

McCordsville

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Town Council Meeting Minutes

April 11, 2023

Town Hall– 7:00 p.m.

Roll Call

- Council Members Present: Greg Brewer, Bryan Burney, Scott Jones, Larry Longman, Branden Williams
- Employees: Paul Casey, Ron Crider, Ryan Crum, Tim Gropp, Mark Witsman
- Clerk-Treasurer: Stephanie Crider
- Town Attorney: Gregg Morelock

Approval of Minutes

- Motion by Mr. Jones to approve the March 14th meeting minutes as presented. Longman. 5-0

Clerk-Treasurer's Report

- Posted online.

Public Comments for non-agenda items

- None

Committee & Staff Reports

- **Parks Board**: Did not meet.
- **Redevelopment Commission**:
 - Mr. Longman explained that they approved a few invoices, went over the Financial Report, and Cityscape EDA passed with both agreements approved.
- **Vernon Township Fire Committee**: did not meet.
- **Public Works Committee/Commissioner's Report**:
 - Mr. Jones reported that several invoices were approved as well as a proposal for connection to the sewer.
 - Mr. Witsman explained that they will review the options for a sewer connection for a resident on Champion Lake.
- **Architectural Review Committee**:
 - Mr. Burney elaborated on Morningside's blended design and discussed the reviews for BridgeNorth's models, elevations, and clubhouse. DR Horton's request for approval of additional models and elevations was continued until the next meeting.

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- **Plan Commission:**

- Mr. Burney discussed the review of Cityscape, Platinum properties in Colonnade as well as the primary plat for Gatherings at Aurora. There was an amendment to a zoning ordinance regarding vape shops. Approved Rebar's primary plat for 1.7 acres in McCord Square as well as a discussion of M&M and their storage unit hours.

Consent Agenda

- The consent agenda included the Public Safety Report, Veridus Group Owners Rep Invoice, 2022 RDC Annual Fiscal Report, Blue River Technologies Invoice, and Hawkins Inc. invoice.
- Motion by Mr. Jones to approve the consent agenda as presented. Longman. 5-0

Old Business

- Motion by Mr. Longman to untable the previous agenda item regarding having a second Council Meeting every month. Jones. 5-0
- Mr. Longman discussed why he wanted to untable this agenda item as he feels important matters should be held to the Council meeting and Finance Committee.
- Mr. Morelock stated that no decisions could be made regarding extending offers or other decisions could be made by the Finance Committee.
- Mr. Burney elaborated that special meetings should be held to take care of specific items like these.
- Mr. Jones stated that he understands Mr. Burney's concerns, but he doesn't want this to get to be something bigger than what it should be regarding making recommendations and voting on items that should be discussed amongst the full Council.
- Mr. Brewer stated that it sounded like they were all in agreement with not proceeding with the second Council Meeting monthly.
- Motion by Mr. Jones to not approve the second monthly Council Meeting. Longman. 5-0

New Business

Ordinance 031423C Annexation Ordinance 2nd Reading

- Motion by Mr. Longman to read by title only. Williams. 5-0
- Ordinance 031423C was read by Mr. Morlock.
- Motion by Mr. Longman to approve Ordinance 031423C on second reading. Williams. 5-0

Resolution 041123-BOT Awarding Resolution and BOT Agreement

- Motion by Mr. Jones to recess the Council meeting and convene Public Hearing. Longman. 5-0

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- Motion by Mr. Williams to close the Public Hearing and reconvene the Council meeting. Jones. 5-0
- Motion by Mr. Burney to read by title only. Jones. 5-0
- Resolution 041123 was read by Mr. Morelock.
- Motion by Mr. Longman to approve Resolution 041123. Williams. 5-0

Ordinance 041123 Police Station Bond Ordinance 1st Reading

- Motion by Mr. Burney to read Ordinance 041123 by title only. Jones. 5-0
- Ordinance 041123 was read by title only by Mr. Morelock.
- Mr. Longman asked for clarification about the driveway for the property.
- Motion by Mr. Jones to approve Ordinance 041123 on first reading. Longman. 5-0

