



July 9, 2019
Town Hall – 7:00 p.m.

Town Council Meeting Minutes

Roll Call & Pledge of Allegiance

- Council Members: Tom Strayer, Bryan Burney, Branden Williams, Barry Wood (Larry Longman arrived at 7:32 p.m.)
- Employees: Tonya Galbraith, Paul Casey, Mark Witsman, Ron Crider, Ryan Crum
- Clerk-Treasurer Cathy Gardner
- Town Attorney Gregg Morelock

Approval of Minutes

- Motion by Dr. Burney to approve the minutes of the June 26, 2019 Special Council Meeting. Wood. 3-0, Williams abstaining.
- Motion by Dr. Burney to approve the June 11, 2019 Regular Council Meeting. Wood. 4-0.

Clerk-Treasurer's Report

- Posted on-line.

Police Report

- Activity Report posted on-line.
- Chief Casey thanked Officer Watts, the dispatch second shift staff, Ms. Galbraith and Daily Reporter's Kristy Deer for helping on the recent Silver Alert.
- A condition offer has been accepted for a new officer.
- The new hiring process will begin this month.

Metropolitan Board of Police Commissioners

- No report

Notice of Violation – Extension Request – Drummond

- Mrs. Judy Drummond and Mr. Duke Drummond were sworn in to discuss this notice of violation regarding their property.
- The Drummonds do not know what is required of them to do. They said there is some lack of clarity on what structures are being discussed.
 - Mr. Crum: Debris and accumulation of stuff on the property is the issue. There is a caved-in area on some structure and the attached garage work does need a permit.
 - Mrs. Drummond: They have been working for the last three weeks to get stuff removed. They are both in ill health. They want to work together to get it done. They want to know what needs to be done first. Stuff has already gone to the dump and to the salvage yard.
 - Mr. Drummond: He has not been able to get a crane into the backyard to put the structure back on the foundation. It will take \$1,100 for 1.5 hours of crane work. The "debris" is a stack of solar panels that were to be installed. A lot of it is under tarps. They need time and clarification on



what's needed. The siding is being fixed tomorrow and that is one of the items listed in the letter.

- Dr. Burney: Is there something that can be done to make it safe? Mr. Crum: Boarding it up is a possibility; the free standing carport is difficult to see.
- Dr. Burney: What are the permit requirements on a temporary structure? Mr. Crum: Anything less than 200 sq. ft. and does not have a permanent foundation does not need a permit.
- Dr. Burney: Can you estimate how much time you would need to show substantial progress? Mr. Drummond: 30 – 60 days.
- Mr. Wood: Can we prioritize the projects? Mr. Morelock: You need to inspect the property first and need the Drummonds' permission. (Mr. Drummond gave verbal permission but wants to be called first.) Mr. Wood: Can the Town give an extension until the next council meeting?
- Mr. Strayer: Thirty days to have prioritizing done. Mr. Morelock: You need an inspection to determine what the situation is. Thirty days will let that happen.
- (Mr. Longman arrives – 7:32 p.m.)
- An inspection for July 16th between 9:00 a.m. and 11:00 a.m. was scheduled.
- Motion by Dr. Burney to grant a one month extension until the next council meeting. There will be an inspection by town staff and a list of what needs to be accomplished and during that time no fines shall be levied. Williams. 5-0.

Informal Presentation – Leo's Market & Eatery

- Brian Tuohy, representing Leo's Market & Eatery and Fischer Homes. Stephanie and Keith White and Keith Speigel for Leo's and Jason Wisniewski and Shaun Sullivan with Fischer Homes were also present.
- This location is Parcel F of the PUD and is between 32 & 34 acres.
- Residential and retail is being proposed. The east side of the property would be Leo's and the west side would be residential. South of the Leo's building would be small neighborhood retail uses.
- Leo's is a new super charged eatery and energy market place. The original is in Greenfield and is about 6500 sq. ft.
- The building would be brick and masonry with a drive up window for food and outside seating.
- Fischer Homes - Jason Wisniewski
 - There are 22 acres for the residential townhomes and patio homes; both will be paired homes and it would be a 50/50 mix of each.
 - Patio homes can have a basement if there isn't a loft and will be 1600 to 2000 sq. ft; the townhomes cannot have a basement and will be 1200 sq. ft.
 - Average price will be around \$200,000.
 - Fischer wants to amend Parcel F
- Leo's – Brian Tuohy and Stephanie White
 - Hours of operation are not set. It will open around 5:00 a.m. and close around 10:00 to 11:00 p.m. They may want to ability to man the drive through later than that.
 - They would submit a lighting plan for "down" lighting. They can do a light metric.
 - They may have outdoor music at the eating area. No live entertainment. No squawk box at the drive through.
 - Stephanie White of Leo's was sworn in. Digital boards will be used to show what fresh pastries are still available.
- Mr. Strayer: He is concerned about the housing type that will be across from those homes on CR 900N. Mr. Crum: that type of housing is appropriate given the types west of it.
- Fischer Homes was given suggestions for the residential area.

Informal Presentation - PJ's Waterworks – Steve Johnson

- The proposed project is next door to the mercantile building and will be under .5 acres.



- Council direction: The Council advised Mr. Johnson to look for a different piece of property that will suit what he wants to do.

Amendment to McCordsville Comprehensive Plan to Update McCordsville Thoroughfare Plan

- The amendment removes the CR 600 West “realignment” in the Thoroughfare Plan.
- Other small changes made (see Plan).
- Motion by Mr. Wood to approve the updated Thoroughfare Plan. Burney. 5-0.

Ordinance 070919 – Eliminating the Police Pension Fund

- This ordinance removes the separate fund that was created to hold 77 Fund deposits; such a fund is not needed as part of the 77 Fund process.
- Ordinance 070919 was read by Mr. Morelock.
- Motion by Dr. Burney that we pass Ordinance 070919 on first reading. Longman. 5-0.
- Motion by Dr. Burney that we suspend the rules. Longman. 5-0.
- Motion by Dr. Burney that we pass Ordinance 070919. Longman. 5-0.

Old Business

- Cell Tower Agreement
 - The proposed location of the tower needs to be moved to north of the salt barn on the town hall property. The Council approved the change of location.

New Business

- Sagebrook Annexation Schedule
 - Exhibit Change: The date on the exhibit was changed from November 18th to November 19th.

Other Committee Reports

- RDC: Did not meet.
- Plan Commission: The Colonial Hills proposal was withdrawn.
- Architectural Review: Pulte submitted elevations for Oakcrest.
- Parks Board: Did not meet.
- Public Works Committee:
 - Cardinal Woods: Mr. Witsman and Mr. Crider went through the list of issues that had been submitted and came up with some ways of correcting some of the issues.

Town Manager’s Report

- 5K Event: There are good sponsorships again this year and a supportive committee as well.
- National Night Out: Planning for the event continues.
- A meeting was held with Senator Crider.

Public Works Commissioner’s Report



- The new truck has been received and will have a new plow installed on it.
- The Peterbilt is getting the dump bed replaced.
- The 450 truck bed was replaced and is back in service.

Planning & Building Director's Report

- Community Crossing Grant:
 - Motion by Dr. Burney that we authorize Tom to sign the funding commitment letter. Longman. 5-0.

Public Comments

- None

Voucher Approval

- Motion by Dr. Burney that we approve the invoices. Longman. 5-0.

Adjournment

- Motion by Mr. Longman to adjourn. Wood. Adjournment at 9:59 p.m.

Minutes Approval

These minutes approved this 13th day of August 2019.

Thomas R. Strayer, Council President

Attest: _____
Catherine C. Gardner, Clerk-Treasurer