

McCordsville

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INDIANA

Town Council Meeting Minutes

October 8th, 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
- Clerk-Treasurer: Stephanie Crider
- Town Attorney: Beth Copeland

Approval of Minutes

- Motion by Mr. Jones to approve the September 10, 2024, Council Meeting Minutes. Burney. 5-0

Public Comments for non-agenda items

- Dottie Salsbury, 9260 Brookview Avenue, voiced her concerns about the noise problem at Daniel's Vineyard.
- Mr. Brewer asked what Ms. Salsbury would like to see as a solution.
- Dr. Price stated that other communities are also combating this issue and that they are working on it as a Council.
- Mr. Gropp stated that this was not resolved in the community that Ms. Salsbury referenced.
- Mr. Brewer stated that this is not an easy solution, and it has to encompass all areas of Town.

Committee & Staff Reports

- **Parks Board**: Did not meet.
- **Redevelopment Commission**: Did not meet.
- **Vernon Township Fire Committee**: They updated policies for 2024, and they went through an insurance review process through the ISO and Chief Elder reviewed that with the Council.
- **Metropolitan Police Board**: They had a swearing in for two new officers and the promotion of an officer to Sergeant. They reviewed purchases of equipment, and they discussed the move in date to the new building.
- **Public Works Committee/Commissioner's Report**: They revised the snow policy, and they had a brief discussion on traffic flow and the Culver's opening.
- **Architectural Review Committee**: Did not meet.

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- **Plan Commission:** The discussion was on modifications to the Sycamore Drive PUD about allowing additional fences for backyards.
- **McCord Square Review Committee:** Did not meet.

Consent Agenda

- The consent agenda included Resolution 100824, Resolution 100824A, Resolution 100824B, Resolution 100824C, Resolution 100824D, Zoey's Place Donation Request, Ford F450 Replacement Recommendation, F600 Accessories Recommendation, and the Clerk-Treasurer's Report.
- Motion by Mr. Jones to approve the consent agenda as presented. Burney. 5-0

Old Business

ORD 100824C Vernon Township Library Budget – Second Reading

- Motion by Dr. Burney to approve Ordinance 100824C. Jones. 5-0

ORD 100824D Town of McCordsville 2025 Budget – Second Reading

- Motion by Dr. Burney to approve Ordinance 100824D. Jones. 5-0

New Business

Trash Fee Study – Baker Tilly Trash Rate Study

- Ross Hagen, Baker-Tilly, presented the Trash Rate Study with a no phase option and a phased option for Council to choose from for the new Trash Rate. He elaborated on more options which would phase out the price over several years.
- Motion by Mr. Jones to recommend the Single Trash Rate Study with Administrative Fees for 8 years. Gooding. 5-0

Solid Waste Contract – Priority Waste, LLC

- Mr. Brewer questioned the timing of when residents will know when their trash will be changed.
- Mr. Ross, Priority Waste representative, explained that they will be starting the transition at the end of December. He also stated that they will be able to sign up for online communication 2 weeks after the contract begins.

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- Mr. Jones asked how residents should communicate with the trash company regarding missed pick-ups, complaints, etc. Mr. Ross explained that there would be direct communication with the drivers regarding these problems.
- Motion by Dr. Burney to have the Town Council President sign the Priority Waste contract. Jones. 5-0

Ordinance 100824 – Amendment to Sycamore Drive PUD – Second Reading

- The petitioner had travel issues, so this was continued.

Ordinance 100824A – Metro Board Amendment – First and Second Reading

- Mr. Gropp explained the need for this amendment as it was similar to the change for the Public Works Commission.
- Mr. Brewer opened the public hearing.
- Mr. Brewer closed the public hearing.
- Motion by Mr. Jones to suspend the rules. Burney. 5-0
- Motion by Mr. Jones to approve Ordinance 100824A. Burney. 5-0

Ordinance 100824B – Denny and White Properties Annexation – First Reading

- Domonick Dryer, Arbor Homes representative, gave a brief presentation of their proposed location and concept plan.
- Dr. Burney confirmed that Agriculture language was removed from the annexation, and he also asked questions regarding the naming of the community.
- Mr. Brewer opened the public hearing.
- John Sweezy, a homeowner on W 500 N, stated his issues with the annexation.
- Mr. Brewer asked what the residents on W 500 N would like to see in that area.
- Mr. Sweezy explained that they want the density reduced.
- Mr. Crum offered up time to sit down and review what Arbor is bringing forward regarding the density and the maximum lot count.
- Mr. Brewer explained that they need to see the annexation go through because then we will have more jurisdiction in how this development will go through.
- Ms. Chapa, a homeowner on W 500 N also voiced her concerns and asked questions about how the annexation process works.

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- Ms. Copeland explained the full process of how this development will proceed.
- Mr. Brewer further elaborated on how this works at the Town level.
- Mr. Crum explained the time frame for this process.
- Mr. Brewer closed the public hearing.

Sewer Development Agreement – The Gatherings Section 1

- Mr. Witsman explained the agreement and the purpose of the agreement being the oversizing reimbursement.
- Dr. Burney had several questions regarding the agreement.
- Motion by Dr. Burney to authorize the Council President to sign the agreement. Jones. 5-0

Assistant Town Manager's Report:

- Project Status Report: Posted online.
- Mr. Brewer asked Mr. Crum to elaborate on the roundabout at 600 and Mr. Crum stated that they will most likely not see any action until Spring of 2025. Mr. Witsman stated that they will need to install sanitary sewer first.

Town Manager's Report:

- Mr. Gropp stated that they had the ribbon cutting for McCord Square and encouraged residents to visit the Town Center.
- He reminded residents that October 21st is the public walk thru for the new Police Department, as well as an official ribbon cutting on October 24th.
- The Trunk or Treat will be on October 27th, and he encouraged residents to sign up to host a trunk at the event.
- Mr. Gropp also stated that the website will be going live soon.
- Mr. Brewer also stated that the Community Center building, formerly the volunteer Fire Station, is officially a McCordsville building and that they are excited to get this building renovated.

Town Councilor Comments

- Dr. Burney discussed his meeting time at the AIM Ideas Summit involving railroad systems and ways for the Town of McCordsville to interface with the representatives that he spoke with at the conference.
 - Mr. Brewer stated that staff has met with a representative on this matter as well.

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- Mr. Brewer complimented Niki Jones and Stan Wilson on their fantastic job at Cars and Coffee as well as the Market in McCordsville. He also thanked Mr. Gropp and staff at the McCord Square Ribbon Cutting event.

Voucher Approval

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

Adjournment

- Meeting adjourned by the Council President. 7:53 p.m.

Minutes Approval

These minutes approved this 12th day of November 2024.

Greg Brewer, Council President

Attest: _____
Stephanie Crider, Clerk-Treasurer