



Town Council Meeting Minutes

August 9, 2022

Town Hall– 7:00 p.m.

Roll Call

- Council Members Present: Larry Longman, Branden Williams, Greg Brewer, and Chad Gooding at Town Hall. Tom Strayer attended virtually.
- 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. Brewer to approve the minutes of July 12, 2022. Williams. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye

Clerk-Treasurer's Report

- Posted online. Clerk-Treasure updated the Council on the property and liability insurance renewal scheduled for August 16, 2022. The insurance had increased about 4.9% after updating the automobile schedules and the value of each lift station improvements completed the last couple of years. The Town went from about 9 million to 17.4 million of coverage limits.

Public Comments

- Daniel Stock, a resident, thanked the Council for their service and time tonight. Mr. Stock stated there was a loophole in the notification laws for actions taken by the Plan Commission. Mr. Stock was not alleging the Town did anything wrong. There were 4 lots on the Champion Lakes subdivision that would have been affected by a proposal that did not receive notice because of the law. He would like the Council to consider changing the law at the local level to: if one person in the subdivision gets notified, everyone in the neighborhood should be notified.
- A brief discussion of the law and possible outcomes of the changes regarding labor and mailing costs. An upgraded website would also allow for public notices, maybe with social media as well.
- Elizabeth Stock, a resident, stated the notices were not sent certified and only 3 neighbors received the notice. Ms. Stock thought if people could just “opt in” to receive notices like they do for the Friday blast, it might be a better option.



Consent Agenda

- The consent agenda included the Public Safety Report, Additional Appropriation for the Fortville Vernon Township Library, Road Impact Fee study contract, New Focus HR consulting contract, Firework exemption request for wedding at Vineyard, Etica's Carroll Road/ 96th Street guardrail study contract, Etica's Mt. Comfort guardrail study contract, Precision Concrete sidewalk cutting/ repair quote, utility disconnect request for McCord Square, Community Crossing grant application financial commitment letter, Broadway Median Landscape services contract, McCord Square secondary plat, and Leo's Market & Eatery secondary plat.
- Ms. Melissa Loiselle, Director at the Library, stated the funds would be used to update the HVAC system. Mr. Michael Reuter, financial consultant to the library, stated libraries were different than most municipalities because they do not have an elected board approve their budget. Council clarified the funds were from the Library's Rainy Day fund not the Town's Rainy Day fund.
- Chief Casey stated Community Night was a big success. He served over 500 hot dogs. Chief also thanked the Public Works crew that put out signs, cones, and helped park the vehicles.
- Motion by Mr. Williams to approve the consent agenda as presented. Brewer. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye

ARPA Appropriation Ordinance for 2022

- Ordinance 080822 was read by Mr. Morelock.
- Motion by Mr. Brewer to approve Ordinance 080922 on first reading. Williams. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye
- Motion by Mr. Brewer to suspend the rules. Williams. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye
- Ordinance 080922 was read by title by Mr. Morelock.
- Motion by Mr. Brewer to approve Ordinance 080922. Williams. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye



- Branden Williams – Aye
- Greg Brewer – Aye
- Chad Gooding – Aye

Salary Ordinance Update

- Motion by Mr. Brewer to read Ordinance 080922A by title only. Williams. 5-0
- Ordinance 080822A was read by title only by Mr. Morelock.
- Motion by Mr. Brewer to approve Ordinance 080922A on first reading. Williams. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye
- Motion by Mr. Brewer to suspend the rules. Williams. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye
- Ordinance 080922A was read by title only by Mr. Morelock.
- Motion by Mr. Brewer to approve Ordinance 080922A. Williams. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye

Strategic Capital Partners Annexation and Rezone 2nd Readings

- Motion by Mr. Williams to recess the Council meeting and convene Public Hearing. Brewer. 5-0.
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye
 - Public Comments – None
- Motion by Mr. Williams to close the Public Hearing and reconvene Council meeting. Brewer. 5-0.
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye



- Motion by Mr. Williams to read Resolution 080922A by title only. Brewer 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye
- Resolution 080922A was read by title only by Mr. Morelock.
- Motion by Mr. Williams to approve Resolution 080922A on passage. Gooding 4-1
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Nay
 - Chad Gooding – Aye

Amendment to McCord Square Project Agreement

- Mr. Gropp stated the changes to the agreement included language for the police station land switch, the change in entity name for Rebar to add Pride Investments, site infrastructure bond amount, stormwater park design, and documents for the build-operate-transfer.
- Motion by Mr. Williams to read Resolution 080922B by title only. Brewer. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye
- Resolution 080922B was read by title only by Mr. Morelock.
- Motion by Mr. Williams to approve Resolution 080922B on passage. Brewer. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye
- Motion by Mr. Brewer to approve and authorize Mr. Strayer to sign 1st amendment to lease. Williams. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye
- Motion by Mr. Williams to approve and authorize Mr. Strayer to sign 1st amendment to sub-lease. Brewer. 5-0
 - Tom Strayer – Aye



