

# McCordsville

ESTD  1988

## INDIANA

Town Council Meeting Minutes

June 10, 2025

Town Hall– 6:00 p.m.

### **Roll Call**

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

### **Approval of Minutes**

- Motion by Dr. Burney to approve the May 6, 2025, Executive Session. Jones.4-0
- Motion by Dr. Burney to approve the May 13, 2025, Council Meeting Minutes. Jones. 4-0

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

- None

### **Committee & Staff Reports**

- **Parks Board:** Did not meet but Mr. Gropp gave an update of the status of the Old School Park and their frustration with the contractor. Mr. Witsman gave an update that the surface will be put in on Saturday. Dr. Burney questioned whether they need to be contacted by letter from our Legal Counsel. The Council stated they would like to see the park completed by July 4<sup>th</sup>.
- **Redevelopment Commission:** They restated their annual requirement determining whether they need to capture incremental assessed values in the TIF districts.
- **Vernon Township Fire Committee:** They received their budget presentation and fiscal plan.
- **Metropolitan Police Board:** did not meet.
- **Public Works Committee:** They went over several invoices and made several recommendations for approval.
- **Architectural Review Committee:** They discussed Forestar's request for a recommendation on the product line-up for Stonechase. They also reviewed Fisher Homes' request for a recommendation on their product line-up for Lain Farms at Hampton Walk, which will be returning at their next meeting in June.
- **Plan Commission:** They reviewed the Comprehensive Plan and made a favorable recommendation. They also reviewed the Stonechase PUD which would be up for approval later

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in the evening. The Commission reviewed and approved two primary plats for Alexander Ridge and Creekside.

### **Fire Territory 2026 Budget**

- Mark Elder, Fire Chief, explained their Budget process for next year given the new legislative changes. He made the public know that with these legislative cuts, they are unable to do a lot of what they would like, and all their services have increased.
- Motion by Dr. Burney to recommend to the Vernon Township Board to approve the Vernon Township Fire Territory's 2026 Budget. Jones. 4-0

### **Consent Agenda**

- The consent agenda included the Clerk-Treasurer's Report, MTM Architect Proposal, Waypoint Strategies Proposal, CenterPoint Energy proposal, RJE Furniture Quote, Roadway Development Agreement, Silvers Concrete Quote, Resolution 061025, Ryan Fire Protection Proposal, and Town Signage Update.
- Dr. Burney requested to remove the Ryan Fire Protection Proposal.
- Motion by Mr. Jones to approve the consent agenda with the removal of the Ryan Fire Protection Proposal. Price. 4-0

### **Old Business**

#### **Ryan Fire Protection Proposal**

- Dr. Burney stated that he removed this item from the consent agenda due to all the contingencies that have been placed in the proposal. He gave some options for ways to improve this option or remove it.
- Mr. Gropp explained why this would not be a great option.
- Audra Blasdel, Waypoint Strategies, gave some background of why they would choose to go with this proposal. She also stated that this would prolong the process if they decided to move in a different direction.
- Chief Elder explained some other options that the Town can use if they do not want to move forward with the sprinkler system.
- Mr. Jones asked how much a demo to remove the sprinkler system would be. Mr. Gropp stated that with the current proposal they could just charge the system.
- Ms. Blasdel explained that the cost presumes that the system is usable.

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- Further conversation ensued.
- Motion by Mr. Jones to approve the Ryan Fire Protection Proposal. Price. 3-1
  - Brewer – Yay
  - Burney – Nay
  - Jones – Yay
  - Price - Yay

### **Ordinance 051325A – Addition of a Stop Sign in Vintner’s Park (Second Reading)**

- Mr. Brewer opened the public hearing.
- Mr. Brewer closed the public hearing.
- Motion by Mr. Jones to approve Ordinance 051325A. Price. 4-0

### **Ordinance 051325F – An Ordinance Establishing a Non-Reverting Investment Fund (723)**

- Mr. Brewer opened the public hearing for all 3 Ordinances.
- Mr. Brewer closed the public hearing.
- Motion by Dr. Burney to approve Ordinance 051325F. Jones. 4-0

### **Ordinance 051325G – An Ordinance Establish a Non-Reverting Investment Fund (714)**

- Motion by Dr. Burney to approve Ordinance 051325G. Jones. 4-0

### **Ordinance 051325H – An Ordinance Establishing a Non-Reverting Investment Fund (705)**

- Motion by Dr. Burney to approve Ordinance 051325H. Jones. 4-0

### **New Business**

#### **Holy Cross Lutheran Church Annexation Petition**

- Ann Hammond, representative from Holy Cross, gave a brief presentation of the process for how they will proceed with their annexation petition.
- Dr. Burney questioned the temporary sign they have constructed.

