

McCordsville

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Town Council Meeting Minutes

May 13, 2025

Town Hall– 6:00 p.m.

Roll Call

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

Approval of Minutes

- Motion by Dr. Burney to approve the April 8, 2025, Council Meeting Minutes. Jones. 5-0

Committee & Staff Reports

- **Parks Board**: They discussed lots of items recapping some of the recent events and upcoming events in the community. The library received a grant which will be used towards the Story Walk at Old School Park and they discussed the new hires for the Park's Department, as well.
- **Redevelopment Commission**: They reviewed the drawings for the new stop light at Brookside, which will be bid out soon. They closed on the property at Depot and Broadway, and they went over the Patch Development agreement.
- **Vernon Township Fire Committee**: Chief Elder presented their five-year plan and they discussed the needs for apparatus and an additional fire station in the future.
- **Metropolitan Police Board**: They approved the annual scholarships, one \$1000 and two \$500 scholarships. They also discussed the noise test on the gun range, and they have received five out of the six vehicles that were ordered.
- **Public Works Committee**: They approved an encroachment in the easement, and they discussed a document that is up for review tonight.
- **Architectural Review Committee**: Drees Homes' request for approval of their product line-up for Area E was reviewed individually and some were approved while some were not. They also approved Ignite Ultra Lounge's request for exterior design with further discussion on the installation of a fence between the lounge and the Community Center. The committee approved Bridge North Homes' request for a product addition to their line-up in Preserve at Brookside and they approved Beazer Homes' request for additions to their product line-up for

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Areas C and D of Colonnade. Finally, they reviewed Forestar's request for the product line-up proposed for Stonechase.

- **Plan Commission:** They postponed the Comprehensive Plan, and they gave a favorable recommendation to the Cigar Bar to move forward for Council review.

Consent Agenda

- The consent agenda included the Park's & Recreation Appointment Recommendation, Fire System Monitoring Contract, C&T Design and Equipment quote, N-I-Tech Proposal, MTM Updated contract, Lease Agreement with UMC, Sprinkler System Update Contract, and the Clerk-Treasurer's Report.
- Motion by Mr. Jones to approve the consent agenda as presented. Jones. 5-0

Old Business

Ordinance 031125 An Ordinance Vacating Public Right of Way Indiana St (Second Reading)

- Mr. Crum recapped all that has occurred for this vacation.
- Dr. Burney questioned the verbiage of landowners listed on the Ordinance and if they can be specifically listed. Further discussion ensued on this issue.
- Motion by Mr. Jones to approve Ordinance 031125. Price. 5-0

New Business

Resolution 051325 Approving RDC Bond and Project Agreement

- Mr. Gropp explained the process and the need for the passage of the Resolution.
- Dr. Burney questioned how they would repay the Bond in the event that there would be a shortfall in TIF revenues. Mr. Gropp explained the significant coverage they would have for the repayment of the Bond.
- Motion by Dr. Burney to approve Resolution 051325. Price. 5-0

2025 Pay 2026 Tax Abatement Compliance CR-1 RE: Aurora Commerce Center

- Motion by Dr. Burney to approve the Aurora Tax Abatement. Jones. 5-0

2025 Pay 2026 Tax Abatement Compliance CF-1PP & CF-1 RE: Southwark Metal

- Motion by Dr. Burney to approve the Southwark Metal Tax Abatement. Jones. 5-0

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ORD 051325 – Ordinance Amending the Salary Ordinance (First and Second Reading)

- Mr. Gropp explained the changes.
- Motion by Mr. Jones to suspend the rules. Burney. 5-0
- Mr. Brewer opened the public hearing.
- Mr. Brewer opened the public hearing.
- Motion by Mr. Jones to approve Ordinance 051325. Burney. 5-0

Ordinance 051325A – Addition of a Stop Sign in Vintner’s Park (First Reading)

- Mr. Witsman explained the request for the stop sign and the favorable recommendation it received from the Public Works Committee.
- Dr. Burney questioned if this was for traffic calming or if it was due to accidents. Mr. Witsman explained that they had reviewed the layout of the development as well as the expected development to the east.

Ordinance 051325B – An Ordinance Amending Weight Limits on Roads (First Reading)

- Mr. Crum explained the Ordinance and the need for Weight Limits on roadways in the Town.

Ordinance 051325D - An Ordinance Annexing Property into Town (First Reading)

- Cheyenne Hoffa with ForeStar development gave a brief description of the proposed development.
- Mr. Brewer opened the public hearing.
- Mr. Brewer closed the public hearing.

