



January 8, 2019
Town Hall – 7:00 p.m.

Town Council Meeting Minutes

Roll Call & Pledge of Allegiance

- Council Members: Larry Longman, Bryan Burney, Tom Strayer, Branden Williams, Barry Wood
- Employees: Tonya Galbraith, Paul Casey, Mark Witsman, Ryan Crum
- Clerk-Treasurer Cathy Gardner
- Town Attorney Gregg Morelock

Swearing-in of Newly Elected Councilmen

- Mr. Strayer and Mr. Wood were sworn in by Mr. Morelock.

Election of Town Council Officers

- Motion by Mr. Wood to recommend Tom to be President of the Town Council. Williams. 5-0.
- Motion by Mr. Williams to nominate Larry Longman for Vice-President. Wood. 5-0.

Council Committee Assignments

- No changes for 2019.

Approval of Minutes

- Motion by Dr. Burney to approve the December 11th Executive Session. Wood. 5-0.
- Motion by Dr. Burney to approve the December 11, 2018 and December 19th Regular Council Minutes. Longman. 5-0.
- Motion by Mr. Longman to approve the January 4, 2019 Executive Session minutes. Williams. 5-0.

Clerk Treasurer's Report

- Posted on-line.

Police Report

- Departmental report is posted.
- Metropolitan Board of Police Commissioners
 - The hiring process for new officers continues. Interviews will be done in the near future.
 - The Metro Board recommended that Chief Rodgers be placed on administrative leave with the ability to use PTO up to when FMLA may be approved.
 - Motion by Mr. Longman to approve the recommendation of the Metropolitan Board of Police Commissioners. Burney. 5-0.



Market Analysis Results – Courtney Zaugg with the Veridus Group

- The market analysis was done in conjunction with the Town Center Project.
- This is real data to be used to develop the project.
- Meijer is not included in any of the numbers shown.
- The area used was the incorporated limits and the area within a 10-minute drive of town

Silverleaf Informal Development Presentation – Ron Pritzke, Attorney for Developer

- The development includes 55 lots on 25 acres.
- Located at CR 900N and CR 700W
- Density is 2.2 units per acre.
- Homes are from the Pulte Landing Series.
- Six floor plans; one ranch option
- Homes will be from 1870 to 3004 sq. ft.
- No vinyl
- Price range is \$260s to \$310s.
- Open space percentage is 38%.
- No common community area
- There will be internal street lights.

Colonial Hills Informal Development Presentation

- The Westport representative said Westport knows it has some work to do on the project.
- The development includes 227 on 100 acres +/-.
- The property is cut in half by the Stansbury Ditch.
- It has an 11.8-acre potential park area that would be dedicated to the Town by the developer.
- Three districts of housing types: Estate, Traditional and Cottage
- Pedestrian and bicycle connectivity from CR 700N to CR 750N with access to future Town Center.
- Single and two-story options for each district.
- Estate price range is \$350s, Traditional is \$250s, and Cottage is \$240s.
- Three to five-year build-out.
- Council Comments:
 - Mr. Strayer wants street front housing directed toward the future Town Center. He wants higher density near Town Center. He wants buffers nearer Champion Lakes to make a stronger connection, maybe face the houses toward Champion Lakes instead of showing the rear side of the houses; he wants a lower density there and wants it to match more to Champion Lakes.
 - Mr. Longman wants the neighborhood connected across the creek. Per Mr. Witsman, there does not appear to be anywhere to connect across the creek.
 - Dr. Burney said it would be nice to connect it to the school, so the kids could get there by walking.
 - Mr. Strayer asked for another preliminary plan to see the proposed changes.
- The developer agreed to come back and do another presentation.

Ordinance 010819 - McCordsville Zoning Ordinance Amendment

- Motion by Mr. Wood that we read Ordinance 010819 by title only. Williams. 5-0.
- Ordinance 010819 was read by title by Mr. Morelock.
- Motion by Mr. Wood that we pass Ordinance 010819 on first reading. Williams. 5-0.
 - The ordinance will be voted on for passage at the February Council Meeting.



Resolution 010819 – Ordinance Violations Bureau

- Motion by Mr. Wood that we read Resolution 010819 by title only. Burney. 5-0.
- Resolution 010819 was read by title by Mr. Morelock.
- Motion by Mr. Wood that we pass Resolution 010819. Burney. 5-0.

Old Business

- None

New Business

- None

Other Committee Reports

- RDC: The commission discussed the Veridus report on Town Center and the RDC board vacancy. They recommend to the Council President the appointment of Mr. Michael Jarrell.
 - Motion by Mr. Strayer to appoint Michael Jarrell to the RDC.
 - The RDC talked about reviewing budgets monthly and discussed coming up with some town branding ideas.
- Plan Commission: Discussed the zoning ordinance amendment.
- Architectural Review: Did not meet
- Parks Board: Did not meet
- Hancock County Solid Waste Committee: Did not meet
- Public Works Committee:
 - Discussed IT upgrades to the Council Chambers
 - The new trash service procedure has begun this month.

Town Manager's Report

- Ms. Galbraith is working on the ULI schedule of meetings.
- The Park Impact Fee goes into effect in February.
- Ms. Galbraith acknowledged the passing of Mr. Skip Kuker and his legacy of service.

Public Works Commissioner's Report

- Work has begun on the design for the WWTP expansion.

Planning & Building Director's Report

- Stellar Grant: New applications are being accepted for the next round of grants.



Public Comments

- Claire Strayer: Mrs. Strayer asked if CGS is going to continue their recycling program. She was told they will. She also asked about the Home Business Permit and whether it applied if the home business has no one coming to the house. She was told no permit would apply in those circumstances.
- Mindy Herman: She thanked the Council and staff. She said the Town had a limited amount of land so defining the vision and brand and locations of development and maintaining some property that is zoned R-1 for custom home building is important. She asked for evaluation of the traffic situation regarding the proposed Westport Home development. She asked the Council to research their quality of home being offered. She said there was a big difference between the presentation given by Westport to homeowners in the area and that given to the Council.
- Dan Stock: Only 11 lots can be built on the south side of Champion Lakes. He is glad to hear that there was a density concern regarding the Westport proposed development. He is concerned about wanting a higher density on the north end. The Town needs to take care of the traffic problems that already exist and needs to get waiting line of cars dropping off and picking up at the school off the road in that area. He said there are more trees on his lot than shown on the Westport PUD. He wants zoning of R-1 but no less than R-2.

Voucher Approval

- Motion by Dr. Burney to approve the invoices. Wood. 5-0.

Adjournment

- Motion by Mr. Longman to adjourn. Wood. Adjournment at 9:30 p.m.

Minutes Approval

These minutes approved this _____ day of _____, 2019.

Thomas R. Strayer, Council President

Attest: _____
Catherine C. Gardner, Clerk-Treasurer