



## Town Council Meeting Minutes

June 14, 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 Assistant Nicea Yamber at Town Hall, Clerk-Treasurer Staci Starcher by Zoom
- Town Attorney Gregg Morelock

### **Amendment to Council Rules and Procedures**

- Motion by Mr. Longman to move item 3h, Amendment to Council Rules and Procedures, to item #2 off the consent agenda. Brewer. 5-0
- Motion by Mr. Brewer to approve the amendment to the Council Rules and Procedures as presented. Longman. 5-0
- Motion by Mr. Brewer to approve Staci Starcher, Clerk-Treasurer, to attend the meeting virtually. Longman. 5-0

### **Approval of Minutes**

- Motion by Mr. Longman to approve the minutes of May 10, 2022. Brewer. 5-0

### **Consent Agenda**

- The consent agenda included the Public Safety Report, Wastewater Bond Payment, Financial Management Policies, Villages at Brookside Section 15 plat, Track Loader Quote Recommendation, Mini Excavator Recommendation, and the ADA ramp replacement quote.
- Council asked which funds the Track Loader and the Mini Excavator funds were coming from. Mr. Crider answered stormwater, MVH, wastewater, and LRS.
- Motion by Mr. Brewer to approve the consent agenda. Williams. 5-0

### **Clerk-Treasurer's Report**

- Posted online.

### **Old Business**

- **Strategic Capital Partners Annexation and Rezone**
  - Motion by Mr. Brewer to continue Strategic Capital Partners annexation and rezone to the July 12, 2022, Council meeting. Longman. 5-0



- **Bond/Lease Ordinance for McCord Square**
  - Lisa Lee with Ice Miller led a discussion about the bonds and the difference between the two bonds. There would be a mixed-use commercial/residential developer backed bonds paid from tax increment financing and minimum taxpayer agreements, Ordinance 061422.
    - Motion by Mr. Longman to read Ordinance 061422 by title only. Williams. 5-0
    - Ordinance 061422 was read by title only by Mr. Morelock.
    - Motion by Mr. Longman to approve Ordinance 061422 on first reading. Williams. 5-0
    - Motion by Mr. Longman to suspend the rules. Williams. 5-0
    - Ordinance 061422 was read by title by Mr. Morelock.
    - Motion by Mr. Longman to approve Ordinance 061422. Williams. 5-0
  - The infrastructure lease bonds the Town would issue not to exceed \$7 million.
    - Motion by Mr. Longman to read Ordinance 061422A by title only. Williams. 5-0
    - Ordinance 061422A was read by title only by Mr. Morelock.
    - Motion by Mr. Longman to approve Ordinance 061422A on first reading. Williams. 5-0
    - Motion by Mr. Longman to suspend the rules. Williams. 5-0
    - Ordinance 061422A was read by title by Mr. Morelock.
    - Motion by Mr. Longman to approve Ordinance 061422A. Williams. 5-0
- **Public Hearing for Sewer Ordinance**
  - Motion by Mr. Williams to recess the Council meeting and convene Public Hearing. Brewer. 5-0
  - Public Comments- None
  - Motion by Mr. Longman to close the Public Hearing and reconvene Council meeting. Williams. 5-0
  - The Ordinance updates the utility access fees from \$3500 to \$4500. Currently the fee is paid at platting and at permitting. One Ordinance changes the fees to be paid once at permitting and the second Ordinance leaves the fees paid both at platting and at permitting. Council liked the split payment option better with more upfront money to help with infrastructure costs.
    - Motion by Mr. Brewer to read Ordinance 051022B by title only. Longman. 5-0
    - Ordinance 051022B was read by title only by Mr. Morelock.
    - Motion by Mr. Brewer to approve Ordinance 051022B split payment option on first reading. Longman. 5-0
    - Motion by Mr. Brewer to suspend the rules. Longman. 5-0
    - Ordinance 051022B was read by title by Mr. Morelock.
    - Motion by Mr. Brewer to approve Ordinance 051022B split payment option. Longman. 5-0



- **Access Management Plan**

- This would be the plan for developers to be able to see where access along Mt. Comfort Corridor would be desired. It was recommended by the Public Works committee.
- Motion by Mr. Longman to approve the Access Management Plan as presented. Brewer. 5-0

**New Business**

- **Rivendell Annexation and PUD**

- Annexation
  - Ordinance 041222B was read by title only by Mr. Morelock.
  - Motion by Mr. Brewer to approve on passage Ordinance 041222B. Longman.5-0
- PUD
  - Motion by Mr. Longman to read Ordinance 061422B by title only. Williams. 5-0
  - Ordinance 061422B was read by title only by Mr. Morelock.
  - Briane House, an attorney with Pritzke and Davis represented the developers Platinum Properties. More side load garages have been added as requested. All elevations have been approved through the Architectural Review Committee. There will be road connectivity with the neighboring community developer.
  - Richard Henderson with Premier Land Company added They have renamed the street to Kelly Drive. The developer has also added trails as requested. Almost 49 acres of open space with many different amenities.
  - Council asked about the street lighting requirements and where they would be placed.
  - Motion by Mr. Longman to approve Ordinance 061422B on first reading. Williams. 5-0
  - Motion by Mr. Longman to suspend the rules. Williams. 5-0
  - Ordinance 061422B was read by title by Mr. Morelock.
  - Motion by Mr. Longman to approve Ordinance 061422B split payment option. Williams. 5-0

- **Town Hall Technology Upgrades**

- Mr. Gropp stated we had 3 different quotes. The lowest bid would like to have a 6-month subscription contract which was not the intent of the upgrade. The contract would make it more than the next bid.
- Motion by Mr. Brewer to approve the Blades Audio Visual quote not to exceed \$150,000 out of the ARPA funds. Williams. 5-0

- **Engagement contracts for Police Station Planning**

- London Witte Group would be our bond advisor and paid out of the bond proceeds.
- Hall Render would be paid out of the ARPA funds. They would draft the BOT request for price, evaluate the responses, and give us a recommendation.
- Veridus Group would be the owner's representative paid through ARPA funds. There would be five steps and this contract gets us to the first three steps up to construction.



