



Town Council Meeting Minutes

November 10, 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. Brewer to approve the minutes of October 13, 2020. Williams. 5-0.
- Motion by Mr. Brewer to reconsider the minutes of October 13, 2020. Longman. 5-0
- Motion by Mr. Brewer to table minutes of October 13, 2020. Longman. 5-0

Clerk-Treasurer's Report

- Posted online.

March Financial Report

- Posted online.

Police Report

- Police Activity Report is posted online.
- Chief Casey stated Officer Dowers graduates from the Academy on Friday November 13, 2020.
 - The newest Officer will start December 1, 2020. Officer Case will start the Academy on February 15, 2021. There are 5 applicants left in the latest hiring process.
 - The 2 new vehicles were delivered.
 - The Police Metro Board approved the switch from current camera system to the Body Worn by Utility camera system.

Public Comment- Non-Agenda Item Only

- None

Public Hearing for Budget

- Motion by Mr. Brewer to recess the regular Town Council meeting and convene Public Hearing. Longman. 5-0
- Discussion on budget. No public comments.
- Motion by Mr. Brewer to adjourn public hearing and reconvene Town Council meeting. Longman. 5-0



2021 Budget Max Levy Adoption

- Motion by Mr. Brewer to read Ordinance 111020 by title only. Longman. 5-0
- Ordinance 111020 was read by title by Mr. Morelock.
- Motion by Mr. Brewer to approve Ordinance 111020. Longman. 5-0
- Motion by Mr. Longman to suspend rules. Williams. 5-0
- Ordinance 111020 was read by Mr. Morelock
- Motion by Mr. Longman to approve Ordinance 111020. Williams. 5-0

Amendment to Salary Ordinance

- Motion by Mr. Longman to read Ordinance 111020A by title only. Brewer. 5-0
- Ordinance 111020A was read by title by Mr. Morelock.
- Motion by Mr. Longman to approve Ordinance 111020A. Brewer. 5-0
- Motion by Mr. Brewer to suspend rules. Longman. 5-0
- Ordinance 111020A was read by title by Mr. Morelock
- Motion by Mr. Longman to approve Ordinance 111020A. Brewer. 5-0

Informal Development Presentation- Vintner's Park

- Richard Henderson with Premier Land made the presentation. Todd Roberts with Premier Land, Briane House with Pritzke and Davis, Lee Phillips with Drees Homes available for questions.
- Northeast corner of 900 N and 700 W, east of Daniel's Vineyard
- 80 acres and up to 127 homes
- 135-, 95-, and 75-foot-wide lots
- Will have a common area and a lake, 20.5 acres of open space.

Informal Development Presentation- Summerfield

- Brian Touchy represented Lennar Homes, Keith Lash and Ty Rinehart with Lennar Homes on the Zoom also.
- Northwest corner of 900 N and 500 W
- 138 acres with 329 homes
- 50- and 65-foot wide lots
- Pool house, pool, playground, asphalt walking paths

Leo's Market and Eatery

- Brian Touchy represented Pride Investments. Owners of Pride Investments Keith and Stephanie White on the Zoom along with Dan Kolezar and Dennis Spiegel .
- Construct a Leo's Market and Eatery on the Southwest corner of 900 N and 600 W approximately 32 acres.
- Requested a modification to the Villages at Brookside PUD Ordinance in Area F.
- Possibility of a Fire station on the west side of the Leo's Market and Eatery; talked to Trustee May and the size of the parcel for the Fire station is negotiable.



- If approved tonight by Council, Pride Investments would build path on area F-2 at the same time as path on area F-1 instead of waiting for area F-2 to be developed.
- Public Comments: Trustee Flory May stated they looked at adjacent Fire Stations in the area to look at size and the proposed acreage would work at the location.
 - Motion by Mr. Longman to read Ordinance 111020B by title only. Strayer. 5-0
 - Ordinance 111020B was read by title by Mr. Morelock.
 - Motion by Mr. Longman to approve Ordinance 111020B. Brewer. 5-0
 - Motion by Mr. Longman to suspend rules. Williams. 5-0
 - Motion by Mr. Longman to approve Ordinance 111020B. Williams. 5-0

Aurora Way TIF Plan Commission Order

- Plan Commission approved the order to say the land use for the road to be named Aurora Way fits within the Town's plan.
- Resolution 111020 read by Mr. Morelock.
- Motion by Mr. Longman to approve Resolution 111020. Strayer. 5-0

Zoning Ordinance Updates

- Mr. Crum stated this is annual update.
 - Motion by Mr. Strayer to read Ordinance 111020C by title only. Longman. 5-0
 - Ordinance 111020C was read by title by Mr. Morelock.
 - Motion by Mr. Strayer to approve Ordinance 111020C. Brewer. 5-0

