

# McCordsville

ESTD  1988

## INDIANA

Town Council Meeting Minutes

August 12, 2025

Town Hall– 6:00 p.m.

### **Roll Call**

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

### **Approval of Minutes**

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

### **Public Comment for Non-Agenda Items**

- Dottie Salsbury, resident at Vintner's Park, thanked the Town Council and specifically Dr. Burney and Dr. Price for their hard work on getting the noise under control at Daniel's Vineyard.

### **Committee & Staff Reports**

- **Parks Board:** The first meeting they received several updates on recent events such as the Walking Club, Cars & Coffee, Robotics Camp, Movie Night, and the cancelled Multi Sports Camp. The second meeting was reviewing the bids for contracts for design for the 5-Year Parks Plan, with three bidders and they went with Cornerstone. They also got an update on the Christmas Tree that they have ordered for McCord Square for Christmas time. They also reported that the Old School Park will have a soft opening soon.
- **Redevelopment Commission:** They had an update on the light at Villages at Brookside as well as a presentation for an agricultural park.
- **Vernon Township Fire Committee:** They discussed a purchase agreement for land for another Fire Station in the future.
- **Metropolitan Police Board:** They met twice as well, to approve an offer for a new officer and to review the proposed budget for 2026.
- **Public Works Committee:** Did not meet.
- **Architectural Review Committee:** They reviewed Fisher Homes lineup for Lain Farms, and some models were approved and some were not, they specifically reviewed porches. They also had Fischer homes request for Hampton Walk for additional elevations. They reviewed the request

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for approval of architectural design for three lots in the Patch Development business park. These designs consisted of lots of modern materials and a stunningly beautiful building.

- **Plan Commission:** They reviewed a lot of the items that are on the agenda for Council, specifically Holy Cross Lutheran Church and Colonnade's request regarding their townhomes. They also had a long discussion on pick up windows vs drive throughs. They also reviewed several requests for zoning.

### **Consent Agenda**

- The consent agenda included the Community Center low voltage contract, the Town Hall low voltage contract, and the Clerk-Treasurer's Report.
- Motion by Dr. Price to approve the consent agenda as presented. Burney. 5-0

### **Old Business**

#### **Ordinance 070825B – An Ordinance Amending the Helm's Mill PUD**

- Mr. Crum explained the reason behind this request and that this will be brought forward for other PUDs.
- Dr. Burney stated that he thought it was a great compromise.
- Motion by Dr. Burney to approve Ordinance 070825B. Jones. 5-0

### **New Business**

#### **Resolution 081225 – A Fiscal Plan for the Holy Cross Lutheran Church Annexation**

- Ms. Kinker explained the reason behind this Resolution as well as an explanation on the commitments from the petitioner.
- Mr. Brewer stated he had no concerns
- Motion by Dr. Burney to approve Resolution 081225. Jones. 5-0

#### **Ordinance 070825 – An Ordinance to Annex into the Town's Corporate Limits for Holy Cross Lutheran Church (Second Reading)**

- Ms. Kinker briefly explained the Ordinance.
- Motion by Mr. Jones to approve Ordinance 070825. Burney. 5-0

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### **Ordinance 070825A – An Ordinance to Annex Property into the Towns’ Corporate Limits (Second Reading)**

- Motion by Mr. Jones to approve Ordinance 070825A. Burney. 5-0

### **Ordinance 081225 – An Ordinance to rezone from County R1.0 to R-1 for Holy Cross Lutheran Church (Second Reading)**

- Motion by Mr. Jones to approve Ordinance 081225. Burney. 5-0

### **Ordinance 081225A – An Ordinance to Annex into Town’s Corporate Limits by Lennar Homes (First Reading)**

- Taylor Navarre, with Lennar Homes, gave a presentation on the Ordinance to Annex as well as the Ordinance to Rezone.
- Mr. Brewer voiced his concerns with the surrounding roads and how the developer plans to handle these problems. He also questioned if there will be any larger homes in the proposed neighborhood.
- Dr. Burney also voiced his concerns about access to several parts of the proposed neighborhood, as well as the roadways surrounding the neighborhood and their vicinity to the railroad tracks. He also requested a revised document with the correct signatures. He further explained that he would appreciate the upkeep of the surrounding roads during construction.
- Dr. Price asked about the build-out plan and what they should expect over the 10-year build-out. He also voiced his concerns on the integrity of the landscaping and entrances to make sure those are built out early in the timeline.
- Further conversation continued about the choice of homes as well as the railroad tracks at major intersections.
- Mr. Brewer opened the public hearing.
- Jordan Bosse, resident on SR 67, stated he owns part of the land that is listed in the annexation. He also voiced some of his concerns regarding drainage issues and buffering of his property.
- Mr. Brewer closed the public hearing.