Ordinance 051325E – An Ordinance to Adopt the Old Town Cigar Bar PUD (Second Reading)

- The petitioner started her presentation and questioned how she would be affected by the Special Events Ordinance.
- Dr. Burney questioned the difference between a sports bar and a cigar bar.
- Mr. Brewer questioned what their plan was for their outdoor patio.
- Mr. Gooding asked about the temporary storage areas and another petitioner stated that the PUD states that they have 5 years to keep the temporary storage area.
- Dr. Price also spoke about his concerns with the temporary shipping containers outside.
- Further discussion ensued regarding how to proceed with the outdoor containers.
- The petitioner asked what the process looks like moving forward.
- Mr. Brewer suggested bringing it back to the meeting next month.

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- Robert Olsen, property owner in Town, questioned the number of people that would attend their events and the lack of parking spaces. He also had several other questions about certain concessions that are being made to accommodate developments.

Ordinance 051325F – An Ordinance Establishing a Non-Reverting Investment Fund (723)

- The Clerk-Treasurer explained the need for these 3 Ordinances, and that these would be brought back for second reading and public hearing next month.

Ordinance 051325G – An Ordinance Establish a Non-Reverting Investment Fund (714)

Ordinance 051325H – An Ordinance Establishing a Non-Reverting Investment Fund (705)

Hancock County Quality of Place Plan Letter of Support

- Mr. Crum explained the collaboration and the need for the letter of support drafted by the Community Foundation.
- Motion by Dr. Burney to authorize President Brewer to sign the letter of support. Jones. 5-0

Discussion on data center site proposal

- Mr. Gropp explained that this petition has been withdrawn at the County and that it doesn't mean that it is going away but they were seeking recommendations from Council on this site if it should come back.
- Discussion ensued on the potential site and what this would mean for the Town.

Assistant Town Manager's Report:

- Mr. Crum stated that he received an updated Comprehensive Plan and that it will be presented to the Plan Commission and then no adjustments can be made after it is passed.
- Project Status Report: Posted online.
- Mr. Crum reported that we are losing a building inspector but they were looking to hire a replacement soon.

Town Manager's Report

- Mr. Gropp reported on back-to-back bid openings on two different projects, and the Town Hall and Community Center remodels moving forward. He also discussed where we are in the Budget Process and the meeting with our Financial Advisor, Mike Reuter.
- Mr. Gropp explained that they have had a few Special Event Permit requests.

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- Updated CSX Underpass study: They discussed the involvement of Jefferson Shreve and their help with funding this project. Mr. Witsman explained the increase in the cost of the proposal and that they have updated the previous study.

Public Comments for non-agenda items

- Denise Rose, resident, questioned whether Daniel's Vineyard is allowed to have 8 events. The legal Counsel explained that they may have more than 8 events as long as they don't exceed the 4 items listed and then they must seek a permit.
- Kim Cook, owner of Daniel's Vineyard, stated that they will not be able to have their concerts because they would trigger the items on the special event permit. She also stated that they have been working diligently with the Town for years.
- Mindy Schoeff, 8891 N 700 W, stated that she has no problem with the winery, but more things need to change because it is impacting her family.
- Matthew Holland, 6831 W 900 N, explained his issues with the noise and traffic at the winery.
- Whitney Bradshaw, an employee at Daniel's Vineyard and resident of McCordsville, stated she enjoys the winery because it is the only thing to do in McCordsville.
- Carolynn McIntosh, 8915 Spider Bay, stated that she doesn't understand why we are trying to take away tax revenues to a community that has been talking about potential deficits. She also explained that the traffic is backed up all the time and it is not due to the winery.
- Denise Rose, 6629 Brookview Ct, explained that she lives very close and a lot of her neighbors are not against the venue.
- Legal Counsel explained that Ms. Rose was able to speak again because she didn't use her full 3 minutes but reminded the public that each speaker would only get 3 minutes to speak.
- Tom Faludy, 11075 Woods Bay Ln, explained that he doesn't understand why the Council doesn't support a family venue like Daniel's Family Vineyard. He offered several options for ways to improve the relationship between the Town and the Vineyard.
- Jan Keefer, 8710 Otter Cove Circle, discussed that she has lived in the area for a long time and she would like to see the Council work with the Vineyard to come up with a solution.
- Ron Merrill, 11452 Fairport Circle, listed several areas locally that are great benefits for residents all over the area and was asking for a break for the venue owners because he believes that they are also a great benefit to the residents and the area.
- Laura Volani, 13575 E 114th St, asked how many Council members have been to an event at the winery. She also commented on the fact that the winery brings a very diverse group of people and a very positive environment.

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- Mr. Brewer read the attached statement.

Town Councilor Comments

- Dr. Burney made some comments about the CSX underpass study and the history behind the underpass. He was very pleased with the new renderings that were presented.
- Mr. Brewer wished all graduates a congratulations.

Voucher Approval

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

Adjournment

- Meeting adjourned by the Council President. 8:05pm

Minutes Approval

These minutes approved the 10th day of June 2025.

Greg Brewer, Council President

Attest: _____
Stephanie Crider, Clerk-Treasurer