



Town Council Meeting Minutes

April 14, 2020

Town Hall and Zoom– 7:00 p.m.

Roll Call

- Council Members: Barry Wood and Greg Brewer were at Town Hall; Tom Strayer, Branden Williams, Larry Longman were on Zoom
- Employees: Paul Casey, Tonya Galbraith, Ron Crider, Mark Witsman, Ryan Crum
- Clerk-Treasurer Staci Starcher
- Town Attorney Gregg Morelock

Approval of Minutes

- Motion by Mr. Brewer to approve the minutes of March 10, 2020. Strayer. 5-0.
- Motion by Mr. Brewer to approve the minutes of Special Meeting March 17, 2020. Longman. 4-0. Mr. Williams not present at meeting-did not vote
- Motion by Mr. Longman to approve the Executive Session minutes of March 30, 2020. Brewer. 5-0.
- Motion by Mr. Strayer to approve the Special Meeting minutes of March 30, 2020. Williams. 5-0.

Clerk-Treasurer's Report

- Posted on-line.

March Financial Report

- Posted on-line.

Police Report

- Mr. Brewer asked if Chief Casey had enough protective equipment supplies for the officers.
- Chief Casey said we are at full staff. EMA has donated most all PPE and a couple donations from private citizens. A distiller in Greenwood donated a gallon of hand sanitizer.
- K-9 walk ended up having about 70 cars.
- The Board of Commissioners did not meet in April.

Public Comment- Non-Agenda Item Only

- None

Sewer Rate Ordinance

- Sewer Board Public Hearing
 - Motion by Mr. Longman to convene Sewer Board for Public Hearing. Brewer. 5-0
 - Public Comments- None
 - Motion by Mr. Longman to adjourn Sewer Board Public Hearing. Williams. 5-0



- Deen Rogers from Baker Tilly directed the Councilors to page 6 of the Rate Study for the Schedule of Estimated Project Costs and Funding.
 - Mr. Rogers recommends adopting the rate of \$52.99 as introduced. Alternative #2 gives the Town the most flexibility.
 - Mr. Witsman asked the Councilors to bring up the bid summary. Public Works recommended Walsh Construction for the base bid. Boyle Construction did not have any wastewater experience.
 - Alternative #1 is adding an extra bay to the building in the beginning instead of later.
 - Alternative #2 is adding a Variable Frequency Drive which gives more control of the sledge pumps.
 - Matt Whitaker from Whitaker Engineering stated Alternative 1 will be needed later and dollar per square foot will increase significantly in the future. Alternative 2 is direct cost from the contractor for the pumps which would not go up significantly in the future.
- Ordinance 031020 was read by title by Mr. Morelock.
- Motion by Mr. Strayer to approve Ordinance 031020 on second reading. Williams. 5-0
- Motion by Mr. Strayer to accept base bid plus Alternate 1 from Walsh Construction for \$7,161,000 as the lowest and best responsive bid. Brewer. 5-0
- Motion by Mr. Strayer to authorize Mr. Wood to sign Notice of Award, Agreement, and Limited Notice to Proceed as soon as all documents have been prepared. Brewer. 5-0
- Mr. Brewer asked if the equipment already paid for was added in the construction costs originally. There was a discussion which led to Mr. Rogers recalculating the numbers.

Registrar and Paying Agent RFP's

- Motion by Mr. Brewer to approve the Old National as Registrar and Paying Agent and their proposal of an acceptance fee of \$300 and a \$350 annual fee. Strayer. 5-0.

Fire Territory

- Florence May, Vernon Township Trustee, stated the special legislation did not pass and we need to move on to Phase 2 which includes a study to research a fire territory structure and financial needs.
- Chad Abel, Fire Chief stated there are several gaps in coverage. We have a training budget of zero dollars; we must be very creative to be able to do training now. Trustee May and her staff have aggressively gone after many funding sources. We need to set a tax rate appropriately to be able to sustain operations 24/7 now. We will not be able to keep up with the growth rate.
- Trustee May stated our equipment is very old, majority would qualify for antique plates. She directed the Councilors to Attachment 2 in their packets. Our recommendation is to pursue a fire territory. The packet gives three options.
- Paige Sansone, from Baker Tilly, stated there are very few options in fire service. We have until June 30, 2020 to establish a fire territory because the deadline has been extended by the Governor. Ms. Sansone went through the process to establish a fire territory. Each Council and Board would all have to agree, or the fire territory would not happen.



- Motion by Mr. Brewer in the best interest of the Town of McCordsville to move forward with a fire territory study by Baker Tilly and to pay for professional services not to exceed \$6700. Longman. 5-0
- Mike Reuter Financial Adviser for Vernon Township was involved with the special legislation and stated a fiscal impact study had already been done with the Buck Creek model for the legislation last fall.

