



## Town Council Meeting Minutes

February 11, 2020

Town Hall – 7:00 p.m.

### **Roll Call & Pledge of Allegiance**

- Council Members: Barry Wood, Tom Strayer, Branden Williams, Larry Longman, Greg Brewer
- Employees: Paul Casey, Tonya Galbraith, Ron Crider, Mark Witsman, Ryan Crum
- Clerk-Treasurer Staci Starcher
- Town Attorney Gregg Morelock

### **Approval of Minutes**

- Motion by Mr. Longman to approve the minutes of January 14, 2020. Brewer. 4-0.

### **Clerk-Treasurer's Report**

- Posted on-line.

### **January Financial Report**

- Posted on-line.

### **Police Report**

- Activity Report posted on-line.
- Chief Casey reported we have about 30 applications for the current hiring process that ends on January 28<sup>th</sup>. One new officer will start late February or early March. Two officers will go to the Academy in May 2020.

### **Public Comment- Non-Agenda Item Only**

- None

### **WWTP Expansion Bond and Updates**

- **Bond Ordinance**
  - Lisa Lee, Bond Counsel from Ice Miller, discussion on introducing the Bond Ordinance or the Parameters Ordinance. These are the maximum numbers until after the construction bids and we know the final cost. Deen Rogers from Baker Tilly also provided information on interest rates for the bond parameters.
  - Mr. Brewer asked if the Town would be subject to the SEC Rule 15c2-12 and what are the financial reporting requirements. Ms. Lee said with the amount of 9 million, we would probably fall under the SEC Rule 15c2-12. Baker Tilly could do the financial reporting for a fee.
  - Motion by Mr. Brewer to read Ordinance 021120 by title only. Strayer. 5/0
  - Ordinance 021120 was read by title by Mr. Morelock.
  - Motion by Mr. Brewer to approve on first reading Ordinance 021120. Longman. 5/0.



- **Use of Limited Notice to Proceed**

- Mr. Witsman explained the Use of Limited Notice to Proceed was to help maintain the construction schedule before closing on the bond and tells the contractor to proceed with construction up to 1.5 million dollars. Bid date is set for March 31<sup>st</sup>. Matt Whitaker from Whitaker Engineering was available for questions in this discussion.
- Motion by Mr. Strayer authorize the Use of Limited Notice to Proceed for \$1.5 million Williams. 5/0

- **Pre-Order of Equipment**

- Mr. Witsman explained the pre-order of a partial of equipment was recommended from the Public Works Board. Discussions with Mr. Whitaker and Mr. Morelock on legal issues and difficulties of wording the specifications led the Pre-Order of equipment to change to the Town will pay for the full construction cost with Aero-Mod and S & K equipment.
- Motion by Mr. Longman to fund the S & K invoice and Aero-Mod invoice from available cash of the Sewer Operating Fund and authorize President Mr. Wood to sign both new contracts. Strayer. 5/0

### **Economic Development Updates and Possible Considerations**

- Randy Sorrell from the Hancock County Redevelopment led a discussion on what is happening in the Mt. Comfort area for the last year. Mr. Sorrell talked about tax abatements and how it might help bring development to the Town. Mr. Sorrell had a diagram showing property taxes paid with and without tax abatement through 10 years as an example. All tax abatements must be approved by the Town Council and we need to be competitive with other Towns/Cities. Mr. Crum asked if Mr. Sorrell could discuss how fast the Council or Staff may have to act.

### **Town Center Plan- Context Vision Document**

- The Team from Context and Tim Jensen from Veritas were available for questions. Fred Prazeau from Context wrote a letter to the Council explaining the adoption of the Plan Principles and Vision does not endorse the payments for the Financial Principles and Phasing of the Town Center.
- Motion made by Mr. Longman for Adoption of the Plan Principles and Vision of the Town Center. Williams. 4/1

### **Ordinance Violations Schedule of Fees**

- Motion by Mr. Longman to read Resolution 021120 by title only. Strayer. 5/0
- Ordinance 021120 was read by title by Mr. Morelock.
- Motion by Mr. Longman to approve Resolution 021120. Williams. 5/0.



### **PERF 77 Fund Contribution**

- Motion by Mr. Brewer to pay to the State PERF 77 fund an amount not to exceed \$5500 for both the Town's and Employee's portion of the missed payments for 2019. Strayer. 5/0

### **McCord Pointe Sections 2 & 3 Sewer Development Agreements**

- Motion by Mr. Longman to authorize President Mr. Wood to sign McCord Pointe Sections 2 & 3 Sewer Development Agreements. Williams. 5/0

### **Old Business**

- Special Events Permit- Ms. Galbraith stated the comments from Mr. Morelock were not added to the document yet. Mr. Brewer asked if there is or will be an appeal process for a denial. Discussion was held with more corrections and changes to be made to the permit. Hopefully it will be approved in March in time for St. Patrick's Day.
  - Mr. Longman introduced Leah McGrath who is running for State Representative. She used to be Deputy Mayor of Fishers and went through all the same conversations with the Special Event Permit process at Fishers. She suggested Sarah Sandquist at Fishers might be a good contact for the permit.

