



Town Council Meeting Minutes

September 8, 2020

Town Hall and Zoom– 7:00 p.m.

Roll Call

- Council Members: Barry Wood and Greg Brewer 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. Strayer to approve the minutes of August 11, 2020. Brewer. 5-0.
- Motion by Mr. Longman to approve the Executive Session minutes of September 3, 2020. Williams. 5-0

Clerk-Treasurer's Report

- Posted online.

March Financial Report

- Posted online.

Police Report

- Police Activity Report is posted online.
- Chief Casey stated he has the last interview tomorrow for the last hiring process. The next hiring process has started taking applications.
- Charger 13-01 was transferred to Public Works

Public Comment- Non-Agenda Item Only

- None

Utility New Payment Policy

- Motion by Mr. Williams to recess the regular Town Council meeting and convene the Utility board. Strayer. 5-0
- Utility Department Supervisor Stephanie Crider stated there are several customers who are behind on their utility bills because of the COVID order by Governor Holcomb of no water shut offs. The customer who is at least 2 months behind will receive a letter stating they would automatically be enrolled in the 6-month payment plan. The customer would have to pay current bill plus pay the installment payment of past due fees. Public Works Committee recommended this installment plan. There are 56 accounts totally \$15993.68 in arrears.



- Motion by Mr. Strayer to adopt the new utility policy as presented. Brewer. 5-0
- Motion by Mr. Brewer adjourn utility board and reconvene Town Council meeting. Longman. 5-0

Patch Development Request

- Pat Chittenden with Patch Development a local real estate developer. The majority of what we do is industrial development.
- We have working with Mr Fisher on a parcel about approximately 75 acres on the north side of 500. We are asking the Town Council to consider tax abatement for the property.
- Randy Sorrell from the Hancock County Redevelopment Commission stated spec buildings with tax abatement lowers rent for tenants. Tenants shop lease rates and lower rates would attract more developments.
- Mr. Longman stated tax abatement would be listed in both the economic revitalization area and economic development plan.

Project Jarasco/Southwark Metals

- Jacob Everett from McGuire Sponsel stated there were no major changes in the presentation from the last Town Council meeting except Southwark had agreed to one road cut and would be happy to work with the owner for the property to the north. Utility improvement credit was off the table. There would be a 20-foot buffer yard on the north end with evergreen trees.
- Southwark would like to move forward with the formal process for tax abatement.
- The Town is looking at another road, currently names 550 N.
- Southwark requests for permitting fees from the Town be waived.
- Public comments
 - Kurt Swadener stated he was a resident in Woodhaven. He went to Southwark's business location to take pictures. There was a bunch of junk; blue frames and trash laying around. Mr. Swadener was concerned about the road cut in the curve and sight lines. He also asked how high the buffer would be and how large the evergreen trees would be. He went to the location 3 different times and the doors were opened every time.
 - Ms. Emma Adlam with Baker Tilly stated with the proposed tax abatement schedule Southwark would save approximately \$2,450,000 over the 10 years. Southwark would still be paying about \$3 million annually during the tax abatement. Southwark's property liability would be approximately 550,000 annually after the 10 years of the tax abatement.
 - AJ Kalb stated he is a resident of Woodhaven. Mr. Kalb would like to see a fence on top of the buffer yard. He also asked how this tax abatement schedule aligned with what the County was doing for tax abatement.
 - Corey asked if the current facility had air conditioning, if there was welding in the plant, and what road improvements would be done to 600 N for the road cut.
- Mr. Morelock stated the first step in the process would be a Declaratory Resolution, have a public hearing, and then approve a confirmatory resolution.



- Resolution 090820 was read in entirety by Mr. Morelock
- Motion by Mr. Longman to approve Resolution 090820 as read. Williams. 4-1
 - Roll Call Vote
 - Wood- Aye
 - Williams- Aye
 - Longman- Aye
 - Strayer- Aye
 - Brewer- Nay
- Motion by Mr. Longman to set Public Hearing for September 29, 2020 at 6:30 pm followed by a special meeting at 7:00 pm. Strayer. 5-0

Noise Ordinance Amendment

- Motion by Mr. Strayer to read Ordinance 090820 by title only. Brewer. 5-0
- Ordinance 090820 read by Mr. Morelock
- Motion by Mr. Strayer to approve Ordinance 090820 with the removal of the second sentence in subsection F. Brewer. 5-0
- Motion by Mr. Strayer to suspend the rules. Brewer. 5-0
- Motion by Mr. Strayer to approve as amended. Longman. 5-0

Acceptance of Final Dedication for McCordsville Corner Shoppes Re-Plat

- Mr. Crum stated when McCordsville Corner Shoppes was originally platted it had 3 lots. Revel & Underwood would like to re-plat and divide one lot into two. Mr. Crum stated it has gone through Plan Commission and Technical Advisory Committee and had received approval.
- Motion by Mr. Longman to authorize Mr. Wood to sign plat as presented. Williams. 5-0.

Oakcrest Plat

- Kendrick Haslett with Pulte Homes is available for questions. Mr. Witsman stated staff would hold plat for punch list to be completed. Public Works has recommended recording with restrictions. Mr. Haslett stated Grand Opening is scheduled for November 2020.
- Motion by Mr. Strayer to authorize Mr. Wood to sign and authorize recording of plat but hold all Certificates of Occupancies until entrance is finished with the exception of the model home on Lot 1. Longman. 5-0

Public Hearing for Budget

- Motion by Mr. Longman to recess the regular Town Council meeting and convene Public Hearing. Williams. 5-0
- Discussion on budget.
- Motion by Mr. Brewer adjourn public hearing and reconvene Town Council meeting. Longman. 5-0



Old Business

- None

New Business

- None

Other Committee Reports

- Redevelopment Commission: We discussed Project Jurasco, the Brookside Connectivity study, and the Town Center Economic Feasibility. We also discussed the Town Center drainage plan.
- Plan Commission: Appointed Brianne Schneckenberger to the Board of Zoning Appeals. Approved developmental plat for McCord Pointe Section 6. Discussed the McCord Corner Shoppe re-plat.
- Architectural Committee: We reviewed 6 new elevations for 2 homes in Stone Grove and approved the McCord Pointe pool house.
- Parks Board: Has not met yet. Next meeting is September 14, 2020 and we are going to have a cookout in the Park in celebration of the new grill bought with our grant.
- Public Works Committee: Notice to Proceed for Walsh Construction has been recommended to the Town Council for approval. Bond has now been issued.
 - Motion made by Mr. Strayer to authorize Mr. Wood to sign the WWTP Notice to Proceed for Walsh Construction for the WWTP. Brewer. 5-0
- Vernon Township Fire Committee: Jeff Bellamy said all 3 entities will need to sign agreement for the new fire trucks. Friday September 11, 2020 at 7:00 pm the Fire department will be doing a training with helicopters if you would like to watch.

Town Manager's Report

- Everything has been covered

Public Works Commissioner's Report

- K & K Fence and Walker IT will be starting work on automatic gate tomorrow.
- The path from 1000 to Emerald Springs is completely sealed.

Planning and Building Director's Report

- Nothing

Public Comments

- None

Voucher Approval

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



Adjournment

- Motion by Mr. Longman to adjourn. Williams. 5-0. 9:14 pm

Minutes Approval

These minutes approved this 13th day of October 2020.

Barry A. Wood, Council President

Attest: _____
Staci A. Starcher, Clerk-Treasurer