Resolution 041123A-Cityscape EDA

- Mr. Gropp stated that this will be the Economic Development agreement for Broadacre.
- Mr. Witsman elaborated on the timeline if we would not choose to go with this route. There would have been an interim improvement at this section that would potentially extend the timeline to 10 years.
- Mr. Gropp stated it's a win for both sides because the development will proceed with the addition of the roundabout.
- Evan Bryant, Cityscape representative, stated this can be built in 4-6 months.
- Mr. Brewer discussed that this would alleviate a lot of public safety issues.
- Mr. Bryant discussed that there would not be a complete shutdown of Mt. Comfort. Mr. Witsman explained that his directive was to maintain the opening of the road with short-term closures.
- Mr. Brewer questioned whether this is a semi-truck approved roundabout and Mr. Witsman confirmed. Mr. Gropp also confirmed that this would be a two-lane roundabout.
- Motion by Mr. Jones to read Resolution 041123A by title only. Burney. 5-0
- Resolution 041123A was read by title only by Mr. Morelock.
- Motion by Mr. Jones to approve Resolution 041123A. Longman. 5-0

Ordinance 041123A Bond Ordinance Series 2023-Cityscape Project 1st Reading

- Mr. Gropp stated that this is the start of a longer process with the Bonds.
- Mr. Brewer questioned what the Town is responsible for if the project were to fall through.

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- Mr. Gropp elaborated on the Bond process and the timeline.
- Motion by Mr. Jones to read Ordinance 041123A by title only. Williams. 5-0
- Ordinance 041123A was read by title only by Mr. Morelock.
- Motion by Mr. Jones to approve Ordinance 041123A on first reading. Burney. 5-0

Request to Rezone to Morningside PUD 1st Reading

- Josh Neal, on behalf of the developer, presented his PowerPoint presentation that was also presented at the Plan Commission meeting. PowerPoint is attached.
- Mr. Brewer questioned what the concern is for Stansbury residents.
- Mr. Witsman stated that they were concerned with the speed of the cars coming through their neighborhoods.
- Mr. Burney discussed that the residents were concerned about residents and their safety.
- Mr. Williams stated that the streets are very narrow in Stansbury and that cars are often parked on both sides of the street making it difficult for one car to get through, or quickly even.
- Mr. Witsman stated that he spoke with Gary Pool with Hancock County, and he was adamant about not installing stop signs unless there was a study completed that would back up that request.
- Mr. Crum stated that this would open access to the southwest corner of Stansbury.
- Mr. Brewer touched on public safety and quicker access to Stansbury. Mr. Brewer questioned the timeline for when everything will be developed and access points to the development.
- Mr. Crum reviewed all the access points to the property.
- Mr. Crum questioned what would happen if interior roads did not get developed and how the construction traffic would flow.
- Mr. Burney asked whether the retention pond to the north would affect the Stansbury ditch and drainage.
- Mr. Witsman stated that the County Drainage Board would have to be involved in these discussions.
- Mr. Brewer stated that the layout is a lot better than what we have seen in the past and he likes all the access points to the property. Mr. Brewer wanted clarity on what the self-storage would look like.
- Mr. Crum noted the changes made by the petitioner that have changed since the Plan Commission meeting.
- Mr. Brewer questioned what type of signage there would be, and Mr. Crum stated that they would hold them to the same standards.

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- Mr. Longman questioned drainage easements and how would the lots be fenced.
- Mr. Crum suggests that we would like to just have a 1st reading to get language fixed.
- Harold Mize, self-storage owner, stated that they worked with the Apples who own the homes to the north and that they are ready to get started on the Apartments.
- Gregory Chester, McCordsville resident, questioned what would happen if Arbor backed out. Mr. Crum stated that if a developer came in with a similar concept, they would be able to step in and complete the process.
- Motion by Mr. Burney to read Ordinance 041123B by title only. Jones. 5-0
- Ordinance 041123B was read by title only by Mr. Morelock.
- Motion by Mr. Burney to approve Ordinance 041123B on first reading. Jones. 5-0

