



Town Council Meeting Minutes

October 12, 2021

Town Hall– 7:00 p.m.

Roll Call

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

Approval of Minutes

- Motion by Mr. Williams to approve the minutes of September 14, 2021. Strayer. 4-0

Clerk-Treasurer's Report

- Posted online.

March Financial Report

- Posted online.

Police Report

- Police Activity Report posted online.
- Mr. French has been approved to start as our newest Officer. The current hiring process has 2 applicants left.
- Holiday with Heroes would be December 4th. Chief stated he has reached out to Vernon and Buck Creek Township Fire, Fortville Police to participate with the department.

Public Comment- Non-Agenda Item Only

- None

Drainage Board Fence Appeals

- Motion by Mr. Longman to recess the Council meeting and convene Drainage Board. Strayer. 5-0
- Mr. Crider stated a couple residents of Meadows at Sagebrook would like to appeal the decision on where a fence may go on their property. Mr. Crider stated he approved the fence to go up to the easement. Mr. Witsman stated when the neighborhood went through the Technical Advisory Committee drainage would be difficult and fencing was discussed to be very restricted. Mr. Crider stated the developer had a person who was giving permission to residents on where to put their fences. It has been corrected with this gentleman.
- Two residents were in attendance. Wendy Benson and Michelle Calhoun. Ms. Calhoun stated they applied for a fence permit and talked to Mr. Crider. Ms. Calhoun stated they were putting



in a “no-dig fence” and would be able to remove and would be willing to work with the Town when the fence would need to come down. The residents would be willing to sign a waiver and just go up to the easement.

- Council stated Arbor Homes was instructed to mention the fence restrictions to the residents before closing. In an emergency the Town would not have time to get a contractor to tear down the fence.
- Motion by Mr. Strayer to deny the appeal and allow Mr. Crider to negotiate with lot owners. Longman. 5-0
- Motion by Mr. Williams to recess the Drainage Board and reconvene Council meeting. Longman. 5-0

Mt. Comfort Road Corridor Strategy Presentation

- Jim Rawlinson with Veridus Group stated they were working with Coalition for Smart Growth including Ninestar, Hancock Health, the schools, Town of McCordsville, Town of Cumberland, Hancock County Economic Development, Indianapolis Airport, and the Community Foundation. Stantec and Thomas P Miller working on a Housing Plan, Stantec worked on a Land Use Plan, and Applied Economics worked on an Economic Impact Analysis.
- The end goal is to be endorsed by the County and the Towns to add to Comprehensive Plans.
- We wanted to increase density, preserve current uses, and make room for a more diverse economy along the Corridor.
- The Mt. Comfort Corridor is divided into 6 zones. McCordsville is Zone 1 and 2.
- There was 5 Corridor Recommendations
 1. Create an overlay district
 2. Pursue targeted industries
 3. Workforce development
 4. Address existing and expected housing gap
 5. Continued Corridor management
- Motion by Mr. Longman to adopt and direct staff to use the study as input for future planning. Strayer. 5-0

Strategic Capital Partners Informal Presentation

- Brian Touchy, an attorney representing Strategic Capital Partners, made the presentation of a proposed rezoning and annexation of parcels near the Northwest corner of 500 N and Mt. Comfort Rd with a possible total of 160 acres.
- Speculative buildings to rezone to I-2 and the developers would continue and extend Aurora Way to the west. No truck docking doors would face Mt. Comfort.
- 10-foot walking trail on 500 N and another trail on Mt. Comfort.
- Strategic Capital Partners is an Indianapolis based company in business for 25 years that has built developments in by the Indianapolis Airport, Nashville, and Whitestown.
- Kimley Horn is the Engineer. Development would start in fall of 2022.



Grant Project Applications

- Mr. Crum and Mr. Witsman stated the applications would be for intersection improvements at 600 W and 600 N for a total local commitment of \$279,173.30 to come out of MVH.
 - Motion by Mr. Strayer to authorize Mr. Wood to sign the financial commitment letter. Longman. 5-0
- Mr. Crum stated the applications would be for intersection improvements at Mt Comfort and W Broadway. Widening Mt Comfort from 800 N to 750 N and a roundabout at 750 N.
 - Motion by Mr. Longman to authorize Mr. Wood to sign the financial commitment letter not exceeding 8 million for the project. Strayer. 4-1
 - Barry Wood- Aye
 - Tom Strayer- Aye
 - Branden Williams- Aye
 - Larry Longman- Aye
 - Greg Brewer- Nay

