



Town Council Meeting Minutes

April 12, 2022

Town Hall– 7:00 p.m.

Roll Call

- Council Members Present: Tom Strayer, Larry Longman, Branden Williams, Greg Brewer, and Chad Gooding at Town Hall.
- Employees: Paul Casey, Tim Gropp, Mark Witsman, Ron Crider, and Ryan Crum
- Clerk-Treasurer Staci Starcher
- Town Attorney Gregg Morelock

Approval of Minutes

- Motion by Mr. Longman to approve the minutes of March 8, 2022, Executive Session memorandum of March 28, 2022, and Special meeting minutes of February 26, 2022. Williams. 5-0

Clerk-Treasurer's Report

- Posted online.

Financial Report

- Posted online.

Police Report

- Police Activity Report posted online.
- Chief Casey stated Officer French would be attending the Academy in May.
- Officer Pells started on Monday April 18th. Vehicles scheduled to arrive in May.

Proclamation for Mt. Vernon High School Football Team

- Councilman Brewer presented the Proclamation Plaque to Coach Vince Lidy and player Max Hayse.

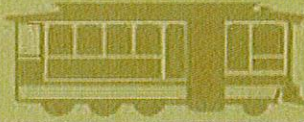
Public Comment- Non-Agenda Item Only

- None

Introduction of Town Manager, Tim Gropp

Plan Commission Appointment

- Motion by Mr. Longman to appoint Jennifer Hermann to the Plan Commission. Brewer. 5-0



Public Works Committee Appointment

- Motion by Mr. Williams to appoint the Town Manager to the Public Works Committee. Longman. 5-0

Vernon Township Fire Station Fee Waiver

- Motion by Mr. Longman to approve the Vernon Township Fire Territory request for all fees to be waived for the McCordsville Fire Station project. Brewer. 5-0

Villages of Brookside Section 14 Final Plat

- Motion by Mr. Longman to authorize Mr. Strayer to sign the Villages of Brookside Section 14 Final Plat. Brewer. 5-0

Old Business

- None

New Business

Approval of Plan Commission Order for the Consolidation of the Broadway & Mt. Comfort EDA

- Lisa Lee with Ice Miller was available for questions. Council had concerns about the consolidation, the possibility of diverting funds from one area to another area and have enough funds to repair or maintain Aurora Way.
- Motion by Mr. Longman to read Resolution 041222 by title only. Williams. 5-0
- Resolution 041222 was read by title only by Mr. Morelock.
- Motion by Mr. Mr. Longman approve Resolution 041222. Williams. 5-0

Adoption of the Regional Development Authority Ordinance and Resolution

- Mr. Gropp stated this was the tool to distribute the READi grant funds.
- Motion by Mr. Brewer to read Ordinance 041222 by title only. Williams. 5-0
- Ordinance 041222 read by title by Mr. Morelock.
- Motion by Mr. Williams approve Ordinance 041222 on first reading. Longman. 5-0
- Motion by Mr. Brewer to suspend the rules. Longman. 5-0
- Ordinance 041222 read by title by Mr. Morelock.
- Motion by Mr. Longman approve Ordinance 041222. Williams. 5-0
- Resolution 041222A was read by Mr. Morelock.
- Motion by Mr. Mr. Brewer approve Resolution 041222A. Longman. 5-0



Adoption of ARPA Plan

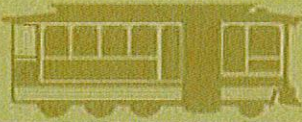
- Motion by Mr. Mr. Longman approve ARPA Plan as submitted. Williams. 5-0

Rezone for Hampton Walk PUD

- Steve Hardin representing Grand Communities. 94 acres South of 750 and West of 600 N. Favorable recommendation from the Plan Commission. 6 different areas with 6 different home collections and price points. Amenities include pool and pool house, trails, and open spaces. Subdivision would connect to current Gateway Crossing subdivision. Requesting a rezone from R-3 and CN to Hampton Walk PUD.
- Motion by Mr. Brewer to read Ordinance 041222A by title only. Williams. 5-0
- Ordinance 041222A read by title by Mr. Morelock.
- Motion by Mr. Williams approve Ordinance 041222A on first reading. Brewer. 5-0
- Motion by Mr. Longman to suspend the rules. Williams. 5-0
- Ordinance 041222A read by title by Mr. Morelock.
- Motion by Mr. Williams approve Ordinance 041222A as amended. Longman. 5-0

