze existing and future conditions and developments. Schools would be analyzed while school is in session.
- Development must benefit from roadway improvements financed by impact fees
- Impact Fee cost would be the estimated construction costs based on incremental improvements + cost of traffic study
- Developers would only pay for future developments. Fees could be paid over time, upfront with permitting fees, or issued through credits for work performed by developer.
- An Appeals Board must be set up with an Engineer, a Certified Public Accountant, and a licensed Real Estate agent.
- Motion by Mr. Brewer to direct staff to proceed with A & F Engineering to start the process for the road impact fee. Williams. 5-0

Old Business

- None

New Business

Mt. Comfort Widening Project

- Council already approved the funding commitment letter for the grant process. The grant has been awarded, funding to be received in 2025-2026. This contract is for engineering design and right of way services which cannot be paid with the grant funding. Our match for the grant is \$4.8 million.
- The funding would be spread over 4 years for this contract. \$100,000 budgeted for the first year for the initial survey. Years 2 & 3 there would be significant costs for design. Right of way acquisition and purchasing would be paid through multiple funds.
- Joe Rengel, the design engineer with A & F Engineering, stated the appraisal problem analysis would be scoping document looking for possible items which need further investigation which is part of the federal funding process.
- Motion by Mr. Brewer to authorize Mr. Strayer to sign contract with A & F Engineering for \$1,225,761.02. Longman. 5-0

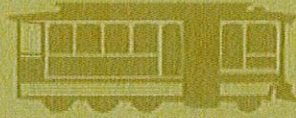
Mt. Comfort Road Corridor Planning

- This contract would take study work already done by A & F on round-a-bouts at 800 N, 750 N, and this contract's work and be combined into one document for planning, prioritizing, and cost estimates. The round-a-bout at 500 N cost would be a county project. The Town would be responsible for enhancements and maintenance for 500 N.
- Motion by Mr. Brewer to authorize Mr. Strayer to sign contract with A & F Engineering for \$24750 and approve the on call contract with A & F Engineering. Williams. 5-0



Strategic Capital Partners Annexation and Rezone

- Brian Touhy, representing Strategic Capital Partners, made the presentation for the rezone of approximately 162 acres. 80 acres in the Town and proposed annexation of 82 acres on the North side of 500 N and the West side of Mt. Comfort Road. There are 6 parcels in the rezone.
- Strategic Capital request a rezone to I-2 and Commercial Neighborhood (CN). Comprehensive plan supports the zoning of commercial and industrial in the area.
- Screening has been added between property and the residential area with berms, fencing and trees. Approximately 435 feet between any buildings and the residents in Stansbury.
- No curb cuts on 600 W. SCP have also set aside land for a round-a-bout on 600 W. Aurora Way would not be extended beyond this development. There would not be a direct route from Aurora Way to Stansbury either.
- John Cummings, with Strategic Capital Partners, stated the timing would be to start construction in 2nd or 3rd quarter of 2023. Vacancy area for the area is less than 5%.
- Council had concerns with connectivity with the northern parcel development, the necessity of the buildings with other vacant buildings in the area, and if the petitioner would request abatement or other incentives. Council suggested the area might be better used for work force housing or other residential.
- Public Comments
 - Marian Hensley stated she strenuously object to this development. She does not have a problem with warehouses or development, she has a problem with development that is not thoughtful. She thinks putting huge warehouses up to 20-year-old neighborhoods would not be thoughtful. Industrial development should stop south of 500. The County planned on it being residential before the crash of 2008. She appreciated the effort but a 6' berm with trees will not block a 40' concrete wall. There are no public parks.
 - Helen Riley stated she has experience in looking at plans. There is a drainage ditch on the back of this property, and she does not see it on the map. Across the street is swamp land every time it rains. There is no drainage to the south and blocked further down. The stream at Outlook has flow but Outlook is changing it soon and it could impact the drainage further down. She has concerns with this. She asked the board what would happen if you had all these people coming in to put up self-storage units across this space, you would be concerned with it all being the same. This development does not interact with you, me , or the residents. A medical building, technology-based building. Or library would be a better impact for the community and more inviting to the community.
 - Mark Frost stated he was sleeping when all this stuff started. He doesn't agree with industrial here this close to Town. He knows the County does what he wants. He went to the County meeting last week and there was hardly anybody there. The Council could get the community to rally and go to the County meetings and put pressure on the County. He thinks there is other ways to get the taxes and slow down a little bit.