- Larry Longman – Aye
- Branden Williams – Aye
- Greg Brewer – Aye
- Chad Gooding – Aye

Mt. Comfort Road Corridor Overlay Ordinance- Second Reading

- Mr. Crum stated the only change from the meeting last month was to increase the setback ratio from Mt. Comfort Road. The setback would be a distance equal to eight times greater than the height of the building.
- Ordinance 071222A was read by title only by Mr. Morelock.
- Motion by Mr. Williams to approve Ordinance 071222A. Gooding. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye

Hartman Capital (Sycamore Drive) Public Hearing

- Mr. Crum stated there would be no fences or McCordsville sewers in the neighborhood.
- Motion by Brewer to read Ordinance 080922B by title only. Williams. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye
- Ordinance 080922B was read by title only by Mr. Morelock.
- Motion by Mr. Brewer to approve Ordinance 080922B on first reading. Williams. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye
- Motion by Mr. Brewer to recess the Council meeting and convene Public Hearing. Williams. 5-0.
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye
 - Public Comments



- Scott Kunkle, with Hartman Capital, was available for questions. Mr. Kunkle would thank staff for reaching out and would help to not create another donut property in the County. Mr. Morelock asked him about the agenda at the County Plan Commission and Mr. Kunkel stated he would ask for a continuance and see how the process went in McCordsville.
- Motion by Mr. Williams to close the Public Hearing and reconvene Council meeting. Brewer. 5-0.
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye

Fiscal Plan

- Motion by Mr. Williams to read Resolution 080922C by title only. Brewer. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye
- Resolution 080922C was read by title only by Mr. Morelock.
- Motion by Mr. Williams to approve Resolution 080922C on passage. Brewer. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye

Snider Property Annexation Public Hearing

- Mr. Crum stated the neighborhood was being developed by Platinum Property. Mr. Crum stated it was 80 acres east of Champion Lake, would be restricted to age 55 or over, all one-story homes and the duplexes had been removed.
- Motion by Williams to read Ordinance 080922C by title only. Brewer. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye
- Ordinance 080922C was read by title only by Mr. Morelock.
- Motion by Mr. Williams to approve Ordinance 080922C on first reading. Brewer. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye



- Branden Williams – Aye
- Greg Brewer – Aye
- Chad Gooding – Aye
- Motion by Mr. Brewer to recess the Council meeting and convene Public Hearing. Williams. 5-0.
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye
 - Public Comments
 - Kevin Smith, a resident, stated he would be a stickler for the rear elevations of the homes. He would like the Council to recommend the developers to comply with the rear elevations in the zoning ordinance by having bump-outs or gables.
 - Catherine Parr stated she was unfamiliar with the processes and wanted to get more information. Ms. Parr asked what kind of traffic studies were conducted and what information is used to approve annexations. She mentioned several neighborhoods that had been recently approved and asked how the Town checks to see if all the developments are sustainable. She asked how the traffic study impacts the County roads and how the road improvements are scheduled after the traffic studies are completed.
 - John Anderson, a resident, asked how the age restriction would be enforced in the community and how long it would run in the community.
- Motion by Mr. Williams to close the Public Hearing and reconvene Council meeting. Brewer. 5-0.
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye

Fiscal Plan

- Motion by Mr. Williams to read Resolution 080922D by title only. Brewer. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye
- Resolution 080922D was read by title only by Mr. Morelock.
- Motion by Mr. Williams to approve Resolution 080922D on passage. Brewer. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye



- Greg Brewer – Aye
- Chad Gooding – Aye

GDI Company

- Mr. Crum stated this was an annexation of 161 acres on the Northeast corner of 500 N and 700 W zoned R2.5 in the county. The petitioner has requested to be annexed in at I-2 zoning at approximately four buildings around 400,000 square feet each. The parcel is south of Stansbury, west of the recently approved Strategic Capital Partners project. On the south side of 500 N would be another industrial project and west across 700 W is county residential.
- Briane House, attorney with Pritzke and Davis, stated he would be happy to do an informal but did not come prepared to do an informal. This would be a logistical space project, it would create a tax diversity for the Town, and GDI had many other projects in the county already. This would be a voluntary petition for annexation, not a petition for zoning.
- Mike Sheek, with GDI Companies, stated the company has done a lot of work in the county. He understood from county the north side of 500 N would fall under McCordsville to increase its tax base. Mr. Sheek stated he had done several revisions the Town had already requested. The developers had agreed to bring utilities and road improvements on 500 N and 700 W. Mr. Sheek stated the project made sense for McCordsville. Mr. Sheek stated the four buildings would take 5-6 years to complete.
- Council had concerns with designating the line of where to start transitioning industrial to residential. Council would like to see the speculative projects approved be developed before approving more of the same type of developments. Council thought the developer was moving too fast through the process, without having an informal. The plan showed no buffer to the residential neighborhood.
- Motion by Williams to read Ordinance 080922D by title only. Gooding. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye
- Ordinance 080922D was read by title only by Mr. Morelock.
- Motion by Mr. Williams to approve Ordinance 080922D on first reading. Gooding. 3-2
 - Tom Strayer – Nay
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Nay
 - Chad Gooding – Aye
- Motion by Mr. Williams to recess the Council meeting and convene Public Hearing. Brewer. 5-0.
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye



