



Town Council Meeting Minutes

December 14, 2021

Town Hall– 7:00 p.m.

Roll Call

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

Approval of Minutes

- Motion by Mr. Strayer to approve the minutes of November 9, 2021. Brewer. 5-0

Clerk-Treasurer's Report

- Posted online.

March Financial Report

- Posted online.

Police Report

- Police Activity Report posted online.
- Chief Casey stated the incident in Town with the County SWAT Team went well and our Officers did a very good at getting the scene secure.

Public Comment- Non-Agenda Item Only

- None

MVCSC Update

- Dr. Jack Parker gave an update on the Mount Vernon Community Schools and their plans for the next few years.
- He was very excited to have the State Football 4A Championship, but more impressed and prouder of the character of each member of the team.
- The School Board had passed the motion to put a referendum asking for \$0.17 on the ballot in May of 2022. A Public Action Committee would be formed to communicate information to the public about the referendum.
- The future Growth Plan is in place and moving forward.
- Dr. Parker committed to constructing a new bus lane, although it may be just stone for winter.

Senator Mike Crider presented Barry Wood with the Distinguished Hoosier Award for 20 years of Public Service from Governor Eric J. Holcomb.



Walker Hughes

- Kevin Mandrell with Walker Hughes presented the new health insurance, dental, and vision quotes for continuing into 2022. One America came back with a better proposal for the life insurance and adding short-term/ long-term disability for each full-time employee.
- Motion by Mr. Brewer to approve the revised renewal rate for Anthem Health and the zero-rate increase for SunLife Vision/ Dental insurance 2022. Williams. 5-0
- Motion by Mr. Brewer to approve the Group Term Life proposed by One America insurance at the rate of \$.20 per \$1000. Longman. 5-0
- Motion by Mr. Brewer to approve the new employee benefit of Short-Term and Long-Term Disability proposed by One America. Longman. 5-0

Colonnade PUD Rezone

- Paul Rioux of Platinum Properties stated the development had been tasked with 5 conditions at the last meeting, all 5 have been addressed.
 - In Area E no more than 4 homes in the same architectural style
 - Remove all but the first elevation in the Townhomes Area A
 - The petitioner would create 2 pocket parks
 - Set aside land for a future amenity and put the land under the HOA ownership
 - Language in the Covenants to help residents acknowledge boat noise
- Second reading of Ordinance 11092 by title only by Mr. Morelock.
- Motion by Mr. Strayer approve Ordinance 110921 as amended. Williams. 4-1
 - Barry Wood- Aye
 - Tom Strayer- Aye
 - Larry Longman- Aye
 - Branden Williams- Aye
 - Greg Brewer- Nay

McCord Square Zoning

- Shelby Bowen with Rebar made the presentation of the two mixed use buildings which are 4 stories, have one- and two-bedroom apartments, and space for retail studios on the first floor. The developer discussed a restaurant with outdoor seating, dog park, a roof top amenity, and an outdoor courtyard used all year round.
- Motion by Mr. Strayer to amend Ordinance 121421 to remove all references to cottages, to change Section 4 A 18 ** to delete “ceiling height” and amend the Project Contribution provision so that the developer receives a credit against the contribution for the acreage upon which the 2 apartment buildings are located. Williams. 5-0
- Motion by Mr. Strayer to read Ordinance 121421 by title only. Williams. 5-0
- Ordinance 121421 was read by title by Mr. Morelock.
- Motion by Mr. Strayer approve Ordinance 121421 on first reading. Longman. 5-0
- Motion by Mr. Brewer to suspend the rules. Longman. 5-0



- Ordinance 121421 as amended read by Mr. Morelock.
- Motion by Mr. Mr. Longman approve Ordinance 121421 as amended. Williams. 5-0

Assignment of Members to the McCord Square Review Board

- Mr. Barry Wood, President of the Town Council appointed 5 members to the McCord Square Review Board.
 - Tom Strayer from the Plan Commission
 - Larry Longman from the Town Council
 - Alex Jordan from the Redevelopment Development Commission
 - Tonya Galbraith the Town Manager
 - Ryan Crum the Assistant Town Manager