Informal Development Proposal

- Tom Rich from Breedlove Dobbs HVAC made the presentation.
- They would build a 3000 square foot building.
- They would have 5 full time employees on site every day and 5 more employees to pick up supplies and material before going to jobsites.
- The Councilors would recommend a few items to look at closer; more brick, the roof pitch maybe 3/12 with standing seam, and landscape buffers.

Late Fees and Penalties Cessation Resolution

- Resolution 041420 was read by Mr. Morelock.
- Motion by Mr. Brewer to approve Resolution 041420 amended to say for the duration of the declared emergency and in the title to say Sewer Utility. Williams. 5-0

Timely Deposits

- After discussion it was decided we did not need to approve the Ordinance.

Non-Reverting Fund Ordinance

- Ordinance 041020 was read by Mr. Morelock.
- Motion by Mr. Longman to approve Ordinance 041420 on first reading. Brewer. 5-0
- Motion by Mr. Longman to suspend rules. Williams. 5-0
- Ordinance 041020 was read by title only by Mr. Morelock.
- Motion by Mr. Longman to approve Ordinance 041420. Brewer. 5-0

Resolution Amending Handbook Ordinance

- Motion by Mr. Brewer to read Resolution 041420A by title only. Williams. 5-0
- Resolution 041420A was read by title only by Mr. Morelock. Williams. 5-0
- Motion by Mr. Brewer to approve Resolution 041420A. Williams. 5-0

Salary Ordinance

- Motion by Mr. Longman to read Ordinance 041420A by title only. Brewer. 5-0
- Ordinance 041420A was read by title only by Mrs. Starcher.
- Motion by Mr. Longman to approve Ordinance 041420A. Brewer. 5-0
- Motion by Mr. Brewer to suspend rules. Longman. 5-0
- Motion by Mr. Longman to approve Ordinance 041420A. Brewer. 5-0



Noise Ordinance Amendment Special Events Permit

- No Update

Old Business

- Animal Control Funding
 - Discussion led by Mr. Morelock about a possible new development. No action.
- Supplement to Code of Ordinances
 - Motion by Mr. Brewer to read Ordinance 041420B by title only. Longman. 5-0
 - Ordinance 041420B was read by title only by Mr. Morelock.
 - Motion by Mr. Brewer to approve Ordinance 041420B on first reading. Longman. 5-0
 - Motion by Mr. Brewer to suspend rules. Longman. 5-0
 - Motion by Mr. Longman to approve Ordinance 041420B. Brewer. 5-0

New Business

- None

Other Committee Reports

- Redevelopment Commission: Met via Zoom. Reviewed two studies and tabled action. Quick update by Veridus. Approved a few invoices.
- Plan Commission: Public Hearing for Primary Plat for Sagebrook. Weaver's Landing amenity center approved.
- Architectural Committee: reviewed and approved anti-monotony for Villages @ Brookside
- Parks Board: Talked about 4 potential park sites. Staff was directed to proceed talks to 3 out of the 4 sites. Talked to Vernon Township Trustee Florence May about the Township Park in McCordsville. Mrs. May is going to do research. We postponed the Kids Market. Talking about maybe doing a virtual walk for the 5K this year. The Build a Brighter McCordsville board brought a charcoal grill for the Town Hall Park. The Impact fee had 41 permits for \$34,000.
- Public Works Committee: Introduced a Memorandum of Understanding between Hancock County Emergency Management and Vernon Township, Town of Fortville, and Town of McCordsville. Section IV changed from 15 days to terminate agreement to 90 days.
 - Motion by Mr. Strayer to approve Memorandum of Understanding between Hancock County Emergency Management, Vernon Township, Town of McCordsville, and Town of Fortville. Brewer. 5-0
- RU Electric had to replace a blower motor in the WWTP.
 - Motion by Mr. Strayer to approve paying RU Electric \$10701.45. Longman. 5-0
- Vernon Township Fire Committee: Already discussed earlier.

Town Manager's Report

- Nothing



Public Works Commissioner's Report

- Nothing

Planning and Building Director's Report

- Building Safety Month Proclamation.
 - Motion by Mr. Longman to approve and authorize Mr. Wood to sign Proclamation. Williams. 5-0

Public Comments

- None

Voucher Approval

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

Adjournment

- Motion by Mr. Brewer to adjourn. Strayer. 10:28 pm

Minutes Approval

These minutes approved this _____ day of _____, 2020.

Barry A. Wood, Council President

Attest: _____
Staci A. Starcher, Clerk-Treasurer