



June 11, 2019
Town Hall – 7:00 p.m.

Town Council Meeting Minutes

Roll Call & Pledge of Allegiance

- Council Members: Tom Strayer, Bryan Burney, Branden Williams, Barry Wood, Larry Longman
- Employees: Tonya Galbraith, Paul Casey, Mark Witsman, Ron Crider
- Clerk-Treasurer Cathy Gardner
- Town Attorney Gregg Morelock

Approval of Minutes

- Motion by Dr. Burney to approve the May 14, 2019 minutes. Wood. 5-0.

Clerk-Treasurer's Report

- Posted on-line.

Police Report

- Activity Report posted on-line.
- The department participated in an all-day training for emergency response.
- A new officer has started.
- The current hiring process will be finishing.

Metropolitan Board of Police Commissioners

- No report

Plan Commission Order – Creation of Economic Development Area and Amendment to Existing EDA

- The purpose of the EDA is to identify the areas in McCordsville that the Town has agreed are ready for development.
- A parcel was removed from the Brookside TIF because it had been reclassified to “ag” status.
- Public Comments:
 - Greg Brewer, resident: Mr. Brewer spoke as a resident of Woodhaven. His concern is that there was an opportunity to remove two parcels of concern in the area which butt up to or wrap around Woodhaven. He wants the EDA sent back to the Plan Commission to reconsider this. He wants the two parcels zoned as “residential” only. Mr. Strayer: the north parcel makes sense but those on CR 600W have always had the intent to have Town amenities there. Per Ms. Galbraith, it would go back to the RDC, not the Plan Commission.
 - Motion by Mr. Longman that we send this back to the RDC for reconsideration of the boundary relative to parcels one and two of concern for the staff report for Ryan Crum. Burney. 5-0.



Sanitary Sewer Easement – Oakcrest Subdivision

- Mr. Rex Ramage, land acquisition manager for Pulte Homes: Mr. Ramage suggested that the Town and the developer might need to work together to get the project done. The sanitary line they need for the development will have to cross five property owners on CR 700W. Mr. Ramage wanted to advise the Council where things stand. He said private sewer entities condemn properties that are needed to get access to the easement. He said Pulte may need the Town to “assist”. Mr. Strayer: the Town does not take that action lightly and it cannot be a negotiation tool. Per Mr. Ramage, at a certain point Pulte’s contract on due diligence will run out.

Acceptance of Annexation Petitions and Outreach Meeting Schedule

- Sagebrook Subdivision: This subdivision is contiguous to the Town. Arbor developers are a major land holder.
- Universal property: This would be a super voluntary annexation as it is owned by Arbor. It is located directly south of Sagebrook.
- Meeting Schedule: The meetings will be held mid-July to get the annexation ordinances introduced at the August Council Meeting. It will take 30 to 60 days to be heard. Then it will require another 30 days to take effect.
 - Meeting #1: July 16th at 6:30 p.m.
 - Meeting #2: July 17th at 6:30 p.m.
 - Meeting #3: July 18th at 6:30 p.m.
- Motion by Mr. Longman to accept the Sagebrook annexation petition. Burney. 5-0.
- Motion by Mr. Longman to accept the Universal annexation petition. Burney. 5-0.

Gateway Crossing Senior Apartments

- Rob Jack, Clover Development, made the presentation.
- Clover is seeking final PUD approval for a 119 senior apartment complex on Gateway Crossing Blvd.
- The complex will use approximately 6,000 gallons of water a day.
- Motion by Dr. Burney that we read Ordinance 061119 by title only. Longman. 5-0.
- Ordinance 061119 was read by title by Mr. Morelock.
- Motion by Dr. Burney that we approve Ordinance 061119. Longman. 5-0.
- Motion by Dr. Burney that we suspend the rules. Longman. 5-0.
- Motion by Dr. Burney that we approve Ordinance 061119. Longman. 5-0.

Cell Tower Agreement – Crown Castle

- The agreement changes the Town requested were made.
- Public safety access will be available on the tower.
- The area required is 6,000 sq ft which is 80’ x 75’.
- The Town will review.

No Parking Ordinance 061119A – Regarding CR 700 North

- Motion by Dr. Burney to read Ordinance 061119A by title only. Wood. 5-0.
- Ordinance 061119A was read by title by Mr. Morelock.
- Motion by Dr. Burney to pass Ordinance 061119A on first reading. Wood. 5-0.



- Motion by Dr. Burney that we suspend the rules. Wood. 5-0.
- Motion by Dr. Burney that we approve Ordinance 061119A. Wood. 5-0.
- Public Comments
 - Amy Marshall, resident: Ms. Marshall is concerned about car issues at the new Montessori school location. Mr. Witsman: Prior to approval of that new location, the school submitted a parking/drop off plan. The school will also have a public safety officer for traffic direction.

Tracy and Casey Underwood – Informal Development Presentation

- Tracy Underwood is proposing a new facility to expand her DeTails Pet Grooming business currently located in McCordsville. Business has grown so much that they need more space.
- Their business will provide the following services: grooming, full time doggie day care, pet sitting, pet training and a pet bakery staffed by special need adults. She currently employs six people and will add seven more to accommodate the expanded services.
- There is an existing building on the proposed location which will house grooming. She wants to add another building for indoor/outdoor doggie day care. She will use 4.5 acres for the business and the remainder for residential.
- Council indicated they are very supportive of the use at that location.

Old Business

- None

New Business

- Dr. Bryan informed the Council he will be speaking to the next meeting of the Plan Commission regarding some issues for which he has received complaints.

Other Committee Reports

- RDC: Held its required annual TIF meeting for overlapping taxing units. Discussed its marketing strategy. There is a vacancy on the RDC and applications have been received.
- Plan Commission: Discussed the Gateway Crossing senior apartments. Reviewed the Oakcrest secondary plat and the Mt. Comfort EDA.
- Architectural Review: Reviewed Fischer Homes elevations.
- Parks Board: Looking at future park properties for the Town. The 5K event is open for registration.
- Public Works
 - ADA Ramp Quotes
 - Motion by Dr. Burney that we approve Karnes, Inc. bid not to exceed \$34,154.00. Longman. 5-0.
 - INDOT and SR 67 Relinquishment
 - Mr. Witsman informed the Council about where talks stand. A & F Engineering has a contract proposal relative to changes in the road alignment design. The contract was tabled until Public Works can review it again.
 - Stansbury Ditch on CR 800N
 - The Committee wants to look at moving the road instead of the ditch. Mr. Strayer wants it to be looked at during the next Public Works meeting.
 - Pump Purchase
 - This is for a 4" pump with lines and discharge



- Motion by Dr. Burney to approve the quote, not to exceed \$12,357. Wood. 5-0.

Town Manager's Report

- Ms. Galbraith said there are a lot of developer meetings happening with the Town.
- June 19th is the County annual RDC TIF meeting.

Public Works Commissioner's Report

- None

Planning & Building Director's Report

- None

Public Comments

- None

Voucher Approval

- Motion by Dr. Burney that we approve the invoices. Longman. 5-0.

Adjournment

- Motion by Mr. Longman to adjourn. Wood. Adjournment at 9:57 p.m.

Minutes Approval

These minutes approved this 9th day of July 2019.

Thomas R. Strayer, Council President

Attest:

Catherine C. Gardner, Clerk-Treasurer