### **New Business**

- None

### **Other Committee Reports**

- Redevelopment Commission: Approved Indy Partnership dues. Marlon Webb from Veridus talked about the next steps for Town Center. Mr. Crum gave an update on the three parcel owners of the Connectivity Study area having a meeting together and possible road layouts. Ms. Shannon Walls gave an update on Mt. Vernon Community Champions.
- Plan Commission: Did not meet
- Architectural Committee: Fischer Homes plans at Villages at Brookside
- Parks Board: Recommend to the Town Council to fill vacancy on Park Board by appointing Susan Highland who already serves as an appointment from the Library. The Library will then appoint someone else to the Parks Board.
  - Motion by Mr. Williams to appoint Susan Highland to the vacancy on the Park Board. Longman. 5/0

Mr. Crum stated three letters to owners with potential park sites. Talked about how to use the funds from the Building a Brighter McCordsville grant. April 11, 2020 will be Easter Egg Hunt. August 15, 2020 will be the 5K and the theme will be Red, White, and Blue for the Olympics. The first Kid's Farmers Market based solely on kids. The park impact fee has been going for a year and has over \$80,000.



- Public Works Committee: Recommend to Council to pass a Speed Limit Ordinance 600 N and 650 W.

- Motion by Mr. Longman to read Ordinance 021120A by title only. Brewer. 5/0
- Ordinance 021120A was read by title by Mr. Morelock.
- Motion by Mr. Longman to approve Ordinance 021120A. Brewer. 5/0
- Motion by Mr. Longman to suspend rules. Williams. 5/0
- Motion by Mr. Longman to Approve Ordinance 021120A. Brewer. 5/0

Stormwater project in Bay Creek. The storm drain was never put in when the development was built. Leonard Excavating bid for \$11,945.50 to complete. Mr. Morelock asked if we sought out any other quotes. Mr. Crider said no. Mr. Morelock said we can not proceed without other quotes. Quotes for a 6500 vehicle for Public Works which is on the Capitol Projects list. There is a 26 week wait on the vehicle. Capitol project budget was for \$75,000. Lowest quote is \$51,553.14. Equipment upfit for the 6500 truck lowest quote is for \$30,895.

- Motion by Mr. Strayer to approve bid for the 6500 from Hare Chevrolet for \$51,553.14 and to approve the bid for the equipment upfit for the 6500 from Mid-State for \$30,895. Brewer. 5/0

Engineering vehicle is also on the Capitol Projects list. Lowest bid was from Dellen Automotive for a 2020 Chevrolet Equinox AWD. Recommended from Public Works to pay out of Rainy Day then reimbursed from four different engineering line items.

- Motion by Mr. Strayer to approve bid for 2020 Chevrolet Equinox AWD for \$23,596. Williams. 5/0

Mt. Comfort sidewalk on the Capitol Project plan for the last 5 years. Tying into the sidewalk by the barber shop to run south to 750 tying into the commercial center then across the street. This is for the design contract.

- Motion by Mr. Longman to authorize President Mr. Wood to sign contract for sidewalks not to exceed \$15,500 to Crossroads. Strayer. 5/0

- Vernon Township Fire Committee: Did not meet

### **Town Manager's Report**

- AIM Legislative Conference tomorrow.
- Kids Farmer's Market June 27<sup>th</sup>. A Park Board member is organizing it.
- Annual Report should be on the agenda next month.
- Mr. Brewer asked if we had received any notices from the City of Greenfield and/or Hancock County referencing Animal Control Services. Mr. Morelock gave an update on the process which may require payment in the future.

### **Public Works Commissioner's Report**

- Hiring a new employee for general labor.
- Signs for Pedestrian Crossings will be researched more and discussed next month.



### **Planning and Building Director's Report**

- None

### **Public Comments**

- Blair Borrmann lives at 6843 W Thornebush Dr. wanted to talk about the special event permits. Question on Tier 3 & 4 gets into the noise ordinance. Can the vineyard get a special permit to get passed the newly passed noise ordinance if they slap up a 10 X 10 tent for shade? Town Council said yes but they would have to meet the 90 decibels at the source, and they could do it ten times a year.

### **Voucher Approval**

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

### **Adjournment**

- Motion by Mr. Longman to adjourn. Williams. 9:49 pm

### **Minutes Approval**

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
**Barry A. Wood, Council President**

Attest: \_\_\_\_\_  
**Staci A. Starcher, Clerk-Treasurer**