THE TOWN OF McCORDSVILLE

Next Stop McCordsville

Town Council Meeting Minutes

January 12, 2021

Town Hall – 7:00 p.m.

Roll Call & Pledge of Allegiance

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

Election of Town Council Officers

- Motion by Mr. Williams to nominate Barry Wood to be President and Tom Strayer for Vice-President of the Town Council. Longman. 5-0.

Council Committee Liaisons

- Motion by Mr. Longman to keep all Liaison appointments the same as 2020. Williams. 5-0

Approval of Minutes

- Motion by Mr. Strayer to approve the minutes of December 12, 2020. Brewer. 5-0.

Clerk-Treasurer's Report

- Posted on-line.

December Financial Report

- Posted on-line.

Police Report

- Activity Report posted on-line.
- Chief Casey reported Spencer Case has started the Academy remotely. We are meeting with Body Worn remotely also.
- Chief Casey also wants to move forward with having the Civilian employee report to the Chief instead of the Town Manager. Mr. Morelock will have it ready at February's meeting.

Public Comments- Non-Agenda Item Only

- Mr. Crum reported he had an email from a resident from Kevin Smith. Mr. Smith had concerns with the building standards in residential developments. Mr. Smith believes the Town Council has the ability to have higher standards in the PUD standards. He believes the builders are using the PUD to skirt the requirements the builders are not able to meet.

Informal Development Presentation- Morningside at McCordsville

- Harold Gibson, with H Gibson Surveying, represented the petitioner Harold Mize. Bill Evans, the Project Designer with H Gibson Surveying, was also on the Zoom.
- Located at on the West side of Mt. Comfort Corridor, South of 600 N, and just East of Easton of Stansbury subdivision. Vacant land to the South and North.
- Just over 61 acres, zoned R-3. Industrial zoning to the East, CN to the North and R-3 to the South.
- Mixed use neighborhood consisting of neighborhood commercial, multi-family, single family, self-storage unit, restaurants, office related and medical. We would not allow retail stores.
- The petitioner would like to file a rezone from R-3 to a PUD for a mixed-use zoning.

Summerton Informal Development #2

- Brian Touchy represented Lennar Homes; Keith Lash and Ty Rinehart with Lennar Homes were on the Zoom also.
- Northwest corner of 900 N and 500 W, 138 acres
- Revisions were made from the first informal presentation. McCord Pointe would be extended to the South. Cornerstone Collection homes and low maintenance ranch lots.
- Trail would go along the Schultz and Schultz drain and may continue to the neighboring parcels
- 60- and 65-foot wide lots, 287 lots
- 50-foot buffer, 4 to 6 feet high, would separate homes on McCord Road from neighborhood homes.

Discussion of BOT Financing- Build-Operate-Transfer

- Tim Jensen, with Veridus Group, made the presentation. Greg Martz with GM Development was also on the Zoom.
- Utilizes Indiana Statute 5-23
- Delivered by a lump sum payment or long-term financing.
- BOT allows for design, construction, operation, management, maintenance, and securing financing of the cost of a public facility to be partially or entirely the responsibility of the operator.
- Mr. Martz stated rates are at all time lows. $60,000 to $70,000 per million for today's market.

McCord Point Section 5 Agreement and Plat

- Motion by Mr. Longman to approve and authorize President Mr. Wood to sign plat. Brewer. 5-0
- Motion by Mr. Longman to authorize Mr. Wood to sign sewer agreement for McCord Pointe Section 5 with Exhibit A added to include pages C1.1 and C1.2. Brewer. 5-0

LPA- INDOT Community Crossing Grant

- Motion by Mr. Brewer to authorize President Mr. Wood to sign all 3 Community Crossing matching grant contracts. Strayer. 5-0

Building Improvement Fund

- Reconstructed the expired Façade Grant program. The RDC would be the administrator.
- It would be for a small business with less than 25 employees.
- It would not just be restricted to facades, could be many types of improvements.
- We would start with $12000- $15000 to be distributed.

