

McCordsville

ESTD  1988

INDIANA

Town Council Special Meeting Minutes

January 27, 2024

Old Oakland Golf Club— 8:00 am

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

Introduction

- Tim Gropp, Town Manager, kicked off the meeting letting everyone know the expectations of the meeting and the timeline.
- Everyone present at the meeting introduced themselves.

Roads 101

- Presentation by Mark Witsman, Town Engineer.
- Mr. Witsman started the presentation with a Thoroughfare Plan.
- He further explained the Town codes and standards.
- Mr. Witsman explained the road network and the effect of road miles that is updated yearly by the Public Works department.
- Mr. Witsman went over road work basics and elaborated on definitions.
- He further explained the significance of rating the roads and having an asset management plan.
- Mr. Witsman further discussed our involvement with the MPO.
- Further discussion using LTAP slides, please see the attached presentation.
- Mr. Witsman explained MVH Expenses for 2023.
- He explained the 2024 Construction Projects, please refer to the attached slides.
- Mr. Gropp explained the use of TIF to help fund the RAB project at 600 N & 600 W which ultimately moved the project further up on the list to complete.
- Mr. Witsman elaborated on multiple road projects and the 2024 design programming.
- The Broadway and Mt. Comfort Road project was discussed in length.
- There was very lengthy discussion on the NWC of Broadway and Mt. Comfort.

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Community Center and Town Hall

- Mr. Gropp explained the concept of the Community Center renovation and he also explained the vision for Town Hall.
- Mr. Gropp asked for guidance on how to proceed with the renovations and whether these should be grouped together.
- Further discussion on the direction of renovating the current Town Hall instead of building a brand-new building.

Comp Plan and Zoning

- Ryan Crum, Director of Planning and Zoning, explained the needs for a new Zoning Ordinance.
- He questioned the direction of using a zoning/subdivision control ordinance or using a Unified Development Ordinance (UDO).
- Further discussion on short term updates & documentation.
- Refer to the attached document for further information on the sequence and timeline to get the process completed.
- Mr. Witsman explained that the land use must be completed before the Sewer Master Plan can begin due to usage.
- Mr. Crum explained the need for additional funding in order to get this process completed.
- Mr. Brewer stated that these are one-time costs that would be money well spent to free up staff time to take care of other important items.

County Solar Ordinance

- Mr. Crum explained the County's interest in having a countywide solar ordinance.
- Mr. Brewer stated he is fine with individual homeowners having solar panels on their house but not a large solar farm.
- Mr. Burney stated that this would not put us in the right direction as a town and that we would not want to see any of this in our town.

Mega Site

- Discussion about a potential site to the southeast of McCordsville.
- Mr. Crum elaborated on the importance of the completion of Aurora Way to keep traffic off of 600.

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McCordsville Parks

- Mr. Gropp explained the 5-year plan starting with 2024 plans for a youth sports club and the Parks 5-year Master Plan.
- He touched on Old School Park Improvements, McCord Square, the Community Center, and Haven Ponds Park for 2024.
- Mr. Gropp also explained different concepts for 2025, please see the attached document.

The meeting concluded at 12:11 p.m.

Minutes Approval

These minutes approved this 13th day of February.

Greg Brewer, Council President

Attest: _____
Stephanie Crider, Clerk-Treasurer