



**October 29, 2019  
Special Meeting  
Town Hall – 5:30 p.m.**

**Town Council Meeting  
Minutes**

**Roll Call & Pledge of Allegiance**

- Council Members: Bryan Burney, Larry Longman, Tom Strayer, Barry Wood
- Employees: Tonya Galbraith, Mark Witsman, Ryan Crum
- Clerk-Treasurer's Administrative Assistant Lucy Messer
- Town Attorney Gregg Morelock

**Sagebrook Annexation Introduction**

- This is a 75-acre area on CR 650N.
- Existing Zoning will be adopted into the Town's Zoning Ordinance via Annexation.
  - 169 lots
  - 70' lots widths
  - Ranch homes: 1,500 sq. ft.
  - Two-story homes: 1,800 sq. ft.
  - 50% masonry on front elevation
  - 1 x 6 trim unless adjusted to masonry
  - Window and brick requirements for corner lots
  - 1/3 of homes that back up to CR shall have enclosed sunroom, screened-in porch, or covered porch
- Financial Impact
  - Any property whose current net tax liability is below the 1% property tax cap could experience an increase in net tax liability up to the 1% cap, properties already at the cap would not see a property tax increase unless AV is raised by the County Assessor's Office or a referendum is approved.
  - The Town analyzed 32 homes that have assessed value data in the County's Beacon GIS system. Based upon the estimates 5 of the 32 properties are currently under the 1% property tax cap. The assessed value of the properties analyzed range from \$173,300 to \$268,700 with a break-point of \$201,090.
  - Current rate for trash utilities is \$10.18/month.
  - Current rate for stormwater utilities, that are not maintained by the County Surveyor's Office, is \$7.50/month.
- Annexation Ordinance eligible for final action at the Town Council Meeting on December 10, 2019
- Council Comments
  - Mr. Longman: Is this under a PUD: Yes
  - Mr. Strayer: Is it any different from other development's PUD: No

**Public Comments**

- None

**Meadows at Sagebrook Annexation Introduction**

- This is a 50-acre area on CR 600N.
- Proposed Zoning – Meadows at Sagebrook PUD
  - 140 lots



- 52' and 60' lots widths
- Ranch homes: 1,500 sq. ft.
- Two-story homes: 1,800 sq. ft.
- 50% masonry on front elevation except for Craftsman elevations with a front porch
- 1 x 6 trim unless adjusted to masonry
- Window and brick requirements for corner lots
- All homes that back up to CR as identified on Concept Plan shall have enclosed sunroom, screened-in porch, covered porch, bump-out, or brick wrap
- On the property there is a barn/garage in poor condition and will need to be demolished
- Annexation Ordinance eligible for final action at the Town Council Meeting on December 10, 2019

### Public Comments

- None

### Creekside Trail Commitment Letters

- Next Level Trails Financial Commitment Letter
  - Total project cost 1.5 million dollars
  - Land Value of existing fee simple rights-of-way: \$3,744
  - Land Value of existing easement: \$24,804
  - Monetary contribution from MVH/CEDIT funding: \$295,211
  - Total Financial Commitment Value from the Town: \$323,759
  - The program allows the Town to choose when the match is spent.
  - The Town and Daniel's Vineyard's combined commitment has a 26% match.
  - Mr. Morelock: Will the commitment from Daniel's Vineyard be included in the application: The Town has a signed commitment letter from Daniel's Vineyard and will be submitted with the application.
  - Dr. Burney: Does the Town have a recent affirmation on file: Yes.
  - 500 ft of the trail is in Marion County, which has been proposed in the plan because from a safety standpoint it presents a better crossing location for pedestrians.
    - The City of Indianapolis will not partner with the Town or support the project.
    - The City of Indianapolis said they will provide a letter stating the Town can install the trail in their right-of-way, but the Town will be responsible for maintaining the trail.
    - If the letter from the City of Indianapolis is not received, this portion of the project will be removed.
  - Mr. Longman: Does the Town need a letter from Geist Montessori: No.
- Next Level Trails Use of Right-of-way & Easement Letter
  - Acreage of Existing Public Right-of-way Committed to Trail: 1.88 acres
  - Acreage of Existing Easement Committed to Trail: 0.2 acres
  - Acreage to be acquired as Public Right-of-way Committed to Trail: 0.6 acres
  - Acreage to be acquired as Easement Committed to Trail: 1.59 acres
  - The Creekside Trail will be preserved for trail use in perpetuity.
- Motion by Dr. Burney to authorize Tom Strayer, Council President, to sign both the Financial Commitment and Use of Right-of-way & Easement Letters. Longman. 4-0.



**Geist Montessori Academy Secondary Plat Ratification**

- Motion by Mr. Wood to ratify the signature of Tom Strayer, Council President, on the Geist Montessori Academy Secondary Plat. Burney. 4-0.

**Public Comments**

- None

**Adjournment**

- Motion by Mr. Wood to adjourn. Longman. 6:01 p.m.

**Minutes Approval**

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

\_\_\_\_\_  
Thomas R. Strayer, Council President

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