

# McCordsville

ESTD  1988

## INDIANA

Town Council Meeting Minutes

July 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, Tim Gropp, Mark Witsman
- Clerk-Treasurer: Stephanie Crider
- Town Attorney: Beth Copeland

### **Approval of Minutes**

- Motion by Dr. Burney to approve the June 10, 2025, Council Meeting Minutes. Jones. 5-0

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

- None

### **Committee & Staff Reports**

- **Parks Board**: Did not meet.
- **Redevelopment Commission**: Did not meet.
- **Vernon Township Fire Committee**: They passed two resolutions, the growth appeal and the updated budget.
- **Metropolitan Police Board**: They swore in a new officer, Officer Kwon, and they renewed their contract for the body worn cameras. Mr. Jones reminded everyone that Community Day will be on August 15<sup>th</sup> starting at 5pm.
- **Public Works Committee**: They reported that the 600 and 600 roundabout construction has begun and that they are estimating a completion date in late fall. They also reviewed an invoice for stoplight improvements that will appear on the consent agenda, and they approved an appraisal invoice for Railroad Street.
- **Architectural Review Committee**: At the first meeting on June 17<sup>th</sup>, old business was Fischer Homes request for recommendation on a product lineup at Lain Farms which was continued. Under new business, they approved MAP McCord LLC's request for approval of the exterior design for Starbucks. They also reviewed MI Homes' request for changes to architectural design standards at Helm's Mill and Rockport, which brought forward a compromise to be discussed later at the Council Meeting. They also approved Davis Homes' request for approval of an exterior design at Enclave at Deer Crossing, with conditions. They approved the Town's

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request for approval of exterior elevations at the new Community Center and then Fisher Homes' request for approval of additional lots at Hampton Walk was continued. Pulte Homes' request for recommendation on product lineup at Jacobi Farms and Taylor Morrison's request for recommendation on changes to their product lineup at Colonnade were both continued. At the special meeting they met July 1<sup>st</sup>, and after much deliberation they approved enough elevations for Jacobi Farms to build out the subdivision. Taylor Morrison's request was approved as presented.

- **Plan Commission:** They had six items under new business beginning with an approval for the replat of Starbucks as well as an approval of Arbor Homes' request for approval of a primary plat. They also reviewed three items regarding Patch Development.

### **Consent Agenda**

- The consent agenda included the CenterPoint Gas Main Extension Agreement, Signal Construction Quote, Colonnade Sewer Developer Agreement, and the Clerk-Treasurer's Report.
- Dr. Burney questioned the turn lanes on item B. Mr. Witsman explained how the sensors work for the cameras.
- Motion by Mr. Jones to approve the consent agenda as presented. Burney. 5-0

### **Fire Territory 2026 Budget**

- Motion by Dr. Burney to approve the Vernon Township Fire Territory Budget. Jones. 5-0
- Motion by Dr. Burney to approve the Vernon Township Fire Territory Growth Appeal Resolution. Jones. 5-0

### **Old Business**

#### **Ordinance 051325E – An Ordinance to Adopt the Old Town Cigar Bar PUD**

- Lisa Gamble, Ignite Ultra Lounge, explained that they came back with an agreement for a storage unit to be added onto the building.
- Motion by Mr. Jones to approve Ordinance 051325E. Gooding. 3-2
  - Brewer – Yay
  - Burney – Nay
  - Gooding – Yay
  - Jones – Yay
  - Price - Nay

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### **New Business**

#### **A Petition for Annexation of Property into the Town's Corporate Limits (Introduction)**

- Taylor Navarre, Lennar Homes, presented a proposed site for a residential development named Kelly Landing.
- Dr. Price questioned the size of the land.
- Mr. Brewer asked Mr. Crum if some of the property was zoned as Industrial within the county.
- Dr. Burney had a few questions about the site layout.

#### **Ordinance 051325B – An Ordinance Amending Chapter 71 to Restrict Vehicles/Weight Limits on Certain Roads (Second Reading)**

- Mr. Brewer opened the public hearing.
- Lou Cullom, resident located on 800, asked questions on what roads this would affect.
- Mr. Brewer closed the public hearing.
- Motion by Mr. Jones to approve Ordinance 051325B. Burney. 5-0

#### **Ordinance 070825 – An Ordinance to Annex Property into the Town's Corporate Limits (First Reading)**

- Ann Hammond and Dan Hauser, representative and pastor for Holy Cross Lutheran Church, presented a brief explanation of their intent for use on the property.
- Mr. Brewer opened the public hearing.
- Mr. Brewer closed the public hearing.

#### **Ordinance 070825A – An Ordinance to Annex Property into the Towns' Corporate Limits (First Reading)**

- Mr. Brewer opened the public hearing.
- Mr. Brewer closed the public hearing.

#### **Ordinance 070825B – An Ordinance Amending the Helm's Mill PUD (Second Reading)**

- Continued.

#### **Intersection Improvements at 600W and Brookside Pkwy/Emerald Blvd – Accept Bid and Contract**

- Mr. Witsman explained that he is looking for an acceptance of this contract to get the construction started.

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- Dr. Burney described an alternative option for how to construct the traffic light at a cheaper price and a more productive way to queue up traffic.
- Mr. Witsman stated that they have constructed a study, and the Town is now obligated to continue with the plan that was set forth and install the signal at the intersection as designed.
- Motion by Mr. Jones to accept the bid and authorize the signing of the agreement. Price. 5-0

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

- Project Status Report: Posted online.
- Dr. Price requested a copy of the report.

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

- Mr. Gropp explained that they are planning a Movie in the Park for July 18<sup>th</sup>, and the Path to Fitness is on August 9<sup>th</sup>. He also explained that they are pushing out communication regarding the construction at 600 & 600. Mr. Gropp also explained that Old School Park is still not open, but they are working through the punch list. The Town Hall Renovation is also moving along nicely as well as the Community Center renovation.
- Mr. Brewer asked Mr. Gropp to explain why the signage is down at the new Police Department.
- Mr. Witsman gave an update on the street mill and re-surface throughout Town.

### **Town Councilor Comments**

- Dr. Burney commented that the sewer connection has begun at Champion Lake. He also commended Dr. Parker and his work with the school district while not raising the tax rate.

### **Voucher Approval**

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

### **Adjournment**

- Meeting adjourned by the Council President. 6:58 pm

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### Minutes Approval

These minutes approved the 12<sup>th</sup> day of August 2025.

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Greg Brewer, Council President

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