

# McCordsville

ESTD  1988

## INDIANA

Town Council Meeting Minutes

August 13<sup>th</sup>, 2024

Town Hall– 6:30 p.m.

### **Roll Call**

- Council Members Present: Greg Brewer, Bryan Burney, Chad Gooding, Scott Jones, John Price
- Employees: Ryan Crum, Tim Gropp, Mark Witsman, Paul Casey
- Clerk-Treasurer: Stephanie Crider
- Town Attorney: Beth Copeland

### **Approval of Minutes**

- Motion by Mr. Jones to and the July 31<sup>st</sup> Executive Session. Burney. 5-0
- Motion by Dr. Burney to approve the July 9<sup>th</sup> Council Meeting. Jones. 5-0

### **Public Comments for non-agenda items**

- Dottie Salsbury, 9260 Brookview Avenue, came to voice her opinion about the noise problem from Daniel's Vineyard.

### **Committee & Staff Reports**

- **Parks Board**: did not meet.
- **Redevelopment Commission**: Discussed the hiring of the engineering firm for the installation of the stop light at VBS as well as restating the TIF districts.
- **Vernon Township Fire Committee**: did not meet.
- **Metropolitan Police Board**: They discussed the 2025 Budget, and the Community Day was a success again. They also got an updated date to receive the keys for the new Police Department.
- **Public Works Committee/Commissioner's Report**: They discussed the Trash RFP, paid invoices, as well as a recommendation to the RDC for traffic signal design.
- **Plan Commission**: They reviewed items for Fischer Homes at Hampton Walk PUD regarding their townhomes as well as approval of the plan for the block of shops next to Leo's.
- **Architectural Review Committee**: They reviewed items for Fischer Homes townhomes at Hampton Walk as well as Lennar Homes requested approval for the Summerton pool house. They approved the architectural design for the shops at Brookside with a variation. They also recommended that Arbor Homes continue with their submission for a new subdivision along the northside of CR 500 N, which will be reviewed by the Plan Commission next.

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- **McCord Square Review Committee:** Reviewed a building for McCord Square which would add to the overall layout of McCord Square.
- **Affordable Housing Committee:** They met four times and reported the findings which are attached to the minutes involving the Jacobi Farms PUD.
  - Dr. Jack Parker, Superintendent for Mt. Vernon Schools, discussed his involvement in the committee and how excited he is to get the teachers involved in the community that they teach in.
  - Mr. Brewer asked if they have had any discussions with Fortville or any of the other taxing districts in the school district.
  - Dr. Parker stated that this is something he is very passionate about and would like to make this process come to fruition.
  - Dr. Burney commented that he would like to have the units in Area A of Jacobi Legacy Farms be the targeted area for the affordable teacher housing.
  - Mr. Brewer asked legal counsel how to proceed with the PUD tonight.
  - Ms. Copeland stated that they cannot hold the zoning contingent on the affordable housing plan.
  - Mr. Jones asked legal counsel about tax exemptions for teachers over any other profession.
  - Ms. Copeland elaborated further but needed to review the information further.

### **Consent Agenda**

- The consent agenda included the Financial Review Contract from LWG, Resolution 061424, Data Service contract with Ninestar, Phone MSP Service Contract with Ninestar, McCord Square EV Charging Agreement, Daystar Invoice, and the Clerk-Treasurer's Report.
- Motion by Mr. Jones to approve the consent agenda as presented. Burney. 5-0

### **Old Business**

#### **Ordinance 051424B – Amending Chapter 71 of the Municipal Code**

- Mr. Brewer opened the public hearing.
- Mr. Brewer closed the public hearing.
- Motion by Dr. Price to approve Ordinance 051424B. Burney. 5-0

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### **Ordinance 070924 – Adopting a Nuisance Ordinance**

- Dr. Price explained that there has been a lot of discussion on this Ordinance. Dr. Price asked for explanation of the process for a citizen to report a nuisance and the next steps.
- Ms. Copeland explained the process.
- Dr. Burney asked about whether you can report a nuisance that is not on the list.
- Dr. Burney asked if he could add a nuisance to the list regarding light pollution.
- Dr. Price stated that this would be taken into consideration by the committee.
- Mr. Jones asked if this would need to be tabled for more work on the sound section of the Ordinance.
- Mr. Brewer reiterated that this is a 1<sup>st</sup> reading so the committee can work through the issues and bring it back for second reading at the next meeting.