Request for an Amendment to the McCord Square PUD Ordinance 041123C 1st Reading

- Mr. Crum elaborated that this will specifically involve the 4 houses along 600. Mr. Crum discussed several of the redlined items, specifically that the uses would allow for a medical use building on the property.
- Mr. Longman questioned why this was not included in the original PUD. Mr. Crum stated that the size of the building needed to be increased but that the intent is not to have a very large building on that property.
- Motion by Mr. Burney to read Ordinance 041123C by title only. Longman. 5-0
- Ordinance 041123C was read by title only by Mr. Morelock.
- Motion by Mr. Burney to approve Ordinance 041123C on first Reading. Longman. 5-0

Request to Amend Town of McCordsville Zoning Ordinance 121410 as amended 1st Reading

- Mr. Crum elaborated what this is changing regarding Vape shops and explaining that they are expanding upon definitions for vape shops, smoke shops, and cigar shops. Mr. Crum also explained the zoning for the shops as well, outlining the redlined items.
- Mr. Brewer questioned proximity to schools.
- Mr. Crum stated the reasoning for this amendment by referencing a similar issue in Fortville regarding the smoke smell invading other tenants, spaces in a multi-tenant property.
- Mr. Jones questioned why the limitations for certain products would be limited at Cigar Shops.
- Mr. Williams questioned the ventilation problems with a Cigar Shop vs a Vape shop.
- Mr. Jones asked why cigar shops can't sell these other products and Mr. Williams agreed.
- Mr. Williams questioned some of the language in the Ordinance.
- Mr. Morelock explained the process of the variances and special exceptions.

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- Motion by Mr. Burney to read Ordinance 041123D by title only. Williams. 5-0
- Ordinance 041123D was read by title only by Mr. Morelock.
- Motion by Mr. Burney to approve Ordinance 041123D on first reading. Williams. 4-1
 - Greg Brewer—Aye
 - Larry Longman--Aye
 - Bryan Burney--Aye
 - Branden Williams—Aye
 - Scott Jones—Nay

Resolution 041123B Establishing Ordinance Violation Bureau Schedule of Fines

- Mr. Gropp stated that intentions were good to make changes but this needs to be approved with the only change being the Peddlers Permits.
- Motion by Mr. Jones to read Resolution 041123B by title only. Williams. 5-0
- Resolution 041123B was read by title only by Mr. Morelock.
- Motion by Mr. Longman to approve Resolution 041123B. Williams. 5-0

New Construction Sewer Impact

- Mr. Witsman discussed the sanitary sewer basics; lateral, sewer main, manhole, interceptor, lift station, force main, and wastewater treatment plant. Past Wastewater Treatment Plant Expansions were explained, and Mr. Witsman described how they all evolved going through all the plant expansions at length. Mr. Witsman elaborated further with explanations of Equivalent Dwelling Unit (EDU). Wastewater Treatment Plant Flow Projections were reviewed and attached. There was an extensive review of the Master Plan to explain an example development, exhibit attached.
- Mr. Brewer asked what the cost would be to connect to the sewer.
- Mr. Burney asked what the cost would be per gallon to expand, and Mr. Witsman stated that the previous expansion was \$9 per gallon.
- Mr. Brewer thanked Mr. Witsman for the educational presentation.

Assistant Town Manager's Report: Proclamation Building Safety Month-May 2023

- Proclamation for Building Safety Month May 2023 was read by Mr. Brewer.
- Mr. Crum thanked his building inspectors and said they will be sending out information about Building Safety Month through all of our social media outlets.
- Motion to approve the Proclamation by Mr. Longman. Williams.

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Town Manager's Report:

- Mr. Gropp stated that he is working on the website RFQ and will try to get it out for the Month of April.
- Mr. Gropp state they are also working on the Annual Report and getting the MOU worked through as well.
- Mr. Brewer presented Mr. Gropp with a 1-year anniversary gift.

Voucher Approval

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

Adjournment

- Motion by Mr. Longman to adjourn. Williams. 5-0 9:46pm

Minutes Approval

These minutes approved this 9th day of May 2023.

Greg Brewer, Council President

Attest: _____

Stephanie Crider, Clerk-Treasurer