- Mary Harmon stated she did not come here to speak tonight; she just likes to come to the meetings. She agrees we need more tax base but doesn't feel industrial is the way to that. She said the plan is missing the trail connectivity down the Mt. Comfort corridor. Trails are very important to her.
- Matthew Kidd stated he thought 6' berms in presentations look bigger than they are. He does not want to live across from this. He asked how far away the Council lived from this development. He is less than a mile away. We want to grow, we need the tax base, but this does not look like Fishers, it looks like Plainfield. He asked Council to consider that the people vote for them and if they do this, the people will remember.
- Darlene Olson stated she lived here for 40 years. She would like to be left alone. She wants to be able to go across the street and get her mail and she wants the area to be left alone.
- Joe Patterson stated he has never done anything like this before, but he is opposed against this development. He lives the farthest away. Tax abatements have been given on some of these buildings. He asked what happens when the tax abatements are over, will the buildings be empty again. The growth needs to be managed better. He thinks apartments or low-income housing would be better here. He asked if we could shop for the projects we wanted.
- Charlie Pfeiffer asked if the tax base is so important why do we have to give them an abatement. He asked who pays for the roads while this is happening; there are accidents happening because the roads need to be repaired. He was involved in an accident for this reason. He asked if we must give an abatement what is the point.
- Council stated residential is the problem in this Town. Industrial would be the highest yielding tax for the Town. The Town needs the balance. The County already had a developer approach them for industrial on the parcel to the West of this property. The residents will be living next to industrial no matter what the Town does. The Town needs to do the best we can for our residents by creating buffers and keeping the truck traffic off Mt. Comfort and on Aurora Way.
- Motion by Mr. Longman to read Ordinance 051022 by title only. Gooding. 5-0
- Ordinance 051022 was read by title only by Mr. Morelock.
- Motion by Mr. Longman approve Ordinance 051022 on first reading. Gooding. 4-1
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Greg Brewer – Nay
 - Branden Williams – Aye
 - Chad Gooding – Aye
- Mr. Morelock stated the Town would not be able to change the zoning until the property was legally in the Town. The annexation ordinance would have to be approved at the Council meeting next month. The zoning ordinance could be approved next month if the annexation was approved.



Shadow Trace PUD Ordinance

- Caitlin Dopher with Arbor Homes made the presentation. 130 acres on 2 different parcels north of 650 N and west of Mt. Comfort Road. South of Gateway Crossing and East of Austin Trace and Weaver's Landing.
- 235 lots with front facing homes, side load garages along Mt Comfort Road and larger lots at NE corner. 50% of homes would have 50% brick, vinyl siding would be prohibited.
- There would be over 36% of the land to be reserved for open spaces with a large trail system. Different ideas for the open spaces could have pool, pool house, and playgrounds.
- Staff stated Arbor Homes has agreed to rental home language added to the PUD ordinance and the covenants. A homebuyer would have to own their home for 2 years before being able to rent it. Arbor homes had also agreed to road improvements at all 3 entrances to the neighborhood. It would connect with Austin Trace and proposed Hampton Walk.
- Public Comments
 - Kevin Smith stated this development is far better than what we've seen. The PUD ordinance does not address rear elevations per the zoning ordinance. He would like to see more bump outs or covered porches. Rear elevations should not be box like. He feels the Council has the ability to enforce the zoning standards even in a PUD ordinance.
 - Linda Robinson stated she has lived in Austin Trace for 23 years. Austin Trace has an influx of renters in the area. I agree to the rental language, but she feels 2 years is not long enough. There were renters across the street for 15 years.
- Motion by Mr. Longman to read Ordinance 051022A by title only. Brewer. 5-0
- Ordinance 051022A was read by title by Mr. Morelock.
- Motion by Mr. Longman approve Ordinance 051022A on first reading. Williams. 5-0
- Motion by Mr. Longman to suspend the rules. Williams. 5-0
- Ordinance 051022A was read by title by Mr. Morelock.
- Motion by Mr. Longman approve Ordinance 051022A. Williams. 5-0

Sanitary Sewer Ordinance Update of 53.22 Connection Charges

- Mr. Witsman stated a new law going into effect July 1, 2022. This would modify the connection fee structure for equivalent dwelling unit from \$3500 to \$4500 and it eliminates the basin structure. The Town must do a rate study and have a public hearing next month.
- Motion by Mr. Longman to read Ordinance 051022B by title only. Brewer. 5-0
- Ordinance 051022B was read by title by Mr. Morelock.
- Motion by Mr. Longman approve Ordinance 051022B on first reading. Williams. 5-0

Villages at Brookside Sections 14 & 15 Sewer Developer Agreements

- Motion by Mr. Brewer to approve and authorize Mr. Strayer to sign the Villages at Brookside Section 14 & 15 Sewer Agreements. Longman. 5-0



McCord Pointe Sections 6 & 7 Sewer Developer Agreements

- Motion by Mr. Brewer to approve and authorize Mr. Strayer to sign the McCord Pointe Section 6 & 7 Sewer Agreements. Longman. 5-0

Informal Presentation- Cityscape Residential

- Evan Bryant, Land Acquisitions with Cityscape Residential, made the presentation with 2 different types of developments.
- Broad Acre- 18 acres, South of 600 N and west of 600 W. 260 Units, 2 and 4 Story Buildings, 60% studio/1-bedroom units and 40% two-bedroom units. Large, fully amenitized clubhouse and pool and pickleball courts. Garage and surface parking
- Parkfield- 30 acres, South of 600 N and east of 600 W. 165 Units, Single-story attached townhomes, all two-bedroom units, with a small clubhouse and pool and pickleball court. Garage and surface parking
- Plan to break ground early 2023 and leasing in 2024.
- Council liked the proposal overall. Concerns of screening from the residential to industrial building to the south of Parkfield development.