Informal Presentation- Platinum Properties/ Beazer Homes on 700N

- Paul Rioux, owner of Platinum Partners, made the presentation. It would be an active adult community with HOA provided low maintenance living. 80 acres parcel Southeast of the Colonnade subdivision on 700 N. Met with Champion Lake HOA a couple of times since last presentation. Developer would provide water and sewer to residents to connect if they wanted.
- Widened the 80' buffer to 8' with Norway or other spruce tree species. Duplexes have been removed. All 4 sides would be brick on the first floor. Frontage road only has 7 homes now.
- Ann Kloc, Director of Land Acquisition, with Beazer Homes stated the homes would have 3 car garages and be from 2200-3400 square feet. Covered porches would be standard with options for screened porches. Wood flooring and upgraded countertops. Starting at \$430,000.
- Council expressed concerns over if this is the right location for this product, the lot sizes, and increasing the value of the homes like Champion Lake homes. Council also expressed concern for the age targeted empty nester instead of age restricted. No 60' lots.
 - Bryan Burney thanked the developer for the process, developers were very agreeable to many suggestions. He would rather see one story larger lots with larger homes.
 - Kevin Smith attended second meeting. His biggest problem was the 65' lots with box style homes. He asked if the three-car garage would be the only thing you see. He asked what would be going to the East- going up or down in density? He didn't like the homes being only 2-bedroom homes.
 - Dan Stock had concerns with lot sizes as well. He asked what the amenity in the front was. He stated there was still no solution to the traffic problem with the school.
 - Debbie Ruddick, an empty nester, wanted to have a discussion on the boat noise and complaints from homeowners. Traffic is still a problem.



Informal Presentation- Real America Project along Broadway

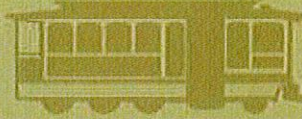
- Mike Surak with Real America made the presentation starting with the company background. StorAmerica at Gateway would be the name of the development. 7 acres of frontage road off Broadway and 750 N.
- Commercial would be off Broadway leased to small businesses. Phase one 60,000 square feet of storage space, 5400 square feet of office space. There would be 3 phases total.
- Council had concerns for 24-hour traffic and operation, too much lighting overnight, and stone or brick on exterior. Council also would not like to see the storage doors on the main road to Town Center. Council asked about detention on the parcel and if it was needed. Council wanted to see a business development from the road.

Informal Presentation- Premier Land Company on 700 W

- Richard Henderson with Premier Land Company presented plans for a small 10-acre subdivision named Enclave at Deer Crossing. It would connect to Deer Crossing.
- There would be 18 75' lots and 4 estate lots between 150' X 160' lots. Common area would be about 20%. The subdivision would have its own HOA, could not add to Deer Crossing.
- The 4 estates would be accessed from a private drive from Carroll Road.
- The 18 homes would be built by Pyatt Builders from their Exclusive Home product.

Recess Town Council, Convene Public Hearing

- Motion by Mr. Brewer to recess the Council meeting and convene Public Hearing. Longman. 5-0
- Public Hearing for Rivendell Annexation
 - Richard Henderson with Premier Land Company made the presentation. 155 acres at the Southwest corner of 1000 N and 400 W bisected by Bee Camp Creek. It would be to the West of the Haven Ponds neighborhood. Would have a meandering stream with boulders. Common area would be about 38%.
 - Removed 7 lots along 1000 N. 213 lots 80 foot wide, 59 lots 65 foot wide with a pool and pool house. A very large open common area has several amenities or features which include pickleball courts, bocce ball, and horseshoes, a fire pit area, and a shelter area. Very nice entry way with 3 columns.
 - Public Comments
 - Mark Mills asked if his property would be annexed. He might be interested in annexation if he could keep his home-grown flowers and vegetables business. He had concerns about his well being too close to the development. His water must be tested for his business so no pesticides into his well, drainage is terrible, and traffic is bad.
 - John Kelley owns 37+ acres south of Rivendell. His watershed goes to the Stansbury ditch and would like a manhole there so he can see the water moving. He would also like to see Riley Road in the subdivision changed to Kelley Road and put Riley Road somewhere else.



- Public Hearing for Renewing Special Equipment Fund- Mark Elder was available for questions.
 - Public Comments- None
- Public Hearing for Cumulative Capital Development Fund
 - Public Comments- None
- Public Hearing for Establishing Park Cumulative Fund
 - Public Comments- None
- Motion by Mr. Longman to close the Public Hearing and reconvene the Town Council meeting. Williams. 5-0

Rivendell Annexation and Fiscal Plan

- Motion by Mr. Brewer to read Ordinance 041222B by title only. Longman. 5-0
- Ordinance 041222B was read by title by Mr. Morelock.
- Motion by Mr. Longman approve Ordinance 041222B on first reading. Brewer. 5-0
- Motion by Mr. Brewer to read Fiscal Plan Resolution 041222B by title only. Longman. 5-0
- Resolution 041222B was read by title by Mr. Morelock
- Motion by Mr. Brewer approve Resolution 041222B. Longman. 5-0