- Motion by Mr. Brewer to approve and authorize Mr. Strayer to sign all three engagement contracts. Longman. 5-0
- **Police Station Feasibility Study**
  - Motion by Mr. Brewer to approve and authorize Mr. Strayer to sign K2M Design needs assessment not to exceed \$26,000 to be paid out of ARPA funds. Longman. 5-0
- **Emergency Order for Temporary COVID-19 Policy**
  - Motion by Mr. Williams to extend Mr. Strayer's temporary emergency order by 30 days. Longman. 5-0
- **Amendment to the Noise Ordinance**
  - Motion by Mr. Williams to read Ordinance 061422C by title only. Brewer. 5-0
  - Ordinance 061422C was read by title by Mr. Morelock.
  - Motion by Mr. Williams to approve Ordinance 061422C on first reading. Brewer. 5-0
  - Motion by Mr. Williams to suspend the rules. Brewer. 5-0
  - Ordinance 061422C was read by title by Mr. Morelock.
  - Motion by Mr. Williams to approve Ordinance 061422C. Longman. 5-0
- **Change Order Policy**
  - Motion by Mr. Brewer to approve the change order policy revision. Longman. 5-0
- **Informal Development Proposal by Schafer Development**
  - Aaron Schafer made the presentation for the Tatum property. Northwest corner of 900 N and 600 W with 80 acres zoned R-1. Mr. Schafer would like to rezone the property to a planned unit development or PUD.
  - There would be 135 lots in different sizes of 70', 90', and 100'. Open space would be approximately 24 acres. Trying to preserve most of the natural landscaping especially the creek. Sharing the Vintner's Park entrance as staff requested.
  - Rex Ramage from Pulte homes stated it would be their Manor line homes over 3000 square feet starting upwards of \$600,000. These are the types of homes where the owner would want their own pools or oasis in their backyards.
  - Council had concerns about the traffic through Vintner's entrance, especially the construction traffic after Vintner's Park construction is complete. Council would rather have a dedicated entrance to the neighborhood lined up with the Deer Crossing entrance. The Council would like to know who the builder might be before deciding. Council asked if the developer would be interested in increasing the larger custom home lots and not have the custom homes face 900 N.
  - Mr. Crum stated staff would like to have a conversation with Ms. Bodkin about the entrance and problems with the location of the creek.
  - Public Comment- Andrea Yovanovich wanted to bring up the traffic problems of having two entrances on 1000 N and expressed concern of the same problem being on 900 N.

#### **Other Committee Reports**

- **Vernon Township Fire Committee:** Budget meeting tomorrow at 6:30 pm in Fortville.
- **Public Works Committee:** Trash bids were opened, the Committee needed to discuss options before making a recommendation to the Council next month.



- **Parks Board**: Did not meet.
- **Redevelopment Commission**: had to reschedule meeting for the bond resolutions to be passed.
- **Plan Commission**: Rivendell passed with a favorable recommendation. We continued the Mt. Comfort overlay at staff's request, the Enclave at Deer Crossing, Colonnade Section 2 and Section 3 development plans, and Jacobi Legacy Farms section 1 development plan.
- **Architectural Review**: Approved the models for Enclave at Deer Crossing. Approved a change in the exterior material on the home in Hampton Cove.
- **Town Manager's Report**: July 8<sup>th</sup> there will be a 120<sup>th</sup> Anniversary in the Old Town Park. Registration is live for the Path to Fitness 5K on August 3<sup>rd</sup>.
- **Assistant Town Manager's Report**: The builder on the home on 1000 N has been asked to stop work on the home. There is a lot of trash in the woods. Staff has asked the builder to seal up the home and make the site safe. The permit has expired. The Drummond property has been sold to Rock Auto, the owner next door; staff has had a meeting with the new owner.
- **Public Works Commissioner's Report**: Nothing to report.

#### **Public Comments**

- Mark Mills, 9526 N 400 W, stated he was here on April 19<sup>th</sup>, the April 17<sup>th</sup> and again tonight. He asked Mr. Crum to bring up the Rivendell site. He wanted to get into public record that he thought it was a good project, but he had concerns with his well on the property and with drainage issues. He could not find any records in the minutes that he was at the meetings.

#### **Voucher Approval**

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

#### **Adjournment**

- Motion by Mr. Longman to adjourn. Brewer. 5-0. 9:46 pm

#### **Minutes Approval**

**These minutes approved this 12<sup>th</sup> day of July 2022.**

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**Tom Strayer, Council President**

**Attest:** \_\_\_\_\_

**Staci A. Starcher, Clerk-Treasurer**