

April 1, 2014

The Mooresville Town council met in regular session on Tuesday, April 1, 2014, at 6:30 P. M. at the Mooresville Government Center.

Town Council members present were: President Mark Mathis, Vice President Virginia Perry, Tony Langley, George Watkins, and Jeff Cook. No members were absent. Town Attorney Tim Currens was present.

Randall Gerig of the Nazarene Church gave the invocation.

A motion was made by Councilwoman Perry with a second by Councilman Watkins to approve minutes of the March 18, 2014 meeting. Motion carried 5-0.

Council President Mark Mathis announced the pay request for Wilhelm and the change order will be tabled to the April 15th meeting due to items not being completed.

The next item on the agenda was a presentation from the Redevelopment Commission for the Gateway and Corridor Master Plan. Harold Gutzwiller, President of the Mooresville Redevelopment Commission wanted to address the Council before the presentation and bring their attention to page 17 of the Master Plan under policy recommendations where it suggests the Town pass a strict litter ordinance, with substantial penalties for the gateway and corridor zones to deter littering. Mr. Gutzwiller stated that he has noticed the amount of trash along S.R. 67 between Merriman Road and Pleiades Drive to be appalling. Carl Kincaid of Rundell Ernstberger Associates then gave a slideshow presentation of the Master Plan. The Master Plan was setup with three different sections, information gathering, public input and the master plan section. The information gathering stage looked at all of the main corridors and trail connections as well as the town character and branding. The public input phase included public meetings as well as meetings with individual stakeholder groups. The next stage was the development of the Master Plan and defining the different phases. There will need to be a Memorandum of Understanding between the Town and INDOT. The Master Plan is divided into five phases. Phase one includes the North and South Gateways, Indiana Street Gateway, portions of SR 67 and the Paul Hadley Bicentennial Park downtown. Phase two includes Main Street, Indiana Street and portions of SR 67. Phase three includes Bridge Street roundabouts, Indianapolis Road and portions of SR 67. Phase four includes the High Street corridor, Samuel Moore Parkway and portions of SR 67. Phase five contains the pedestrian bridge gateway and portions of SR 67. They are currently under contract with the Redevelopment Commission for phase one, the SR 67 north and south gateways and the Indiana Street obelisk. They will begin design development and construction documents in May and end that process in October, go to bidding and select a contractor and have construction complete in September, 2015 for those three elements. Councilwoman Perry asked Harold Gutzwiller where the funding for the project was coming from. He stated that they will look for outside funding from state or federal monies to build the roundabouts, but he doubts there will be much outside funding so the majority will come from TIF revenues. Councilwoman Perry also expressed concern with the proposed downtown park taking away some of the parking downtown. Mr. Gutzwiller stated that the additional parking lot just built across the street would help alleviate that but believes a downtown park for the residents and businesses to use would offset any parking issues. He also stated that the downtown park is not part of the current contract because they have not gotten permission from the property owner. Councilwoman Perry stated the town is currently looking at a ditch project on Indiana Street and Mr. Gutzwiller stated some of that is outside of the TIF district and outside of the scope of this plan. Councilman Watkins stated that all projects needed to be looked at and Mr. Gutzwiller agreed that there will have to be coordination between the Town and the Redevelopment Commission.

The next item was a presentation from DLZ concerning the storm water utility and ERU's. Representing DLZ were Laurie Christie, John Laturner and Chris Franz. DLZ was founded on storm water projects. Chris Franz is the storm water specialist for DLZ and he gave the presentation. The current billing structure is based upon customers who are in the corporate limits and receive a wastewater bill. The current rate is \$3.00 and is the same for residential and commercial properties. The first example was a residential property containing 2,702 square feet. With a 1 inch rainfall, that property would generate approximately 1,700 gallons of runoff, equivalent to thirty-three 55-gallon drums. Another example given was the Saniserv property, which in the same rainfall would generate approximately 97,000 gallons of runoff, or 1,800 55-gallon drums. That is a 5600% increase compared to the residential volume. St Francis Hospital generates 374,000 gallons of runoff. Their plan would be to establish an Equivalent Residential Unit, or ERU. An ERU is the average impervious area on a residential lot, which typically equals 2,800 square ft in Indiana. In the proposed "fair use" billing, residential properties would pay a single ERU and non-residential properties would be billed based upon their total impervious surface area or ISA. This would be figured by taking the total ISA divided by 2,800 and multiplied by the ERU. Using the current rate of \$3.00 as the sample ERU, this would put St Francis Hospital paying approximately \$645 per month for storm water. DLZ would assist the Town in determining an ERU through aerial imagery analysis and the town database, create a Storm Water Master Plan, creating a credit program that would allow non-residential customers to receive discounts off their monthly bill by installing additional detention/retention and other measures. Councilman Watkins asked how you would justify charging a non-residential customer more and only giving them a small discount after they have spent the money for a retention pond and say that there is no run over. Chris stated that most discounts do not go above 50%, but it would be at the Town's discretion to offer more. John Laturner stated that there are generally some storm events that will have at least some run over even with retention ponds. Councilman Watkins asked what percentage of customers usually take the discount and Chris Franz stated usually not more than 5% because some will see the discount requirements as lost parking or other space and will prefer to just pay the increased fee. The council will schedule a special session for Tuesday, April 8th at 3:30 to conduct a storm water workshop.

The next item on the agenda was John Lambert of Horseshoes of Hope requesting to hook onto the town sewer system for the property at the corner of Landersdale and Slide Off Roads. Mr. Lambert has already signed an agreement to be annexed if that becomes necessary.

A motion to approve the connection to the town's sewer system was made by Councilman Watkins and second by Councilman Cook. Motion carried 5-0.

Under Unfinished Business, Councilwoman Perry asked for an update on the Memorandum of Understanding for the centralized dispatch. She is suggesting that the Council respond to the initial MOU from 2012 in writing with their questions and concerns. Councilman Watkins stated that Morgan County Public Safety Dispatch Board, which he, along with the police and fire chiefs sits on to represent the Town, has made it clear that they will not act on an old MOU. Martinsville has not signed it yet either and he believes there have been four different versions so far. The DLGF has changed how the money can be used and the MOU did not address that. Mr. Watkins stated that there has not been anything for our council to act on since all of the changes have happened. There will be a meeting held on April 2nd. Councilman Watkins stated that they are public meetings and he can obtain copies of the minutes for Councilwoman Perry.

There was a motion for the approval of claims in the amount of \$526,309.29 made by Councilman Watkins and second by Councilwoman Perry. Motion carried 5-0.

There being no further business to come before the Council at this time, a motion was made by Councilman Langley and second by Councilwoman Perry to adjourn the meeting. Motion carried 5-0.