Other Committee Reports

- Redevelopment Commission: We awarded the first BIG grant to Second Stories. Passed the confirmatory resolution combining the two TIF areas.
- Plan Commission: passed Shadow Trace PUD and Strategic Capital Partners rezone with a favorable recommendation to Council. Rivendell PUD was continued. The Vernon Township Fire station development plan was approved, Colonnade Section 1 development plan, and Haven Ponds Section 1 secondary plat was approved. Discussed the Mt. Comfort Road Overlay District.
- Architectural Review: Vernon Township Fire station and Rivendell models- most were approved.
- Parks Board: Re-capped recent programs and discussed the 5k event. Niki Jones proposed an event for the 120th Anniversary of the Old Town Park maybe in late July Friday night. Discussed upgrades with part of the ARPA money. Approved the resolution for the Cumulative Park fund rate.
- Public Works Committee: Tabled most everything and recommended invoices to be paid by Council.
 - Motion by Mr. Longman to approve the Walker IT Invoice for \$10608.61. Brewer. 5-0
 - Motion by Mr. Brewer to approve the Citizen's Energy invoice for the new water meter for \$9600. Williams. 5-0
- Vernon Township Fire Committee: Did not meet.



Town Manager's Report

- Discussed Cyber Security for renewal on Ninestar contracts and annual insurance requirements.
- Motion by Mr. Brewer to approve and authorize Mr. Gropp to sign the Ninestar contract not to exceed the premium of \$20445. Longman. 5-0
- Meeting with several companies about upgrading microphones, speakers, and zones in the Council Chambers and community room. Hopefully will have 3 to 4 quotes next month and have it running by August.
- Southwark's tax abatement CF-1 was due May 10. Southwark did fill one out, but it didn't make sense because the building was not finished by December 31, 2021. Southwark will be assessed on January 1, 2023. Tax abatement will not start until 2024.
- Social media analytics would be used to help build community connectivity. We officially launched an Instagram account for the Town with 54 followers. Constant Contact has 116 new subscribers, Facebook had 4079 followers, reaching over 10000 people. The most likes/interactions had to do with the ADA swing. Website needs to be revamped.
- Shout out to the Public Works team replacing the mulch to stone. Public Service recognition was last week with extra recognition and treats for staff.
- A producer would do a video about the Town called History in Your Backyard. The video is archived at the State Museum, and you can get digital copies.
- We were looking at financial advisors. Michael Rueter forecast analysis and helps with the levy. Looking for someone who works with compliance and yearly reporting. We had a meeting with London Witte and could meet with Baker Tilly also.

Public Works Commissioner's Report

- Nothing

Assistant Town Manager's Report

- County reached out by email April 20 for us to edit their future land use map and gave us 2 days to fill in the area around the Town. We felt it circumvented the public input. Staff suggests taking the color off, hatch our sanitary sewer and where we want to grow into.
- Motion by Mr. Brewer to propose an area that has no future land use categories shown on it at all, to hatch and textually draft language that states the area is intended to be McCordsville area and the McCordsville growth area; the Town's future land use map would be the ruling document. Longman. 5-0
- The Building Commissioner position has been posted and we have received 4 resumes.
- The Assistant Planner position would be filled after the Building Commissioner position.



Public Comments

- Helen Riley thanked the Council for letting her speak and for their understanding a resident's position. She would like to see an Ivy Tech or something to bring a little bit of culture to the Town instead of the big box. She felt the Council looked at the development like a cash grab. She suggested we look at adding a definition for Airbnb language. She feels the Council would not have to reinvent the wheel because other neighborhoods are also dealing with the same problem as Stansbury. She suggested the Town look at other corporations and organizations that have been butting against other industrial developments and see what they've already walked the walk to anticipate problems ahead of time. She feels the Police is taxed with all the people. Traffic is a problem with all the round-a-bouts you are putting in. Trucks can not get around them and you are now putting them really close to residents. She asked the Council to please think about all of these things as new things come across, please think.

Voucher Approval

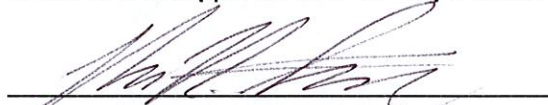
- Motion by Mr. Brewer to approve the vouchers. Longman. 5-0.

Adjournment

- Motion by Mr. Longman to adjourn. Williams. 5-0. 10:13 pm

Minutes Approval

These minutes approved this 14th day of June 2022.



Tom Strayer, Council President

Attest: 

Staci A. Starcher, Clerk-Treasurer