

McCordsville

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INDIANA

Town Council Meeting Minutes

March 11, 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, Mark Witsman
- Clerk-Treasurer: Stephanie Crider
- Town Attorney: Beth Copeland

Approval of Minutes

- Motion by Dr. Burney to approve the February 11, 2025, Council Meeting Minutes. Jones. 5-0
- Motion by Dr. Burney to approve the February 18, 2025, Special Meeting Minutes. Jones. 5-0
- Motion by Dr. Burney to approve the February 21, 2025, Executive Session. Jones. 5-0

Public Comments for non-agenda items

- None

Committee & Staff Reports

- **Parks Board**: They discussed several events and the dates for those various events throughout the year. They also discussed the feasibility study of the Sports Park presented by Context. A change order was presented for Old School Park due to the old school remnants being discovered during construction.
 - Motion by Mr. Jones to approve the change order. Burney. 5-0
- **Redevelopment Commission**: They approved the purchase of two parcels on Broadway.
- **Vernon Township Fire Committee**: The Committee approved a change order.
- **Metropolitan Police Board**: Did not meet.
- **Public Works Committee**: Did not meet.
- **Architectural Review Committee**: They reviewed Lennar Homes' request for their product line up in Alexander Ridge 2 and it was approved with a contingency, however a few models were not approved. They also reviewed and approved Drees Homes' request for approval of their new elevation for Vintner's Park.

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- **Plan Commission: They** reviewed a rezoning request from Drees Homes which was continued until the next meeting. The second item was a rezone request from D & D Vail Trust which was approved. Then the third item was a request for rezone from Lennar Homes and that was also approved.
- **McCord Square Review Committee:** Did not meet.

Consent Agenda

- The consent agenda included the Clerk-Treasurer's Report, CSX Preliminary Engineering Agreement, Vehicle Purchases, and Sewer Air Relief Valve Replacements.
- Dr. Burney asked the Town Attorney a few questions about the CSX Agreement.
- Motion by Mr. Jones to approve the consent agenda as presented. Burney. 5-0

Request to Reduce Sewer Connection Fee

- Josh Plank, resident on 900 N, explained his situation and the delay in having his home connected to the sewer.
- Dr. Burney questioned whether there was code that allowed them to reduce the cost of connections. Ms. Copeland confirmed that they cannot waive the fee, but they can reduce the fee.
- Mr. Brewer asked what the process was and who had paid to have the sewer line run under 900. He also commented on the length of time to take to get to the connection point.
- Mr. Witsman explained that the septic system had failed.
- Mr. Jones asked when the connection was supposed to be made available and Mr. Witsman stated it was not in the Town's control because they had to wait on the timing of the section of homes being developed across the street.
- Mr. Brewer asked what the price would be that they are looking for as a reduction of price.
- Mr. Gooding stated that it doesn't sound like this was something that the Town did wrong.
- Mr. Plank stated that he felt that they were wronged in the whole process.
- Motion by Mr. Jones to approve a reduction of \$1125.00 for the connection fees due to the unique circumstances the owners went through. Gooding. 3-2
 - Greg Brewer – Yay
 - Bryan Burney – Nay
 - Scott Jones – Yay
 - Chad Gooding – Yay
 - John Price - Nay

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Discussion on Animal Control Services

- Jeannine Gray, County Commissioner, presented her case for Animal Control Services, giving a history of what the services looked like, and she presented data to support her request. She requested \$56,910 from the Town for 2026 and wanted to get ahead of the budget process.
- Mr. Brewer asked if these were just runs for incorporated areas.
- Dr. Burney questioned if this was for runs or calls.
- Ms. Gray explained that they would review the interlocal agreement yearly if this was how the Town would like to proceed.
- Mr. Gropp asked for a report that gives the breakdown of the budget for Animal Control.
- Mr. Brewer asked if this was ever a discussion to have the County control this operation.
- Mr. Brewer also asked if they could take a three-year average to determine our buy-in to the services. Ms. Gray said she could take this back to Greenfield for consideration.
- Ms. Gray stated that they were present at the meeting to let the Council know that the County would not be paying for this service outside of the unincorporated areas.
- Mr. Brewer asked if there is a contingency plan if any of the incorporated areas decided not to contribute to the budget.
- Mr. Jones asked what the fine structure is for these types of runs.
- Ms. Gray asked to have a discussion at some point with the City of Greenfield and the County. She also stated that going forward in 2026, they would not be covering the incorporated areas for Animal Control if they decide not to enter into the agreement.

Old Business

New Business

Amendment to Construction Management Contract with Brandt Construction

- Mr. Gropp explained that they are reviewing the Guaranteed Maximum Price contract. He stated that the concern is the difference between some of the outlying costs that are not in the original contract.
- Audra Blasdel, Waypoint Strategies, went through a power point presentation that explained the contract.
- Mr. Gropp further discussed some of the areas that they could scale back.