Informal Presentation- Rivendell

- Richard Henderson with Premier Land Company made the presentation also available was Briane House with Pritzke and Davis.
- 155 acres at the Southwest corner of 1000 N and 400 W and could be annexed into the Town. Current zoning is light industrial. It would be to the West of the Haven Ponds neighborhood.
- 211 lots 80 foot wide, 59 lots 65 foot wide with a pool and pool house. A very large open common area could have several other amenities or features which could include pickleball courts, bocce ball, and horseshoes, a fire pit area, and a shelter area.
- Side load garages and basements could be possible as the builder has not been determined.
- Council would like to see a frontage road with the fronts of homes facing 1000 N.

Conveyance of former Town Hall Property to RDC

- Motion by Mr. Brewer to recess the Council meeting and convene Public Hearing. Williams. 5-0
- Marlon Webb with Veridus explained the process to convey the old Town property to Rebar for the McCord Square development. It would take the average of two appraisals.
- Public Comments
 - None
- Motion by Mr. Brewer to close the Public Hearing and convene the Council meeting. Longman. 5-0
- Motion by Mr. Longman to read Resolution 121421 by title only. Williams. 5-0
- Resolution 121421 was read by title by Mr. Morelock.
- Motion by Mr. Mr. Longman approve Resolution 121421. Strayer. 5-0

WWTP Bond Payment

- Motion by Mr. Mr. Brewer to pay Old National \$176881.25 for the Bond payment. Longman. 5-0



Amendment to Access to Public Records

- Motion by Mr. Brewer to read Ordinance 121421A by title only. Strayer. 5-0
- Ordinance 121421A was read by title by Mr. Morelock.
- Motion by Mr. Mr. Brewer approve Ordinance 121421A on first reading. Strayer. 5-0
- Motion by Mr. Brewer to suspend the rules. Strayer. 5-0
- Ordinance 121421A was read by title by Mr. Morelock.
- Motion by Mr. Mr. Brewer approve Ordinance 121421A. Strayer. 5-0

Salary Ordinance 2022

- Motion by Mr. Brewer to amend the 2022 Holiday Schedule in Ordinance 121421B as presented. Longman. 5-0
- Motion by Mr. Strayer to read Ordinance 121421B by title only. Longman. 5-0
- Ordinance 121421B as amended read by title by Mr. Morelock.
- Motion by Mr. Mr. Brewer approve Ordinance 121421B on first reading. Longman. 5-0
- Motion by Mr. Brewer to suspend the rules. Strayer. 5-0
- Ordinance 121421B as amended read by title by Mr. Morelock.
- Motion by Mr. Mr. Brewer approve Ordinance 121421B as amended. Strayer. 5-0

Town Wide Crack Seal

- Motion by Mr. Strayer to approve quote for \$37722.75 to Pavement Solutions and authorize Mr. Wood to sign. Longman. 5-0

GIS Mapping

- Motion by Mr. Brewer to approve contract to Schneider Geospatial and authorize Mr. Wood to sign subject to Mr. Morelock's review. Longman. 5-0

Town Wide Patch

- Motion by Mr. Strayer to approve quote for \$99180 to Midwest Paving and authorize Mr. Wood to sign. Brewer. 5-0

A & F Engineering Contract for Roadway Services

- Motion by Mr. Strayer to approve contract not to exceed \$35500 to A & F Engineering and authorize Mr. Wood to sign. Brewer. 5-0



Crossroad Engineering Contract for Roadway Services

- Motion by Mr. Brewer to approve contract not to exceed \$47500 to Crossroad Engineering and authorize Mr. Wood to sign. Williams. 5-0

Kimley-Horn

- Motion by Mr. Brewer to approve contract for \$10000 to Kimley-Horn and authorize Mr. Wood to sign. Williams. 5-0