WWTP Process building door openers

- The door openers motors should have been explosion proof. Matt Whitaker with Whitaker Engineering stated the architectural drawings did not correctly specify the explosion free motor.
- It would need to be ordered as a change order for \$48,500.
- Motion by Mr. Strayer to approve change order for the explosion proof motors for \$48,500. Williams. 4-1
 - Barry Wood- Aye
 - Tom Strayer- Aye
 - Branden Williams- Aye
 - Larry Longman- Aye
 - Greg Brewer- Nay

WWTP Landscaping Quotes

- Motion by Mr. Strayer to accept the quote from Green Touch for \$19585 for landscaping. Williams. 5-0

Letter of Support for Fishers Roundabouts

- Motion by Mr. Strayer to authorize Mr. Wood to sign both letters of support for the two roundabouts projects. Williams. 5-0

NineStar Request for Above Ground Utility Infrastructure

- Chris Hanson from Ninestar stated he would be upgrading the wire size, poles and adding a jump across the road by the Outlook Church.
- Motion by Mr. Longman to approve an exception to the Underground and Buried Utilities Ordinance for Ninestar's project called 650 N Line Rebuild. Williams. 5-0



Salary Ordinance Amendment

- Motion by Mr. Longman to read Ordinance 101221 by title only. Williams. 5-0
- Ordinance 101221 was read by title by Mr. Isom.
- Motion by Mr. Longman approve Ordinance 101221 on first reading. Williams. 5-0
- Motion by Mr. Longman to suspend the rules. Williams. 5-0
- Ordinance 101221 was read by Mr. Isom.
- Motion by Mr. Longman to approve Ordinance 101221. Williams. 5-0

2022 Budget Ordinance

- Motion by Mr. Williams to read Ordinance 101221A by title only. Longman. 5-0
- Ordinance 101221A was read by title by Mr. Isom.
- Motion by Mr. Williams approve Ordinance 101221A on first reading. Longman. 5-0
- Motion by Mr. Williams to suspend the rules. Longman. 5-0
- Ordinance 101221A was read by Mr. Isom.
- Motion by Mr. Williams to approve Ordinance 101221A. Longman. 5-0

Old Business

- None

New Business

- Mr. Longman stated he had a conversation with John from Exeter on a project on the Pulliam site due north of Walmart and due east of HSA project. They discussed Aurora Way and contributing right of way. Exeter had two projects that applied for tax abatement. Exeter applications for tax abatement would be decided at the Hancock County Council meeting @ 8:30 on October 13, 2021. Mr. Longman stated he would be at the meeting. Mr. Brewer also stated he would be there.
- Mr. Longman asked about Ms. Bollinger and the tree plantings on 600. Ms. Galbraith stated it did not look promising, there had been offers on buying the home.

Other Committee Reports

- Redevelopment Commission: Did not meet.
- Plan Commission: Discussed the road improvements passed tonight. Haven Ponds primary plat, and Neyer development.
- Architectural Review: Neyer building, model elevation in Oakcrest.
- Parks Board: Did not meet.
- Public Works Committee: Discussed 500 W and how extremely dangerous it is. The County did some improvements to make it passable.



- Vernon Township Fire Committee: Nine full time firefighters and Vernon Township Board approved the temporary housing in McCordsville. 24/7 coverage getting closer.

Town Manager's Report

- Working on Title VI and ADA compliance training and Economic Development report for RDC. READi grant application submitted. Ninestar's Day of Service at the Old Town Park painted the roof and stained the picnic tables and a couple of volunteers are going to plant some mums. Ms. Galbraith also announced her retirement as of April 1st, 2022, after 17 years of working for the Town.

Public Works Commissioner's Report

- None.

Planning and Building Director's Report

- Mr. Crum stated year to date 337 home permits have been approved, only 240 permits last year. There is 30 still in the hopper, expected to be around 400 by the end of the year.

Public Comments

- Mr. Isom introduced Rhonda Cook as a new associate for Brand & Morelock.
- Mr. Wood announced his resignation at the end of 2021 and would not complete his term. He had 18 or 19 years on the Council.

Voucher Approval

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

Adjournment

- Motion by Mr. Williams to adjourn. Longman. 5-0. 10:00 pm

Minutes Approval

These minutes approved this 9th day of November 2021.

Barry A. Wood, Council President

Attest: _____
Staci A. Starcher, Clerk-Treasurer