#### **GMP Amendment – Community Center**

- Audra Blasdel, Waypoint Strategy, gave a brief presentation of the Community Center Renovation project.
- Dr. Burney asked who the point person was for communication for the project.
- Mr. Brewer stated that he would like to see this project have an end date in the near future so that the Parks Department can get moving with their events.

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- Motion by Dr. Burney to approve a signature on the AIA Contract as amended by the Town Manager or Town Council President. Price. 4-0

### **Ordinance 061025 – An Ordinance Amending Chapter 32 to Include a Waiver of Fees (First Reading)**

- Mr. Gropp explained the need for this Ordinance and that no action will be taken.

### **Resolution 061025A – A Resolution to Adopt a new Comprehensive Plan for Town of McCordsville**

- Rose Scovel, representative from REA, gave a brief overview of the Comprehensive Plan.
- Dr. Burney questioned whether the Comprehensive Plan needs to be recorded or filed with the recorder.
- Mr. Brewer explained why it would not need to be recorded and would only need to be filed.
- The Taft Representative stated that you do not need to record the document, and he stated the County Recorder would have a file for the document.
- Motion by Dr. Burney to approve Resolution 061025A with the language it must be filed with the county recorder in compliance with the Indiana code. Jones. 4-0

### **Resolution 061025B – A Resolution to Adopt the Stonechase Fiscal Plan**

- Motion by Dr. Burney to approve Resolution 061025B. Jones. 4-0

### **Ordinance 051325D An Ordinance to Annex (Second Reading)**

- Motion by Mr. Jones to approve Ordinance 051325D. Price. 4-0

### **Ordinance 061025A – An Ordinance to Adopt the Stonechase PUD (Second Reading)**

- Mr. Crum explained some of the adjustments from the Plan Commission specifically regarding rental agreements, buffering, and further items.
- Dr. Burney explained that there were some discrepancies with the size of the lot. Legal Counsel explained the formatting issue in the document.
- Dr. Burney had specific questions for the petitioner regarding open ditches on the County Roads during the winter months specifically.
- Cheyenne Hoffa, Forestar Group, explained that they would do their best to accommodate the Town and the roads.
- Further discussion continued regarding passing blisters.

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- Dr. Burney asked another question regarding the developer discount. Legal Counsel explained that this would not affect what we can capture because our growth will be capped at 4% going forward.
- Dr. Burney further asked questions regarding the builders that this development would bring in and whether the land developer can ensure that the builders are held to a higher standard.
- Motion by Mr. Jones to approve Ordinance 061025A. Price. 3-2
  - Brewer – Yay
  - Burney – Nay
  - Jones – Yay
  - Price – Nay
  - Crider – Yay (cast deciding vote per Indiana code)

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

- Project Status Report: Posted online.
- Conversation ensued regarding specific projects on the list.

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

- Mr. Gropp explained the upcoming events for the Town including the movie night and cars and coffee. He also explained that they have put out the RFP for the Parks Master Plan. Mr. Gropp further explained the budget process and the next steps.

### **Town Councilor Comments**

- Dr. Burney asked Mr. Crum to expand on the educational plans for board members on the ARC. Mr. Crum explained that they do have several opportunities for board members to learn processes. He also explained that they would have some training sessions next week.
- Mr. Brewer stated that the recent legislation will affect a lot of our residents specifically on the public safety level.

### **Voucher Approval**

- Motion by Mr. Jones to approve the vouchers. Burney. 4-0

### **Adjournment**

- Meeting adjourned by the Council President. 7:47 pm

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### Minutes Approval

These minutes approved the 8<sup>th</sup> day of July 2025.

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Greg Brewer, Council President

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