



Town Council Meeting Minutes

October 13, 2020

Town Hall and Zoom– 7:00 p.m.

Roll Call

- Council Members: Barry Wood and Greg Brewer (arrived at 7:10) 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. Longman to approve the minutes of September 8, 2020. Strayer. 4-0.
- Motion by Mr. Longman to approve the Special Meeting minutes of September 29, 2020. Williams. 4-0

Clerk-Treasurer's Report

- Posted online.

March Financial Report

- Posted online.

Property Tax Appeal

- Meijer has filed an appeal on their assessed value. The settlement offer the County issued to Meijer will be on hold until December.

Police Report

- Police Activity Report is posted online.
- Chief Casey stated he has Chief School starting on October 26, 2020. He had one Officer come back from the Academy and another one starting virtually.

Public Comment- Non-Agenda Item Only

- None

Economic Development Plan

- Mr. Longman wanted to thank President Suzanne Short for her commitment and time spent for many years on the Redevelopment Commission. Ms. Short has announced she will be finished at the end of the year. She was one of the original members.
- Ms. Short gave an update on the recent changes to the 2020 Economic Development Plan.
- Motion by Mr. Longman to approve 2020 Economic Development Plan. Strayer. 5-0



Town Center Drainage Study

- Paul Nashert with A & F Engineering determined through the study there was not enough area allocated to detention. The Shultz impact area requires more stringent requirements for detention. The new plan has a 4-acre regional detention basin.
- Mr. Morelock discussed the pros and cons of acknowledging the plan.
- Motion by Mr. Strayer to approve as presented the Town Center Drainage plan. Brewer. 5-0

Mt. Comfort Road Corridor Strategy MOU

- Mr. Crum stated we need a comprehensive approach to development on the Corridor and a strategy to manage the development. The Gateways or Nodes of the Corridor goes from 96th Street to the Southern boundary in New Palestine. The unincorporated areas are not participating currently.
- Staff is proposing a \$20,000 commitment. It would be paid out of the Comprehensive Plan line item appropriated for \$60,000 to Planning and Building for 2020.
- Motion by Mr. Strayer to approve Mt. Comfort Gateway Strategy Agreement Memorandum of Understanding, authorize Mr. Wood to sign, and staff will authorize payment after contracts are signed by all parties. Brewer. 5-0

Villages at Brookside Connectivity Study

- Mr. Crum stated the goal was to create a comprehensive approach to how all the properties are going to be accessed with limited access points from Mt. Comfort Road, create a efficient road map network connecting all the properties, and have a regional detention plan for the properties.
- Greg Ilko with Crossroad Engineers stated the North pond is an extension of an existing pond. It is a dual drainage plan to allow for change. The proposed boulevard entrance will have full access from Mt. Comfort.
- All three property owners are attending the meeting through Zoom.
- Gurinder Singh, one of the property owners, stated he was in favor of the conceptual plan right now, but it is not the final plan. Mr. Singh asked how many acres are in the pond. Mr. Ilko stated 5.88 acres in the common area.
- Motion by Mr. Longman to adopt conceptual layout as shown. Strayer. 5-0

McCord Point 4 & 5 Sewer Development Agreements

- Mr. Witsman stated legislative Bill 1131 has affected our sewer agreements.
- Mr. Morelock stated he would like to discuss with utility attorney, Nicholas Kile, before we precede. Mr. Morelock will get an estimate from Mr. Kile first.



McCord Road Contract

- Mr. Witsman stated he would like to have Crossroad Engineers do a study to give possible options for road improvements on McCord Road. Crossroads has estimated the study approximately at \$8500.
- Motion by Mr. Longman to authorize Mr. Wood to sign plat as presented. Williams. 5-0.

CCMG Projects

- The State released a call for applications to Community Crossing Grants due by October 23, 2020. Community Crossing Grants are a 75/25 match will not exceed \$330,000.
- Motion by Mr. Strayer to authorize Mr. Wood to sign financial commitment letter. Brewer. 5-0

Encumbrance Discussion

- Mr. Crum stated projects were put on hold at the beginning of the year. We would like to get bids and have Council select which projects to move forward on at a later date after encumbering the funds already appropriated this year.

2021 Budget Adoption

- Motion by Mr. Brewer to read Ordinance 101220 by title only. Williams. 5/0
- Ordinance 101220 was read by title by Mr. Morelock.
- Motion by Mr. Brewer to approve Ordinance 101220. Strayer. 5/0.
- Motion by Mr. Brewer to suspend rules. Strayer. 5/0
- Ordinance 101220 was read by Mr. Morelock
- Motion by Mr. Brewer to approve Ordinance 011420. Williams. 5/0

Dell Invoice

- Mr. Witsman stated the invoice was for 3 laptops and 1 desktop.
- Motion by Mr. Longman to approve Dell invoice for \$5123.69. Strayer. 5/0

Old Business

- Code Enforcement – 6468 W Broadway
 - Mr. Crum stated the work has not been completed by the September 30, 2020 deadline the Council gave the homeowners. A private citizen volunteered his time and equipment to complete the work by the desired time. The homeowner verbally agreed and did not make the arrangements with the citizen.
 - Mr. Morelock stated the next step would be to file suit for a mandatory injunction. The Council agreed Mr. Morelock would move forward with the filing the suit.

New Business

- None



Other Committee Reports

- Redevelopment Commission: We discussed the Economic Development Area- defined the geographical area for the TIF around Southwark. We finalized changes to the Economic Development Plan. Suzanne announced her plans to retire at the end of the year. Discussed the Developer round tables next week and a joint RDC/ Town Council meeting on December 1, 2020.
- Plan Commission: Updated Zoning Ordinance and discussed the Town Center Drainage study.
- Architectural Committee: We reviewed a new model for McCord Pointe and approved it.
- Parks Board: Did not meet- survey results in November.
- Public Works Committee: Approved invoices. Discussed on street parking.
- Vernon Township Fire Committee: Medic 431 is now in service.

Town Manager's Report

- We had roundtables 2 on Friday and one next week. Let me know if you have any ideas for a meaningful contribution in place of the Christmas Party. Trunk or Treat is on October 31, 2020. A resident donated 125 pumpkins for the Trunk or Treat.

Public Works Commissioner's Report

- The new 6500 will be delivered tomorrow and then taken to Mid-State for equipment installation.
- The gate is operational. Mr. Marlett is leaving in November.

Planning and Building Director's Report

- In June the Council passed the Impact Credit fee Oakcrest for the asphalt path to be installed by Pulte. There is a gas line in the way of the path. Instead of moving the gas line we are suggesting the path be created out of concrete. We would need to amend the agreement with "or otherwise approved by the Town Engineer" to have the path made with concrete instead of asphalt.
 - Motion by Mr. Brewer to amend the impact credit fee agreement with wording. Strayer. 5-0
- Larry Trittipio filed for his annual burn permit. A property on 650 N. The Council has approved it several times in the past with the two conditions of the burning will not be located within 200 feet of any road or structure and he notifies the Fire Department prior to the burning.
 - Motion by Mr. Brewer to approve the burn permit with three conditions. The two previous conditions and the new condition of no burn advisories by Hancock County. 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. Longman. 5-0. 9:52 pm

Minutes Approval

These minutes approved this 10th day of November 2020.

Barry A. Wood, Council President

Attest: _____
Staci A. Starcher, Clerk-Treasurer