



**August 13, 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: Paul Casey, Tonya Galbraith, Ron Crider, Mark Witsman, Ryan Crum
- Clerk-Treasurer Cathy Gardner
- Town Attorney Gregg Morelock

### **Approval of Minutes**

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

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

- Posted on-line.

### **Police Report**

- Activity Report posted on-line.
- National Night Out: The event was a great success and Chief Casey thanked all those involved.
- Seventeen applicants passed the physical agility test.
- A new officer has been hired.
- The school resource officer is continuing to set up operations at the McCordsville Elementary School.

### **Metropolitan Board of Police Commissioner's Report**

- Harold Rodgers officially retired August 1<sup>st</sup>.
- Chief Casey began officially August 1<sup>st</sup>.
- Pastor Wade Apel has resigned from the board.

### **Redevelopment Commission Appointment**

- Mr. Alex Jordan has been appointed by Council President Strayer to the vacant commission spot.

### **A & F Engineering Contract Approval**

- This contract is regarding INDOT and the proposed bridge project over St. Rd. 67. This contract covers preliminary engineering and a cost estimate for the project.
- Contract amount is \$24,735.00
- Motion by Mr. Wood to approve Tom to sign the contract with A & F for preliminary design for \$24,735. Williams. 5-0.



### **Informal Development Presentation – Forza Development**

- Adam D-Angelo, Founder of Forza: Forza Commercial Real Estate does multi-family, retail and office. There are three partners.
- This development proposal is for property located on 96<sup>th</sup> Street which is 14.25 acres.
- The development is for 69 units with five units per acre.
- The product includes duplex and quads priced between \$325,000 to \$400,500 as well as some single homes.
- Amenities proposed include walking trails, clubhouse, pool, dog park, community garden, tennis/pickleball courts and a pocket park.
- The development will be a gated community.
- Council response:
  - What is the number of types of units: 48 quads, 15 single family homes, and six duplex units
  - The scale of the development is reasonable.
  - Concern: the single family homes are so tight but are situated very close to a less-dense neighborhood; Mr. Crum: this is an in-fill site so there is more density here.
  - Mr. Longman likes the concept. It is something the town is missing.
  - Mr. Strayer: Concerned about the final quality of the product. Approval would hinge on the quality. He does not mind the density. The single family homes should have as high a quality on the back of the homes as on the front.
  - Mr. Wood: Likes layout. He is not sure that it is the best place for it.

### **Informal Development Presentation – Lennar Homes**

- Ty Rinehart, Lennar Homes: Lennar is requesting an amendment to the PUD for McCord Pointe, Section A, which is the ranch homes section. They want to revise the percentage of homes that will occupy the section from 45% to 55%. The ranch homes run from 1,520 to 2,225 sq. ft. and people are purchasing at the high end of square footage. Consequently, more space for the homes is needed as the PUD was approved before the homes were designed.

### **Introduction of Sagebrook and Meadows at Sagebrook Annexation Ordinances**

- Sagebrook will have 169 homes at buildout on 75 acres. This is a 51% voluntary annexation.
  - Ordinance 081319 was read by Mr. Morelock.
  - Motion by Mr. Longman that we approve Ordinance 081319 on first reading. Wood. 5-0.
  - Fiscal Plan
    - Resolution 081319 was read by Mr. Morelock.
    - Motion by Mr. Longman to approve Resolution 081319. Wood. 5-0.
- Meadows at Sagebrook has 137 lots on 50 acres and is located just south of the existing Sagebrook development. This is a 100% voluntary annexation.
  - Ordinance 081319A was read by Mr. Morelock.
  - Motion by Mr. Longman to pass Ordinance 081319A on first reading. Wood. 5-0.
  - Fiscal Plan
    - Resolution 081319A was read by Mr. Morelock.
    - Motion by Mr. Longman that we pass Resolution 081319A. Wood. 5-0.

### **Informal Development – Arbor Homes Meadows at Sagebrook**

- Paul Munoz, Arbor Homes: This is a PUD on 50 acres. There will be 137 single family homes.



- The amenities will be combined with the Sagebrook subdivision directly to the north of this location.
- The homes will be similar to those of Sagebrook.
- The density is 2.7 homes per acre.