### **Ordinance 070924A – Amending the 2024 Salary Ordinance 2<sup>nd</sup> Reading**

- Dr. Burney had an amendment to some of the language in the Salary Ordinance.
- Mr. Brewer opened the Public Hearing.
- Mr. Brewer closed the Public Hearing.
- Motion by Mr. Jones to approve Ordinance 070924A with amendments by Dr. Burney. Price. 5-0

### **New Business**

### **Resolution 081324 – BOT Amendment #2**

- Mr. Gropp explained the Resolution and why there is a need for the Amendment.
- Dr. Price asked about the proposed amount for the build out.
- Mr. Brewer asked whether this would move to the Building Corporation for approval.
- Motion by Dr. Burney to approve Resolution 081324. Jones. 5-0

### **Ordinance 081324 – Amendment to Jacobi Legacy Farms PUD**

- Rex Ramage, VP for Pulte Homes, reviewed the previous site plan and explained the new proposed site plan with the trail connectivity to Town Center. He elaborated on Area A to be developed by LMS.
- Murphy McMillan, LMS, answered Dr. Burney's question as to whether these houses would be built on site.
- Mr. Brewer read an email for the record from Kevin Smith and was entered into the record.
- Mr. Ramage stated that he received a copy of the remonstrance letter, and their position doesn't change for acceptance of the PUD from the Council.

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- Dr. Price elaborated further on his concerns with the project and the potential parking problems on the LMS side as well as the green space in the Pulte section.
- Mr. Brewer asked about shared amenity areas and Pulte confirmed that the amenity areas would be separate.
- Dr. Burney asked for clarification on HOA formations.
- Mr. Brewer asked about the turnover of the LMS portfolio. Mr. McMillan shared information on the quality of the products that they use for their homes.
- Dr. Burney asked about the amenity area size. The petitioner for LMS explained the size to be about 1.5 acres with a large clubhouse with a myriad of offerings for tenants.
- Dr. Price asked about construction and build out and the petitioner stated it would be about 3 years.
- Mr. Gooding asked about the entrances. Mr. Ramage elaborated further on the esthetics at the entrances and the landscaping along 750 and 500.
- Mr. Crum explained some of the language in the PUD regarding the entrances.
- Mr. Brewer asked if they are going to differentiate their products separately from Jacobi Legacy Farms. LMS stated that they would name that portion of the neighborhood Allier at Jacobi Legacy Farms.
- Further conversation ensued about what the homes would look like for Pulte.
- Roxanne O'Bryant, 8135 N 700 W, asked about the price point on the LMS product.
- LMS petitioners stated the average price point for the rentals would be around \$2000 per month. They stated the one-bedroom cottages could be around \$1600-\$1800 per month.
- Renee Peak, Mallard Ln, questioned how tenant living would affect single family homes, specifically the homes that back up to the rental properties. Ms. Peak also asked if these types of partnerships have been done before.
- LMS petitioner stated that this partnership works because they are a steppingstone to the single-family homes. Mr. Ramage stated that Pulte has done several of these partnerships and how to orchestrate this type of design.
- Dr. Burney asked for the addition of further looking into affordable housing options in the LMS section of the PUD.
- Mr. Crum gave some comments from the staff regarding 4-bedroom units being available in the LMS section of the development.
- Mr. Brewer stated that this is a great opportunity for our community.

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- Motion by Mr. Jones to approve Ordinance 081324. Gooding. 4-1
  - Brewer – Yay
  - Jones – Yay
  - Gooding – Yay
  - Burney - Yay
  - Price - Nay

### **Sewer Development Agreement for Jacobi Legacy Farms**

- Mr. Brewer explained the agreement and its relation to the annexation of the Soccer Park.
- Mr. Witsman further elaborated on the agreement.
- Mr. Brewer asked for the exact amount of we would have to front and what we would be getting as a reimbursement for each lot.
- Dr. Burney asked about the use of grinder pumps or lower pressure sanitary sewer. Mr. Witsman stated this would be more expensive.
- Motion by Mr. Jones to approve the Sewer Development Agreement. Burney. 4-1
  - Brewer – Yay
  - Jones – Yay
  - Gooding – Yay
  - Burney - Yay
  - Price - Nay

### **Amendment to the Town of McCordsville Fee Schedule**

- Mr. Crum elaborated on the discussion for the amendment of the fee schedule.
- Mr. Brewer asked if they have done any comparisons to other communities.
- Dr. Burney asked specifically about the observation fee for sanitation. Mr. Witsman explained that these are inspections and that they perform these for sanitary sewer lines as well as storm lines.
- Mr. Crum stated that he would bring this back in September for first reading.