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- Motion by Mr. Price to authorize the Town Manager to sign the AIA contract with Brandt Construction with the guaranteed maximum price amendment. Jones. 5-0

ORD 031125 An Ordinance Vacation Public Right of Way – First Reading

- Morgan, petitioner with Mid-Atlantic representing Matt McCord, presented the site plan and the need for the vacation to create a safe site plan for people to access the site.
- Dr. Burney questioned how to make S Railroad St a two-lane road. He further explained that we need to look at the bigger picture.
- The petitioner stated that they would like to be a good neighbor to both of their neighbors.
- Mr. Brewer opened the public hearing.
- Dr. Scott Harbin, McCordsville Vet owner, discussed that his only concern is the timing of all the construction, and not wanting to get the process completed as a piecemeal.
- Mr. Brewer discussed the possibility of extending the two-lane road behind Dr. Harbin's property.
- Mr. Gropp asked for the timeline of exhibits for the right of way.
- Mr. Witsman explained that there are several items that need to be relocated in order to obtain the right of way.
- The Mid-Atlantic petitioner discussed that several construction projects have hiccups but that they are seeking to be good neighbors to get the project moving.
- Dr. Harbin questioned how to get this done in 30 days and Mr. Gooding stated that they would move the dumpster when they removed the road.
- Mr. Brewer closed the public hearing.
- Mr. Brewer asked if there were any questions or comments from Council.
- Motion by Dr. Price to approve the quote for removal of asphalt on Indiana Street. Jones. 5-0

ORD 031125A An Ordinance Amending the Town Fee Schedule – First Reading

- Mr. Crum explained the fee schedule update adding \$.20 per lineal foot.
- Mr. Brewer stated this would be back for second reading in April.

ORD 031125B Additional Appropriation Ordinance

- Mr. Gropp explained the need for the Additional Appropriations.
- Mr. Brewer opened the public hearing.
- Mr. Brewer Closed the public hearing.
- Motion by Mr. Jones to suspend the rules. Burney. 5-0

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- Motion by Mr. Jones to approve Ordinance 031125B. Burney. 5-0

Resolution 031125 A Resolution to Adopt the D & D Vail Trust Fiscal Plan

- Motion by Mr. Jones to approve Resolution 031125. Burney. 5-0

Adoption of Right of First Refusal

- Mr. Brewer explained that he spoke to the petitioner.
- Motion by Mr. Jones to enter into the adoption of a Right of First Refusal with the petitioner. Burney. 5-0

Ordinance 021825 An Ordinance to Annex – Second Reading

- Mr. Crum explained that this is a second reading.
- Motion by Mr. Jones to approve Ordinance 021825. Burney. 5-0

Ordinance 031125C An Ordinance to Adopt a Rezone Ordinance to R-1 – Second Reading

- Mr. Crum explained the reasoning behind the rezone.
- Motion by Mr. Jones to approve Ordinance 031125C. Price. 5-0
- Motion by Mr. Jones to approve the zoning commitments to Ordinance 031125C. Burney. 5-0

Resolution 031125A A Resolution to Adopt the Alexander Ridge II Fiscal Plan

- Motion by Mr. Jones to approve Resolution 031125A. Price. 5-0

Ordinance 021125 An Ordinance to Annex – Second Reading

- Motion by Mr. Jones to approve Ordinance 021125. Price. 5-0

Ordinance 031125D An Ordinance to Adopt the Alexander Ridge II PUD – Second Reading

- Mr. Crum explained that this is a continuation of the existing Alexander Ridge development.
- Motion by Mr. Jones to approve Ordinance 031125D. Burney. 5-0

Ordinance 031125E An Ordinance to Adopt a Rezoning to R-1 at 5249 W CR 900 N – Second Reading

- Mr. Crum explained that this is regarding the homestead on the annexed property.
- Motion by Mr. Jones to approve Ordinance 031125E. Burney. 5-0

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A Petition for Annexation of Property into the Town's Corporate Limits

- Brian Tuohy, a representative from Forestar Group, presented his site plan and some of the renderings that they are hoping to build on the lots.
- Mr. Brewer stated he is in favor of the annexation and asked Mr. Witsman if the property is providing enough set back along 500.
- Mr. Brewer also questioned some of the product lineup and said that they are looking for something different.
- Cheyenne Hoffa, Entitlements Manager for Forestar Group, stated that she has had discussions with other builders.
- Mr. Brewer stated that they would like a different product lineup brought to the table.
- Dr. Burney also agreed with the need for a different product lineup, and he also questioned whether there would be stub streets to the south.
- Mr. Crum explained the timeline for moving forward.

Assistant Town Manager's Report:

- Mr. Crum explained that the comprehensive plan process is winding down and they are finalizing a draft to bring to Plan Commission. Mr. Crum explained the importance of having this completed.
- Project Status Report: Posted online.

Town Manager's Report:

- Mr. Gropp explained all the road projects are coming up and that they are trying to get information out to the public to let people know about road closures. He recommended residents to connect to our social media for updates.
- Mr. Gropp stated they are using the speed monitor throughout the Town in various ways.
- Mr. Gropp also gave an update for Parks regarding all their upcoming events.
- He reminded the Council that he would not be at the next meeting and neither would Ms. Copeland.
- Mr. Gropp explained some of the recent new hires.

Town Councilor Comments

- Dr. Burney stated that if anyone is having a problem with DUO they can get on Microsoft. Web.
- Mr. Brewer commented that with better weather on the horizon, the solicitors will be out and about in our communities. He also wished all the students and families a nice 2025 Spring Break.

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Voucher Approval

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

Adjournment

- Meeting adjourned by the Council President. 8: 13p.m.

Minutes Approval

These minutes approved this 8th day of April 2025.

Greg Brewer, Council President

Attest: _____
Stephanie Crider, Clerk-Treasurer