#### **Underwood PUD**

- Tracy Underwood, Owner: The location of the property is 6773 W. 750 North.
- The proposed business is grooming, dog daycare and training.
- Ms. Underwood expects to add 3,000 to 4,000 sq. ft. to the existing building.
- Kasie Underwood spoke: The business will not let the dogs go outside in large groups.
- Public Comments:
  - Sherry Mueller: Why are there outside kennels? Who will monitor one dog overnight stays?
  - Sharon Cooksey: Traffic is a concern. She is worried about contaminating the wells. What would be done to not contaminate our water? CR 750 cannot handle any more traffic.
  - Pam Tutrow: Concerned about water. The business will be on a well.
  - Phil Mueller: Gave the Council a signed petition against the proposal.
- Underwood Response:
  - The outside kennels will have concrete runs with waste going into the septic system.
  - Training Classes will be small in scale and are for puppy socialization. There will be about 10 to a class. Classes will be held about three times a week.
- Motion by Mr. Wood to add the language from Gregg into the ordinance and if Ordinance 081319B is passed, it is passed subject to a further restriction that the training be no more than 10 dogs per session and no more than three session per week and one dog be boarded inside no more than one week every three months. Williams. 4-1, Longman nay.
- Motion by Mr. Wood to read Ordinance 081319B by title only. Williams. 4-1, Longman nay.
- The proposal will be on the September agenda.

#### **Update on Property Violations – Drummond Property**

- Judy and Duke Drummond spoke:
  - They have made progress.
  - The contractor has not gotten back with them regarding permits to be obtained.
  - The front yard is in pretty good shape.
  - Motion Dr. Burney to grant an extension until October 8<sup>th</sup> for the Drummonds to comply with code enforcement on their property. Wood. 5-0.

#### **Street Name Proposal**

- Mr. Crum asked the Council if there would be support to update some existing street names.
- Motion by Dr. Burney that we direct staff to continue to explore the name change process that they have undertaken. Longman. 5-0.

#### **Cell Tower Agreement**

- No update.



**Zoning Ordinance Amendment – Ordinance 081319C**

- This is a telecom zoning ordinance amendment.
- Motion by Dr. Burney to read Ordinance 081319C by title only. Wood. 5-0.
- Ordinance 081319C was read by title by Mr. Morelock.
- Motion by Dr. Burney that we pass Ordinance 081319C on first reading. Wood. 5-0.
- Motion by Mr. Wood that we suspend the rules. Williams. 5-0.
- Motion by Dr. Burney that we approve Ordinance 081319C. Wood. 5-0.

**Resolution Adopting the Plan Commission Order – Resolution 081319C**

- This resolution amends the map and is recommended by the RDC.
- Motion by Mr. Wood to read Resolution 081319C by title only. Longman. 5-0.
- Resolution 081319C was read by title by Mr. Morelock.
- Motion by Dr. Burney that we approve Resolution 081319C. Longman. 5-0.

**Resolution Amend the McCordsville Thoroughfare Plan – Resolution 081319B**

- Resolution 081319B was read by Mr. Morelock.
- Motion by Dr. Burney that we approve Resolution 081319B. Longman. 5-0.

**Barnes & Thornburg Invoice**

- Motion by Dr. Burney that we approve paying to Barnes & Thornburg for their assistance on our tax court litigation in the amount of \$15,805.00. Longman. 5-0.

**Oakcrest Development Sewer Development Agreement**

- Motion by Dr. Burney that we authorize President Strayer to sign the sewer development agreement for Oakcrest and the HWC contract for engineering once we have the language agreed to by the two attorneys. Longman. 5-0.

**Old Business**

- None

**New Business**

- Motion by Mr. Longman that we accept the Brit Global insurance quote for 2019 – 2020 for \$70,029.00 with the addition of the Beasley cyber quote for \$3,060.00. Williams. 5-0.

**Other Committee Reports**

- Redevelopment Commission: A new commission member was agreed upon. The Commission will be reviewing the economic development plan again.



- Plan Commission: Items have already been discussed in this council meeting.
- Architectural Review: Did not meet
- Parks Board:
  - The board wants to contract with Leyman & Leyman regarding looking for future park property.
  - Motion by Mr. Williams to approve the Leyman & Leyman contract in the amount of \$5,150.00. Longman. 5-0.
  - The WiFi is now operational in the town hall park.
  - Jump Start Sports will not be continuing to provide programs.
- Public Works
  - Community Crossings Matching Grant: the Town has applied for \$850,000 in grant funding.

#### **Town Manager's Report**

- Ms. Galbraith is working on the 5K Run/Walk Event.

#### **Public Works Commissioner's Report**

- None

#### **Planning & Building Director's Report**

- None

#### **Public Comments**

- None

#### **Voucher Approval**

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

#### **Adjournment**

- Motion by Mr. Wood to adjourn. Williams. 10:41 p.m.

#### **Minutes Approval**

**These minutes approved this 10<sup>th</sup> day of September 2019.**

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**Thomas R. Strayer, Council President**

**Attest:** \_\_\_\_\_  
**Catherine C. Gardner, Clerk-Treasurer**



Original