

McCordsville

ESTD  1988

INDIANA

Town Council Meeting Minutes

April 8, 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, Mark Witsman
- Clerk-Treasurer: Stephanie Crider
- Town Attorney: Taft Representative

Moment of Silence for Thomas Silvey

Approval of Minutes

- Motion by Dr. Burney to approve the March 11, 2025, Council Meeting Minutes. Jones. 5-0
- Motion by Dr. Burney to approve the March 27, 2025, Executive Session. Price. 4-0

Public Comments for non-agenda items

- None

Resolution 040825 Supporting Road Weight Limits

- Aidan Horgan, representative of the Coalition Against Bigger Trucks (CABT), gave a presentation remotely that explained the need for the Resolution.
- Mr. Brewer explained that there has been action in the area by other local leaders.
- Mr. Jones questioned how this would affect costs for consumers.
- Mr. Brewer asked Mr. Witsman how this adjustment would affect our current roads.
- Mr. Brewer thanked the presenter.
- Motion by Mr. Jones to approve Resolution 040825. Price. 5-0

Committee & Staff Reports

- **Parks Board:** Did not meet.
- **Redevelopment Commission:** Bondry presented their TIF report, and it was approved, as well as a discussion on Patch development finances.
- **Vernon Township Fire Committee:** They went over EMS med bill which is the collection agency report and projections for 2025. They also had their first meeting and formation of a merit board for the firefighters.

McCordsville

ESTD  1988

INDIANA

- **Metropolitan Police Board**: The first item was Officer Carder being promoted to Sergeant and they approved several Lexipol invoices. They discussed the completion of the gun range at the new Police Department and the training that is taking place internally. They also made mention that Community Day is August 15th.
- **Public Works Committee**: There was a bid opening for the landscaping for the RAB at 500, they discussed the hiring of 5 new employees, and they had a stop sign request. They also discussed the Waypoint Strategies proposal for the WWTP, and they approved several invoices.
 - They discussed the bid tabulation for the landscaping before initiating a motion. Dr. Burney questioned the maintenance of the landscaping and the signage.
 - Motion by Dr. Burney to authorize President Brewer to sign the agreement with the low bidder, Wild Ridge. Jones. 5-0

Pause in Committee Reports

2024 Hancock County Prosecutor Office Annual Report

- Brent Eaton, Hancock County Prosecutor, gave a presentation explaining what his department handles within the County.

Resume Committee Reports

- **Architectural Review Committee**: They discussed 6 items with the first item from Drees Homes' being brought back next month. The second item was the approval of the exterior design of the Community Center, followed by the product line-up from MI Homes for Helm's Mill. They discussed the request for approval of StorAmerica's exterior design which ended in additional masonry in the form of brick being added. They later discussed Michelle Miller and Lisa Gamble's request on their exterior design of the Ignite Ultra Lounge which resulted in a lot of discussion and their return at the next meeting given the feedback they received. Finally, they discussed the 24" brick return requirement for MI Homes' of the Rockport and Helm's Mill PUDs, which will return next month as well.
- **Plan Commission**: They approved 3 PUDs, and they approved Fischer Homes' request for approval of the Development Plan and Secondary Plat for Hampton Walk Section 4B. Finally, they reviewed the request for a recommendation of the Comprehensive Plan.
- **McCord Square Review Committee**: Did not meet.

McCordsville

ESTD  1988

INDIANA

Consent Agenda

- The consent agenda included the Waypoint Strategies Inventory Proposal and the Clerk-Treasurer's Report.
- Motion by Mr. Jones to approve the consent agenda as presented. Price. 5-0

Old Business

Motion to waive fees on Town Hall and Community Center Projects

- Mr. Brewer asked legal counsel if there is a policy that you can pass to waive fees.
- The Taft Representative stated that this would be a possibility for a governmental entity to have to fee waived.
- Mr. Crum stated that they are requesting the waiver of fees for a rework on
- Motion by Mr. Jones to waive the fees on Town Hall and Community Center projects. Burney. 5-0

Authorization to Execute Right of Entry Agreement at 6104 W Broadway

- Mr. Witsman explained the reasoning.
- Motion by Mr. Jones to authorize a signature from President Brewer. Price. 5-0

Ordinance 031125A An Ordinance Amending the Town Fee Schedule (Second Reading)

- Mr. Crum explained the reasoning for the amendment.
- Mr. Brewer opened the public hearing.
- Mr. Brewer closed the public hearing.
- Motion by Mr. Jones to approve Ordinance 031125A. Burney. 5-0

New Business

ORD 040825 An Ordinance to Adopt the Creekside PUD (Second Reading)

- Mr. Gooding recused himself.
- The petitioner for Drees gave a brief presentation.
- Mr. Witsman elaborated on the repositioning of the intersection.
- A Drees representative explained where the utilities would be coming from for the proposed development.

McCordsville

ESTD  1988

INDIANA

- Mr. Brewer questioned if the neighboring city decided to put in a RAB, how that would affect the area.
- Further conversation ensued.
- Motion by Mr. Jones to approve Ordinance 040825. Burney. 4-0

ORD 040825A An Ordinance to Adopt the Gateway at McCordsville PUD (Second Reading)

- Andrew Greenwell, representative of Patch Development, gave a brief presentation of the property and the potential look of the product.
- Mr. Brewer discussed a letter from a neighboring homeowner regarding the buffering of their property. The Patch development representative addressed those concerns.
- Dr. Burney questioned how the property would accommodate semitrucks. The Patch development representative and Mr. Crum explained that most of the questioning would require special exceptions.
- Further discussion ensued regarding the development of the property and timing of the project.
- Mr. Crum summarized the changes that need to be made to specific sections of the PUD.
- Motion by Mr. Jones to approve the amended language in the PUD. Gooding. 5-0
- Motion by Mr. Jones to approve Ordinance 040825A. Gooding. 4-1
 - Brewer – Yay
 - Burney – Nay
 - Jones – Yay
 - Gooding – Yay
 - Price - Yay

ORD 040825B An Ordinance to Adopt the McCordsville Community Center PUD (Second Reading)

- Mr. Crum explained the conceptual site plan for the Community Center as well as other details.
- Motion by Dr. Price to approve Ordinance 040825B. Jones. 5-0

CSX Easement Agreement Renewal

- Mr. Witsman explained the need for the renewal agreement and the need for the infrastructure.
- Motion by Mr. Jones to authorize the Town Council President to sign the renewal. Burney. 5-0

Assistant Town Manager's Report:

- Project Status Report: Posted online.

McCordsville

ESTD  1988

INDIANA

Town Councilor Comments

- Dr. Burney had a few comments regarding the recent Comprehensive Plan that would soon be adopted by the Town. Mr. Crum reminded the Council of the timeline and if there are any changes to be made to the Comprehensive Plan what that will look like moving forward.
- Mr. Brewer recognized Zoey's Place and the Executive Director, Katie Molinder, for their great community outreach efforts.

Voucher Approval

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

Adjournment

- Meeting adjourned by the Council President. 8:11pm

Minutes Approval

These minutes approved this 13th day of May 2025.

Greg Brewer, Council President

Attest: _____
Stephanie Crider, Clerk-Treasurer