### **Ordinance 081225B – An Ordinance to Rezone for Lennar Homes (First Reading)**

- Mr. Brewer explained that this will be brought to Plan Commission in September.

### **Ordinance 081225C – An Ordinance to rezone the Shadow Trace PUD to Lain Farms at Hampton Walk PUD (Second Reading)**

- Continued.

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### **Ordinance 081225D – An Ordinance amending the Villages at Brookside PUD (Second Reading)**

- Ms. Kinker explained the need for this amendment regarding specifically language regarding drive-thru windows and pick-up windows.
- Motion by Dr. Price to approve Ordinance 081225D. Jones. 5-0

### **Ordinance 081225E – Imposing a Wheel Tax and Excise Tax and Creating Funds for Each (First Reading)**

- Mr. Gropp explained that there are recent changes that would require this Ordinance to come into play.
- Dr. Burney stated that this is important regarding the CCMG funding.
- Further discussion ensued.

### **Ordinance 081225F – Additional Appropriation of Funds (First Reading)**

- Mr. Gropp explained the different funds and the projects that each of these additional appropriations would fund.

### **Ordinance 081225G – An Ordinance Amending the Colonnade PUD (Second Reading)**

- Ms. Kinker explained the importance of the amendment to the original PUD.
- Dr. Burney commented that they do not have the same railings as other Townhomes.
- Motion by Dr. Burney to approve Ordinance 081225G. Jones. 5-0

### **Ordinance 081225H – An Ordinance to amend the Town of McCordsville Zoning Ordinance (Second Reading)**

- Mr. Crum explained the need for the amendment to the Zoning Ordinance and the process overall.
- Motion by Dr. Price to approve Ordinance 081225H. Burney. 5-0

### **Approval to make offers for Right-of-Way for the MPO Project**

### **Approval to make offers for Right-of-Way for the Trail Connection Project**

### **Approval to make offers for Right-of-Way for drainage project on Vail Road**

### **Approval to make offers for Right-of-Way for the S. Railroad Project**

- Mr. Gropp explained the process for the approvals to make offers for all 4 items.
- Mr. Crum and Mr. Witsman explained the process in more depth.
- Mr. Brewer emphasized the importance of the approval for the MPO Project.

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- Mr. Gooding asked if it was public knowledge regarding what right-of-way is in question for each of these offers. Mr. Brewer asked if there could be a way to send out a letter with the legal guidelines with it.
- Ms. Copeland gave her approval to make a motion for all four items.
- Motion by Dr. Burney to give approval to make offers for the Right-of-Way for the MPO project, the Trail Connection Project, the Drainage Project on Vail Road, and the Right-of-Way for South Railroad Street. Price. 5-0

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

- Project Status Report: Posted online.
- Mr. Brewer asked for several project updates, specifically the traffic light at Villages at Brookside, the Old School Park, and the 600 RAB.

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

- Mr. Gropp explained several items that are going around in Town, specifically McCord Square amenity upgrades. He also mentioned the Police Community Day and the Leo's Market opening on Friday August 15<sup>th</sup>, and he explained that the 5k was another huge success. He also spoke about the upcoming events, Cars and Coffee, Live at McCord Square, and Party in the Park.

### **Town Councilor Comments**

- Dr. Burney explained that he supports Tim's Donuts and his recent problems with his building, and that the Town stands behind him. He suggested starting a Go-Fund-Me campaign as well.
- Mr. Brewer discussed the Women's Golf athlete from Mt. Vernon named Ressie Lemmon and the successes she has had so far as a freshman. He congratulated her and stated that she will be bringing attention to our community and our school system over the next four years.

### **Voucher Approval**

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

### **Adjournment**

- Meeting adjourned by the Council President. 8:03pm

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### Minutes Approval

These minutes approved the 9<sup>th</sup> day of September 2025.

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Greg Brewer, Council President

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