- Greg Brewer – Aye
- Chad Gooding – Aye
 - Public Comments
 - Melissa Skoczyls, resident of Meadows of Sagebrook, asked why the signs were only posted on August 3, the first hearing was tonight, and the zoning hearing would be next week. Ms. Skoczyls moved from Oregon because they liked the community and liked the rural setting. Ms. Skoczyls stated she would be absolutely against light industrial or warehousing near her neighborhood and she believed there would 40-50 homes in Stansbury that would be against the property. Many people work from home and probably did not see the signs. Ms. Skoczyls' brother, a realtor, thought there would be a 30-day notification before a public hearing. She stated she was very unhappy the development would even be considered and thinks 500 N would be far enough north, and assured by Arbor Homes, that the type of development would not go north of 500 N. Ms. Skoczyls stated she would do anything in her power to rally the troops from Stansbury and everyone in the community.
 - Council wanted to note they received a letter from Becky White Brannon and Don Reed stating they would support GDI's warehouses. Both letters would be placed with the minutes in the binder.
- Motion by Mr. Brewer to close the Public Hearing and reconvene Council meeting. Williams. 5-0.
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye

Fiscal Plan

- Motion by Mr. Gooding to read Resolution 080922E by title only. Williams. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye
- Resolution 080922E was read by title only by Mr. Morelock.
- Motion by Mr. Williams to approve Resolution 080922E on passage. Gooding. 5-0
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye



Informal Presentation – Olthof Homes

- Joe Lenehan, with Olthof Homes, stated Derek Hays was also available for questions. Olthof Homes would request a rezone of 48 acres with single family homes and villas. The neighborhood would be called Alexander Ridge.
- Olthof was very thoughtful about open spaces near the front of the neighborhood. There would be several amenities which could include a playground, pickleball, a gazebo with a picnic area. There would be a sidewalk path throughout the community. Mr. Lenehan also showed multiple slides with different elevation. Villas would be all one level but not age restricted on 60-foot lots. Single family homes would be traditional homes.
- Council liked the path and the entrance. Council thought Olthof did a great job of buffering for the existing homeowner that would stay. Council asked if there would be hardy plank siding. Olthof confirmed the hardy plank siding.

Other Committee Reports

- **Parks Board**: did not meet.
- **Redevelopment Commission**: approved claim. Had executive session for a discussion on land acquisition.
- **Vernon Township Fire Committee**: August 4 would be the groundbreaking ceremony for McCordsville Fire station. Mark Elder was named the new Chief.
- **Public Works Committee**: processed invoices, discussed small guardrail studies, and adding traffic loops on signal at 900 N.
- **Architectural Review**: did not meet.
- **Plan Commission**: Kid City USA development plan and replat approved, McCord Square Phase 1 secondary plat approved, Colonnade primary plan was continued, StorAmerica's rezone was continued.
- **Assistant Town Manager's Report**: Comprehensive plan had not been started and probably would not start by the end of the year because of staffing issues.
- **Town Manager's Report**: Saturday was the 5K and there would lane restrictions from about 7 - 10 am. Daniel Vineyard's had secured Globe Asphalt to do the path and a pre-construction meeting was scheduled with a possible completion date in October. Town Hall IT upgrade was waiting on about 10 items, one item not scheduled to be in until February 2023. Staff asked the company to look at possible alternatives. We received 2 branding proposals and quotes. Staff recommended AP the Creative proposal.
 - Motion by Mr. Brewer to approve AP the Creative proposal for rebranding in the amount of \$16,500. Williams. 5-0.
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye



- **Public Works Commissioner's Report:** Nothing to report.

Public Comments

- None.

Voucher Approval

- Motion by Mr. Brewer to approve the vouchers. Williams. 5-0.
 - Tom Strayer – Aye
 - Larry Longman – Aye
 - Branden Williams – Aye
 - Greg Brewer – Aye
 - Chad Gooding – Aye

Adjournment

- Motion by Mr. Brewer to adjourn. Williams. 5-0. 9:56 pm

Minutes Approval

These minutes approved this 13th day of September 2022.

Tom R. Strayer, Council President

Attest: _____
Staci A. Starcher, Clerk-Treasurer