



Town Council Meeting Minutes

July 13, 2021

Town Hall– 7:00 p.m.

Roll Call

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

Approval of Minutes

- Motion by Mr. Brewer to approve the minutes of June 8, 2021. Strayer. 5-0

Clerk-Treasurer's Report

- Posted online.

March Financial Report

- Posted online.

Police Report

- Police Activity Report posted online.
- Chief Casey stated the hiring process would move to the Metropolitan Board for approval.
- Community Day scheduled for August 6, 2021, at Town Hall.

Public Comment- Non-Agenda Item Only

- None

Meadows at Sagebrook Section 2 Plat

- Motion by Mr. Williams to authorize Mr. Wood to sign the Section 2 plat pending the punch list being completed, and bond released. Strayer. 5-0

Sewer Extension

- Motion by Mr. Brewer to recess Town Council meeting and convene the Sewer Board. Strayer.
 - Tom Rich with Breedlove Dobbs proposed the extension in the Public Works meeting on July 6 and provided an estimate. The extension would be on N Railroad Street.
 - Motion by Mr. Strayer to approve the request for extension of the sewer with the total cost minus the lateral divided by the 4 lots. The Town would pay for the other 3 lots until developed. Williams. 5-0
- Motion by Mr. Williams to reconvene Town Council meeting and adjourn the Sewer Board. Brewer. 5-0



Al Neyer Abatement Resolution

- Briane House, with Pritzke and Davis, represented Al Neyer's resolution for tax abatement.
- Katie Culp from KSM Location Advisors also available to answer questions.
- The speculative building would over 1 million square feet. \$60.2 million investment.
- Developer asked for an alternative tax abatement schedule and set back variance reductions.
- Motion by Mr. Strayer to set the Public Hearing for the Al Neyer tax abatement on August 10, 2021, at 7:00 pm. Williams. 5-0
- Resolution 071321 was read by title by Mr. Morelock.
- Motion by Mr. Strayer to amend Exhibit A removing the North half of the non-residential parcel 30-06-06-200-001.003-021. Williams. 4-1
- Motion by Mr. Strayer to approve Resolution 071321. Williams. 4-1

McCord Square Agreement

- Shelby Bowen, President of Rebar, stated Rebar would like to partner with the Town. Drew Kelly and Jerry Ewing are partners. Working with the Veridus Group.
- The developer presented conceptual plans which includes commercial, residential, mixed use, and green spaces for the community.
- Mr. Bowen led a discussion and walked through the points of the Letter of Intent. He stated the letter would not be binding, it would be an important public step of support for the project.
- Mr. Wood stated he would like to strike the 2 sentences behind #14 and put "terms to be negotiated". Mr. Bowen stated he would not have a problem to the change.
- Lisa Lee with Ice Miller stated Mr. Bowen has agreed to minimum tax payments and no risk to the Town. The apartments would be accessed as commercial for tax increment.
- Motion by Mr. Brewer to authorize Mr. Wood to sign the Letter of Intent as amended with change to #14. Strayer. 5-0

Hall Render Engagement

- Ms. Galbraith stated Hall Render would work with Veridus to negotiate terms for the McCord Square, but not the bond portion. Lisa Lee with Ice Miller would negotiate the bonds.
- Motion by Mr. Longman to approve the Hall Render Engagement Letter. Williams. 5-0

Jacobi Legacy Farms Informal Development Presentation

- Rex Ramage with Pulte Homes made the presentation.
- 177 acres. West of 500 W, South of State Road 234, and North of 750 N. The subdivision would have an agricultural/rural theme to pay tribute to the legacy of the Jacobi name.
- 2/3 of the subdivision would be within a 15-minute walk to Town Center. There would be a trail directly to Town Center, amenity center with pool, community gardens, and pocket parks.
- The Council approved of the varying densities closer to the Town Center, single family attached.
- Staff have had discussions about the added traffic with the development of Town Center and new subdivisions. Staff have discussed a study by A & F engineering.