CC&T Invoice

- Motion by Mr. Brewer to approve invoice for \$284621.83 to CC&T Construction. Strayer. 5-0

Fiscal Sustainability Invoice

- Motion by Mr. Brewer to approve invoice #18274 for \$25235 to Policy Analytics. Strayer. 5-0
- Motion by Mr. Brewer to approve invoice #18285 for \$22000 to Policy Analytics. Strayer. 5-0

Encumbrance Resolution

- Motion by Mr. Strayer to read Resolution 121421A by title only. Brewer. 5-0
- Resolution 121421A was read by title by Mr. Morelock.
- Motion by Mr. Mr. Brewer approve Resolution 121421A. Strayer. 5-0

Acceptance of Property at Southwest Corner of 1000 N & 500 N

- Motion by Mr. Brewer to read Resolution 121421B by title only. Longman. 5-0
- Resolution 121421B was read by title by Mr. Morelock.
- Motion by Mr. Mr. Brewer approve Resolution 121421B. Longman. 5-0

Woodhaven Section 8 Plat

- Motion by Mr. Brewer to approve the Woodhaven Section 8 Secondary Plat and authorize Mr. Wood to sign plat. Strayer. 5-0

Other Committee Reports

- Redevelopment Commission: Received Town Center update, April Fisher from Ninestar came and talked, Veridus encumbrance contract, and a couple of invoices.
- Plan Commission: Al Neyer plat was approved, HSA primary plat was continued, Jacobi Legacy Farms was approved, and McCord Square had a favorable recommendation to Council.
- Architectural Review: Did not meet.
- Parks Board: Did not meet.
- Public Works Committee: Working on the CCMG grants for resurfacing in Bay Creek, Emerald Springs, Gateway Crossing, Highland Springs.



- Access Management Plan would be to plan access points along Mt. Comfort and areas for developers to look at.
 - Motion by Mr. Brewer to approve as submitted and followed up with narrative by staff. Strayer. 5-0
- Whitaker on Call Contract
 - Motion by Mr. Brewer to approve contract for Whitaker Engineering and execution of the first section of 9.01. Longman. 5-0
- Walker-IT Invoice
 - Motion by Mr. Longman to approve estimate for Walker IT for \$9994.61. Williams. 5-0
- Vernon Township Fire Committee: New engines in shop putting on the decals and lights. One would go in Fortville station and the other in McCordsville station. Chief Able putting a press release together to announce having 24/7 coverage in McCordsville. Ground breaking for new station in March.

Old Business

- Mr. Longman gave an update on the meeting with Mario Rodriguez from the airport on the ROW being granted to the Town. Kimley Horn would help get the easement for Aurora Way.
- Mr. Longman had a conversation with Mary Noe about trying to get the Town protected in the Exeter Economic Development Agreement. Bill Bolander said to send an exhibit to John Jessup.
- Mr. Longman talked to Bill Spaulding about the Comprehensive Plan not including the old thorough fare plan.

New Business

- None

Town Manager's Report

- Motion by Mr. Brewer to authorize Mr. Wood to sign the Title VI plan. Longman. 5-0
- Motion by Mr. Brewer to approve the 2022 Meeting Schedule amending the November's meeting to November 9th. Longman. 5-0
- The READi Area was awarded 20 million instead of the 49 million asked for. The Town may not receive any of the funds asked for.

Public Works Commissioner's Report

- Nothing

Planning and Building Director's Report

- Mr. Crum thanked the Council for the Salary Ordinance increase and the new insurance policy increases for staff.



Public Comments

- Town Manager selection committee would be Greg Brewer, Larry Longman, Tonya Galbraith, Ryan Crum, and Staci Starcher.

Voucher Approval

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

Adjournment

- Motion by Mr. Brewer to adjourn. Longman. 5-0. 11:10 pm

Minutes Approval

These minutes approved this 11th day of January 2022.

Council President

Attest: _____
Staci A. Starcher, Clerk-Treasurer