Vernon Township Fire Equipment Fund Reestablishment

- Motion by Mr. Brewer to read Ordinance 041222C by title only. Longman. 5-0
- Ordinance 041222C read by title by Mr. Morelock.
- Motion by Mr. Brewer approve Ordinance 041222C on first reading. Williams. 5-0
- Motion by Mr. Brewer to suspend the rules. Longman. 5-0
- Ordinance 041222C read by title by Mr. Morelock
- Motion by Mr. Longman approve Ordinance 041222C. Brewer. 5-0

Cumulative Capital Development Fund

- Motion by Mr. Longman to read Ordinance 041222D by title only. Williams. 5-0
- Ordinance 041222D read by title by Mr. Morelock.
- Motion by Mr. Longman approve Ordinance 041222D on first reading. Williams. 5-0
- Motion by Mr. Brewer to suspend the rules. Longman. 5-0
- Ordinance 041222D read by title by Mr. Morelock
- Motion by Mr. Longman approve Ordinance 041222D. Brewer. 5-0

Cumulative Park Fund

- Motion by Mr. Williams to read Ordinance 041222E by title only. Longman. 5-0
- Ordinance 041222E read by title by Mr. Morelock.
- Motion by Mr. Williams approve Ordinance 041222E on first reading. Longman. 5-0
- Motion by Mr. Williams to suspend the rules. Longman. 5-0
- Ordinance 041222E read by title by Mr. Morelock
- Motion by Mr. Williams approve Ordinance 041222E. Longman. 5-0



Roadway Services Contract for Mt. Comfort Road & 600 N Intersection Project

- Mr. Witsman stated this was a 90/10 grant and does not cover the design and ROW purchases. The Town would be responsible for the design and ROW. The contract would be paid over multiple years.
- Motion by Mr. Brewer to authorize Mr. Strayer to sign contract with Crossroad Engineering not to exceed \$241,000. Longman. 5-0

Building Inspector Replacement

- Mr. Crum stated he would like to hire a Building Commissioner to manage the other 2 inspectors instead of another inspector. The new position would still do inspections and work in the field. Council directed staff to move forward with a job description and post it.

Capital Projects Plan

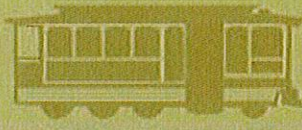
- Mr. Crum led a discussion on projects for 2022, funds dedicated and possible projects to be funded by ARPA.
- Motion by Mr. Brewer to approve the 2022 Capital Projects Plan worksheet. Longman. 5-0

Street Light Quote

- Mr. Crider had a quote for the 30-foot street light at Broadway and 750 N. The quote was for \$25000 to install the street light and run the electricity to the light by Huston. The street light was tabled, to be discussed later.

Other Committee Reports

- Redevelopment Commission: It was a very short meeting, nothing to report.
- Plan Commission: Hampton Walk PUD rezone approved for a favorable recommendation, McCord Square primary plat was approved. Shadow Grove rezone and Strategic Capital Partners was continued.
- Architectural Review: Looked at Shadow Grove models.
- Parks Board: Did not meet.
- Public Works Committee: Aurora Way Phase 2 with Neyer paying 2/3 and Town would cover 1/3. Reith Riley, Mt. Carmel, and Gradex would be the contractors.
 - Motion by Mr. Brewer to authorize Mr. Strayer to sign Aurora Way Phase 2 quote. Longman. 5-0
 - Woodhaven Stop Sign Ordinance
 - Motion by Mr. Brewer to read Ordinance 041222F by title only. Longman. 5-0
 - Ordinance 041222F read by title by Mr. Morelock.
 - Motion by Mr. Brewer approve Ordinance 041222F on first reading. Longman. 5-0
 - Motion by Mr. Brewer to suspend the rules. Williams. 5-0
 - Ordinance 041222F read by title by Mr. Morelock
 - Motion by Mr. Brewer approve Ordinance 041222F. Longman. 5-0



- Vernon Township Fire Committee: Groundbreaking was moved to middle of June. 5 part time being hired as full time.

Town Manager's Report

- Final garbage RFP would be sent out tomorrow, bids due by June 7, 2022. Town asked for trash bids and recycling- both curbside and dumpsters here. Easter Egg Hunt Saturday at 12 pm with face painting, frozen treats, and food trucks. Town Hall closed for Good Friday.

Public Works Commissioner's Report

- Nothing

Planning and Building Director's Report

- No real update for the project off 600 W in the County. Trying to get a hold of the Cain property owners to talk to them about possibility of annexation.

Public Comments

- None

Voucher Approval

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

Adjournment

- Motion by Mr. Brewer to adjourn. Longman. 5-0. 11:13 pm

Minutes Approval

These minutes approved this 10th day of May 2022.

Tom Strayer, Council President

Attest: _____
Staci A. Starcher, Clerk-Treasurer