Hartman Capital/ JSM Living Informal Presentation

- Scott Kunkle with Hartman Capital from Champagne, Illinois 45+ years family-owned business.
- They have projects in California, Texas, Arizona, Florida, Colorado; never over budget and completed on time.
- 67 acres, 200 residences, around a \$30,000,000 project. South side of 650 N next to Sagebrook.
- This is a build for rent community with single family detached homes in the 1800- 2000 square foot range. Rent price would be \$2200- \$2500 and be a 2-year lease.
- Maintenance and upkeep would be done by the management company.
- Council expressed concerns the subdivision would be transient in nature, subletting and car parking. Concerns of enforcement issues becoming a problem with the Police were brought up.
- Council could see possible need for this subdivision but concerned about it in McCordsville.

Vernon Township Fire Territory Budget

- Florence May, Vernon Township Trustee, and Chief Chad Abel made the presentation. Mary-Beth Sears and Gary Sharrett, both Board members of the Vernon Township were present. Michael Reuter, Financial Advisor and Oscar Gutierrez with Bondry Management Consultants answered questions regarding the possible bond and financial questions.
- Hired 9 full time firefighters to start in the fall of 2021. 2 new engines to be delivered in the fall.
- Maintain McCordsville fire station and provide temporary living quarters for 24/7 coverage.
- Motion by Mr. Brewer to approve the Vernon Township Fire Territory 2022 budget as presented. Williams. 5-0
- Motion by Mr. Brewer to read Resolution 071321A for the Vernon Township Fire Territory to incur debt by title only. Williams. 5-0
- Motion by Mr. Brewer to approve Resolution 071321A. Strayer. 5-0

Old Business

- Landscape Screen at 5505 N 600 W
 - Amy Bolinger, the property owner had 3 quotes for 170 feet of buffering with trees. The 3 estimates ranged from \$512- \$5500 for about the same number of trees.
 - Motion by Mr. Brewer to pay an amount not to exceed \$5123.25 in exchange for an easement at rear of Ms. Bolinger property to be granted to the Town. Williams. 5-0

New Business

- None

Other Committee Reports

- Redevelopment Commission: Town Center agreement, paid the HRH Bond invoice, approved the Hall Render engagement letter, and discussed the READI grant with the White River Alliance.
- Plan Commission: favorable recommendation for the AI Neyer zoning.



- Architectural Review: approved siding color on a commercial property and reluctantly approved modifications to the exterior materials.
- Parks Board: Community Yard Sale is September 11. Talked about putting crushed stone on the path and the existing dirt pile. We started an update on the park masterplan. We talked about a possible 2 acres transferred to the Town at McCord Pointe in January of 2022 for a pocket park.
 - Motion by Mr. Williams to direct staff to work with Lennar Homes to get 2 acres of land acquired according to the commitments for a park. Strayer. 5-0

The 5k had 35 registered and raised over \$11,000. We received a grant from the Hancock County Community Foundation for \$3191 and another \$800 grant. Deer Crossing reconsidering selling us the community property. Great American Camp Out/ Movie Night July 24. August 6th Community Day. Park Impact fees to date \$225,000.
- Public Works Committee: update on 250 kw generator for \$298,000.
- Vernon Township Fire Committee: Nothing

Town Manager's Report

- Nothing

Public Works Commissioner's Report

- A delivery truck took out the new gate and controller and had been fixed by Walsh and Allied trucking.

Planning and Building Director's Report

- Mr. Crum stated he asked 12 different companies for quotes for a vehicle for the new inspector and received zero quotes back. Milestone- The first subdivision approved post-recession was Stone Grove, we have issued all permits and will be completed later this year. A big thank you to the Public Works department; there were a couple trash related problems, and they did a great job for us.
- Mr. Morelock stated the lady with the fence too close to another property called his office. It was an error on the installers and would be fixed. He would follow up in 2 weeks.

Public Comments

- Mr. Witsman stated the A & F Engineering traffic study to be split with 3 different developers talked about earlier would be a contract with the Town, paid out of Rainy Day and then be reimbursed from the other 3 developers. A & F Engineering would not bill the Town until it is completed.

Voucher Approval

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



Adjournment

- Motion by Mr. Brewer to adjourn. Strayer. 5-0. 10:31 pm

Minutes Approval

These minutes approved this 13th day of July 2021.

Barry A. Wood, Council President

Attest: _____
Staci A. Starcher, Clerk-Treasurer