Old Business

- Mr. Longman stated he received an email from Blair Borrmann, a resident of Geist Woods Estates, concerning the noise ordinance. The decibel limits are not addressing the issues and concerns of the residents of Geist Woods Estates. Mr. Borrmann stated concerns for the number of events Daniels Vineyard were holding.

New Business

- Discussion of gun shots being heard in Town.
    - Ms. Galbraith stated it should not be in Town limits
    - Mr. Morelock stated it should be not be within 200 yards from any structure
    - Ms. Galbraith will put in the Friday Blast about discharging a firearm within Town limits and to call the Police if a resident sees or hears shots.
    - Mr. Casey stated code 131.03 on American Legal would need to be reviewed to make changes.
- Schedule of Fines Resolution 011221
    - Motion by Mr. Strayer to read by title only. Longman. 5-0
    - Resolution 011221 read by Mr. Morelock
    - Motion by Mr. Strayer to approve Resolution 011221. Longman. 5-0

Other Committee Reports

- Redevelopment Commission: Elected Alex Jordan to President and Shelley Haney to Vice President. We had an update from Tim Jensen with Veridus. An interested party to make an offer to the Jacobi's. Aurora Way funded through the Community Crossing grant. Received an update from Randy Sorrell from the Hancock County Development.
- Plan Commission: Did not meet
- Architectural Committee: Did not meet
- Parks Board: Old School Park has been transferred to the Town. Discussed long and short-term plans. Had a conversation with Deer Crossing HOA about purchasing their land. Discussed the future of some of the events being virtual or in person. 242 building permits paid the Park Impact Fee for approximately $201,000. Start working on the 5-year Master Park Plan.

- Public Works Committee: Discussed the recycling bins and signage and how it has been working. Mr. Witsman alluded to a sewer request on McCord Road. Two change orders to pay.

    - Change Order for Backflow preventer
        - Motion by Mr. Strayer to approve the backflow preventer and piping change order for $10414.90. Williams. 4-1
            - Roll Call Vote
                1. Wood- Aye
                2. Strayer- Aye
                3. Longman- Nay
                4. Williams- Aye
                5. Brewer- Aye
    - Change Order for Digester Pump
        - Motion by Mr. Strayer to approve the digester pump change order for $22727.93. Williams. 3-2
            - Roll Call Vote
                1. Wood- Aye
                2. Strayer- Aye
                3. Longman- Nay
                4. Williams- Aye
                5. Brewer- Nay
    - AeroMod- had 12-14 emergency alarm and VFD for a blower had to be replaced
        - Motion by Mr. Brewer to pay AeroMod for $8897.72. Longman. 5-0
- Vernon Township Fire- The Fire Territory Attorney wanted to state under the inter-local agreement the liaison serves a 3-year term. Executive meeting tomorrow to discuss purchasing 2 acres offered by Leo Marketing for new fire station in McCordsville. Just received a $22000 grant to buy air packs for the firefighters. Runs up about 80 runs from last year to this year. Traditions and Meijer's were the top two.

Town Manager's Report

- Everything has been covered.
- The Annual Report would be ready for February or March.

Public Works Commissioner's Report

- Updating the recycling hours and closing the gate has saved time spent for clean-up. New signs stating "bins are full" are ordered.

Planning and Building Director's Report

- Aurora Way project is progressing. It did fall Kimley Horn has the project under design for the first segment. It falls under the tight timeline for the Community Crossing grants. Bids to be accepted in February and bids to be opened in March.

Public Comments

- None

Voucher Approval

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

Adjournment

- Motion by Mr. Longman to adjourn. Williams. 10:25 pm

Minutes Approval

These minutes approved this 9th day of February 2020.

_____
Barry A. Wood, Council President

Attest: _____
Staci A. Starcher, Clerk-Treasurer