### **Garbage and Recycle Services RFP Recommendation**

- Mr. Gropp elaborated on the process and that the recommendation from the staff would be to award the bid to Priority.
- Mr. Brewer asked what the transition would look like for the new trash company and concerns for lack of service during the transition.

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- The Priority representative explained that there would be no lapse in service, and they would get the carts to the homes on time.
- Mr. Gropp explained some of the other accommodations in their recommendation from Priority.
- Mr. Jones asked about a direct connection with a dedicated customer service representative and the Priority representative explained their process for offering this service.
- Mr. Gropp explained further options for recycling and offered their recommendation for removing recycling at Town Hall and going with the option for curbside recycling. He also offered an option for spring and fall yard pick up.
- Mr. Brewer asked about the comparison to our current price.
- Dr. Price asked about the size of the recycling carts and what they will accept for recycling.
- Mr. Brewer stated his direction for negotiations going forward would be the base bid, curbside recycling, and the yard waste pick up, while also getting rid of Town Hall recycling. Council was in full agreement.

### **Roundabout Island Design Recommendation**

- Mr. Crum explained the concept plan for the roundabout design.
- Dr. Burney commented that the use of evergreens would be an added benefit for lighting during holidays.
- Mr. Crum stated that they would need to have power and water to the roundabouts.
- Mr. Gropp gave the staff recommendation for which design to choose at the 500 Roundabout.
- Mr. Crum asked for direction so they could get the contract signed. The Council was in agreeance of the sign choice.
- Motion by Mr. Jones to approve the Hitchcock Design Group contract not to exceed \$31,150. Price. 5-0

### **Ordinance 081324A – ARPA Recovery Fund No 176 Amendment – First Reading**

- Mr. Gropp explained the need for the reallocation of the funds to have them under contract to meet the deadline for the ARPA funds.

### **Soccer Park First Right of Refusal Agreement**

- Mr. Crum explained the need for this agreement and the concerns of the landowner. Mr. Crum was looking for direction and Council gave a recommendation to move forward with the agreement.

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### **Recommendation for Affordable Housing Plan**

- Dr. Burney explained the need for staff expand their scope and to explore with legal counsel the options for affordable housing for teachers.
- Mr. Jones stated his concern for giving tax incentives to certain job titles.
- Dr. Burney elaborated on the list of questions that would need answered.

### **Assistant Town Manager's Report:**

- Schneider Geospatial Add-on Contract: Mr. Crum explained that this contract is needed to make the permitting software able to talk with Beacon.
  - Motion by Mr. Jones to approve the Schneider Professional Service agreement.  
Burney. 5-0
- Project Status Report: Posted online.
  - Dr. Price asked for a status update on Culvers.

### **Town Manager's Report:**

- 10 Year Recognition – Mr. Gropp acknowledged Nick Brown and his years of service.
- Upcoming Events – They had the 10<sup>th</sup> anniversary of the Path to Fitness 5K, the Car Show and McCordsville Market will be on Sunday August 18<sup>th</sup>, the Party in the Park will be on September 7<sup>th</sup>, and they have rescheduled events for the opening of McCord Square on October 3<sup>rd</sup>. They have scheduled two events for the Police Department, one for the Public and another date by invite only for staff, elected officials, and other guests.
- Go Live – Website is scheduled for September 30<sup>th</sup>.
- 2025 Budget Notes – Mr. Gropp gave a brief preview of the Budget process.

### **Town Councilor Comments**

- Dr. Burney explained that he was under the assumption that lobbying was under our contract with Taft legal services, but that it is not. He would like to see a lobbying agreement in place with Taft.
- Mr. Gooding supported the comment by Dr. Burney as well.
- Mr. Brewer thanked the staff for a great event at Community Day and was appreciative of all their great work.

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### **Voucher Approval**

- Motion by Mr. Jones to approve the vouchers. Burney. 5-0

### **Adjournment**

- Meeting adjourned by Council President. 9:27 p.m.

### **Minutes Approval**

**These minutes approved this 10<sup>th</sup> day of September 2024.**

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**Greg Brewer, Council President**

**Attest: \_\_\_\_\_**  
**Stephanie Crider, Clerk-Treasurer**