Gateway Crossing Senior Apartments

- Rob Jack with Clover Communities asked, for clarification purposes, the PUD Ordinance approved in July 2020 supersede the original Ordinance describing the land in Exhibit A.
- Motion by Mr. Longman to read Ordinance 111020D by title only. Strayer. 5-0
- Ordinance 111020D was read by title by Mr. Morelock.
- Motion by Mr. Longman to approve Ordinance 111020D. Strayer. 5-0
- Motion by Mr. Longman to suspend rules. Strayer. 5-0
- Motion by Mr. Longman to approve Ordinance 111020D. Strayer. 5-0

Mt. Comfort Road Corridor Strategy Revised MOU

- Updated for legal language changes. All parties are jointly responsible for damages per percentage of monetary commitments.
- Motion by Mr. Strayer to authorize Mr. Wood to sign the revised Mt. Comfort Gateway Strategy Agreement Memorandum of Understanding. Brewer. 5-0

Weaver's Landing 2 Final Plat & Sewer Development Agreement

- Mr. Witsman stated prior approved developments are not affected by the new Bill 1131 according to attorneys Mr. Kile and Ms. Box with Barnes and Thornburg.
- Motion by Mr. Strayer to authorize Mr. Wood to sign both the Weaver's Landing Section 2 Final plat and the sewer agreement. Longman. 5-0



McCord Point 4 Final Plat & Sewer Development Agreement

- Motion by Mr. Strayer to authorize Mr. Wood to sign both the McCord Pointe Section 4 Final plat and the sewer agreement. Brewer. 5-0

Mt. Comfort CSX Rail Crossing

- This is the result from the workshop on the different alignments presented. The extra scope was because questions were raised and needed additional answers.
- Motion by Mr. Strayer to authorize Mr. Wood to sign the contract with McMillen Jacobs for the additional \$15450. Longman. 4-1
 - Roll Call Vote
 - Wood- Aye
 - Longman- Aye
 - Williams- Aye
 - Strayer- Aye
 - Brewer- Nay

Old Business

- Old Budget Ordinance 101320
 - Motion by Mr. Longman to rescind previous Budget Ordinance 101320. Strayer. 5-0
- Minutes from 10/13/2020
 - Ms. Starcher listened to recording and found the motion listed under the Mt. Comfort Road heading was listed in error and needed to be removed.
 - Motion by Mr. Strayer to approve minutes of October 13, 2020 as corrected. Brewer. 5-0.

New Business

- WWTP Sludge Area Height
 - The 8" height adjustment for the 2500 square foot building would be needed for future needs.
 - Motion by Mr. Strayer to approve change order for additional height to building not to exceed \$10,000. Mr. Brewer. 5-0
- Cares Act
 - Motion by Mr. Brewer to authorize Mr. Wood to sign forms to apply for reimbursement from the Indiana Finance Authority. Mr. Longman. 5-0

Other Committee Reports

- Redevelopment Commission: Mr. Wood appointed Brandy Stepan to the Redevelopment Commission as of January 1, 2021. Sarah Murdock presented the Economic report and benefits for Town Center. We held the Developer round tables and discussed revisions to the Budget spreadsheet.



- Plan Commission: Favorable recommendation of the Zoning Ordinance update, approved the Plan Commission order for Aurora Way, favorable recommendations for Leo's Market and Gateway Senior apartments. Approved Sagebrook Section 2 plat.
Architectural Committee: We reviewed and approved home plans for Pine Vail Estates.
- Parks Board: Went over Old School Park survey results. Discussed the Deer Crossing Park. The Trunk or Treat was a great success. The Tree Lighting event will be virtual.
- Public Works Committee: Approved pay applications. We had 139 residents qualify and half signed up for the utility repayment plan.
- Vernon Township Fire Committee: Send out a RFP for vendors to look for purchasing land and future development. Chief Able looked at design options for new equipment in South Dakota.

Town Manager's Report

- We were very busy with the developer roundtables meetings.
- COVID task force had another meeting; we have been predicted to go to the orange category.
- Don't forget the joint meeting with the RDC on December 1st at 7:00 pm.

Public Works Commissioner's Report

- We had two interviews to replace Carl's position- decision will be next week.
- Answered questions about the Center Street Stormwater project.

Planning and Building Director's Report

- None

Public Comments

- Matt Olson a Geist Wood Estates resident stated he was commenting on the informal presentation for Vintner Park. He was encouraged by Drees Homes engagement of Daniel's Vineyard and other homeowners. I would like Drees to reach out to Geist Wood's HOA. He expressed concerns about the traffic on Carroll Road at the entrance and home values of Geist Woods compared to the new neighborhoods as they develop.

Voucher Approval

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

Adjournment

- Motion by Mr. Brewer to adjourn. Longman. 5-0. 10:40 pm

Minutes Approval

These minutes approved this 8th day of December 2020.

Barry A. Wood, Council President

Attest: _____
Staci A. Starcher, Clerk-Treasurer