



## Town Council Meeting Minutes

June 9, 2020

Town Hall and Zoom– 7:00 p.m.

### **Roll Call**

- Council Members: Barry Wood at Town Hall; Tom Strayer, Branden Williams, Larry Longman, Greg Brewer were on Zoom
- 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. Brewer to approve the minutes of May 12, 2020. Williams. 5-0.
- Motion by Mr. Brewer to approve the Special Meeting minutes for the Fire Territory Public Hearing of May 27, 2020. Williams. 4-0

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

- Posted on-line.

### **March Financial Report**

- Posted on-line.

### **Police Report**

- Mr. Longman asked about Police cars. Mr. Casey stated the Metropolitan Board approved an order for two more cars and is in talks with Eskenazi and Mt. Summit for the two old Chargers.

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

- None

### **Bridge/Underpass/Surface Crossing Alternative Analysis**

- Ken Dombrowski, Central Region Vice President at McMillen Jacobs, made the presentation.
- Joe Schrank, Nashville Office Manager and the East Coast Railroad Lead at McMillen Jacobs. He has extensive experience in working with Railroads and CSX.
- Joe Rengal, Vice President with A & F Engineering, was also at the meeting for questions. A&F Engineering would also be involved as they have done previous studies for the bridge alternative.
- This process will look at all three alternatives. The bridge, underpass, and an at-grade alternatives.
- There would be a scoring system to rate all three alternatives objectively.
- Mr. Longman asked how many projects you have done with CSX. Mr. Schrank stated at least a dozen projects with CSX and ten projects involved with permitting going under the tracks.



- Mr. Morelock asked how many Geotech borings would there be, two or three. Mr. Dombrowski stated two. Mr. Schrank stated as the design progresses there may be more drillings.
- Mr. Schrank stated CSX wants to protect their assets or the tracks. A permit approver has a checklist to approve the permit. Jacobs makes it easier for the approver to check off the list.
- Mr. Brewer asked where the funds would come from. Mr. Witsman stated \$100,000 would come out of MVH and the rest would come from Rainy Day.
- Motion by Mr. Brewer to approve and authorize services to be provided by McMillen Jacobs not to exceed \$207,150 with \$100,000 paid out of MVH and \$107,150 paid out of Rainy Day with an amendment for the Geo-Tech drillings cost to be re-evaluated. Longman. 5-0

### **Breedlove Dobbs PUD**

- Tom Rich, owner of Breedlove Dobbs, stated he added landscape 12" overhangs, and moved the sign to the east facing wall after the last months Council's meeting recommendations.
- It did receive a favorable recommendation from Plan Commission at their last meeting.
- Staff approves land use.
- Motion by Mr. Brewer to read Ordinance 060920 by title only. Strayer. 5-0
- Ordinance 060920 was read by title only by Mr. Morelock.
- Motion by Mr. Brewer to approve Ordinance 060920 on first reading. Williams. 5-0.
- Motion by Mr. Longman to suspend the rules. Brewer. 5-0
- Motion by Mr. Strayer to approve Ordinance 060920. Brewer. 5-0

### **Informal Development Presentation of Parcel F in Villages at Brookside-Premier Land Company**

- Richard Henderson and Tom Roberts, from Premier Land Company, are planning on bidding at the auction for Parcel F tomorrow.
- We have planned for a multi-use parcel. which would leave 6 acres for other commercial use.
- The West side has 15 acres for Town Homes. Mr. Henderson stated we have 3 builders interested in the Town Homes. Mr. Wood asked if the Town Homes would be for Seniors. Mr. Henderson stated no.
- 2 acres would be used for an upscale gas/eatery/restaurant convenience store like Leo's in Greenfield or Lassus Brothers out of Fort Wayne.
- 1.7 acres south of the Gas station would be for retail would be upscale retail.
- Adjoining to Parcel E 6 acres would be used for Work/Store/Play building. There may be an office in front and store in back. Units would be sold to owners. Could be like a man cave or to store private car collections.

### **Oakcrest Recreational Impact Fee Agreement**

- Dave Compton from Pulte Homes was here for questions.
- Pulte is constructing the neighboring subdivision Oakcrest. They would construct the trail running from Deer Crossing and tying into the Oakcrest subdivision. Approximately 160 feet of trail.



- This would give them a credit for constructing the trail. This would save the Town from having to pay in the future to tie the trails together.
- Motion by Mr. Brewer to approve the Oakcrest Impact Fee agreement. Williams. 5-0.

#### **Noise Ordinance Amendment Special Events Permit**

- No Update

#### **Old Business**

- None

#### **New Business**

- Recycling bins in the back are a problem. Chris Ross from CGS called to say he could not have his guys out picking up the debris outside of the containers. Ron and Tonya have a plan to install a new gate at the entrance. We are going to get quotes to put in a gate to close on certain days and certain times.

#### **Other Committee Reports**

- Redevelopment Commission: Did not meet. Annual meeting scheduled for June 23, 2020.
- Plan Commission: Discussed Breedlove Dobbs PUD which was favorably recommended to Council.
- Architectural Committee: Looked at a lot of different home elevations for Villages at Brookside. Some elevations did not meet current brick requirements. The ARC did allow no brick on some elevations.
- Parks Board: Ryan went over three potential park sites. Talked to the owners, some are amicable. Talked about the Oakcrest Impact Fee agreement. Opened the virtual 5K registration for \$20. This year's purchase for the Build a Brighter McCordsville Grant was an outdoor grill for the Gazebo. We hope to do a ribbon cutting with a hot dog roast in the meeting in August. A group wants to use the park for soccer practice and the board approved it.
- Public Works Committee: Talked about the WWTP bond payment received. Talked about the current operations at the WWTP, getting back to normal. Community Crossing grant update. Baumgartner did over mill in Highland Springs; working on an amount for the mistake. Merrill Bros. Invoice for hauling digester. Thank you to staff for all the work on the plant.
  - Motion made by Mr. Strayer to approve payment to Merrill Bros. for \$13064.17. Williams. 5-0
- Vernon Township Fire Committee: Talked about the Interlocal agreement. There are two decisions to be made on June 17<sup>th</sup> meeting. Establishing the Fire Territory and approving the interlocal agreement.



**Town Manager's Report**

- Kudos to Ron and Steve and all their hard work. Steve went to all businesses in Town with the IDEM inspector. RCC mandatory annual meeting and budget meeting. AIM has put together a Zoom meeting with Congressman Greg Pence in the morning.

**Public Works Commissioner's Report**

- Thank you to Mark and Tonya for all the moral support and helping with emails and updates.

**Planning and Building Director's Report**

- Nothing

**Public Comments**

- None

**Voucher Approval**

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

**Adjournment**

- Motion by Mr. Longman to adjourn. Williams. 5-0. 9:39 pm

**Minutes Approval**

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

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

Attest: \_\_\_\_\_

**Staci A. Starcher, Clerk-Treasurer**