

# M<sup>c</sup>CORDSVILLE

ANNUAL REPORT



MCCORDSVILLE.ORG 



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# EXECUTIVE SUMMARY



## 2020 IN REVIEW – EXECUTIVE SUMMARY

In a year marked by COVID-19 and overflowing recycling bins, it was really a very successful year for the Town of McCordsville. Work continued on Town Center planning, with landowner meetings and developer roundtables. A drainage plan for Town Center was completed as was an economic analysis on how much revenue Town Center may bring in annually once built out. The Town Council authorized a study of road options for Mt. Comfort Road and the CSX tracks. The options include going over the track, going under the track or improving the road at the current grade. The study will be completed in early 2021.



And, speaking of road improvements, the Town was awarded over \$449,437.50 for various road projects through the Community Crossings Matching Grant Program. This program has proven to be invaluable to the Town and we continue to thank the Indiana General Assembly for enacting this program several years ago.

Town staff completed a Connectivity Study to show developers how to make logical roadcuts off of Mt. Comfort Road should the area by the old hangar and the Hancock Health Wellness Center develop. Further, we completed our first Tax Abatement for a company called Southwark Metals. We continue to see more and more interest in industrial development on the south end of Town, which will help to diversify our tax base.

Residential building permits did not slow down during the pandemic. In fact, they more than doubled the permits issued in 2019. There were 240 residential permits issued in 2020, compared with 105 in 2019 and 106 in 2018. The average sales price for homes in 2020 was \$318,562 and the average size was 3,288 square feet. There was an 8.5 percent population growth in 2020. Since 2000, the Town has grown from 1,132 to 8,933 (688 percent.)

Major development projects which were approved or completed in 2020 include two new residential subdivisions, Oakcrest and Pine Vail Estates, phase 1 of the McCordsville Marketplace, which includes a 8,700 square foot multi-tenant retail center, completion of the rehabilitation of the old "Milk Barn" on Broadway and the approval of Leo's



# 2020 IN REVIEW – EXECUTIVE SUMMARY

Market and Eatery at the corner of CR 900 North and Mt. Comfort Road. The Town also welcomed the opening of the Geist Montessori School in early January.

As more and more people are finding McCordsville to be a great place to live and raise a family our residential services continue to grow as well. Because of that growth, the McCordsville Wastewater Treatment Plant is undergoing a major plant expansion. The expansion will double our capacity from .5 million gallons to 1 million gallons. The total cost of the project is \$7,161,00. However, due to efficient savings throughout the years, the Town of McCordsville was able to fund \$3.5 million of the cost through the funds supported by user and developer fees. Without the Town’s ability to help fund the project, sewer rates would have increased by a far greater amount.

The Towns of McCordsville and Fortville, along with Vernon Township, took a **huge step** toward improving fire protection in our area last summer. The Town Councils of the two towns and the board of Vernon Township, all voted to form a new fire territory to encompass all of Vernon Township. The Vernon Township Fire Department will be funded by new and redistributed property taxes and other forms of revenue. The increased revenue to the Vernon Township Fire Department will aid in improving fire and ambulance service and will **eventually** lead to improved fire facilities in McCordsville. The Fire Department has been operating under 1970s level

of funding and the passage of the Fire Territory allows for a more sustainable fire department. The Township and the Fire Territory have approved the purchase of a new ambulance and two new fire engines. The new Vernon Township Ambulance was marked into service on Oct. 1, 2020.

While we continue to support events, 2020 made that endeavor a bit tricky. The Park Board wisely canceled the Easter Egg Hunt, McCordsville Path to Fitness 5K and Christmas Tree Lighting. However, we did manage to do a virtual 5K (not nearly as successful) and a virtual Christmas Tree Lighting (which was still fun even through there were only five or six people there (by design) including our “elf” Lyla Farina, Santa and a couple of others.) We did have a very successful in-person Trunk-or-Treat with the largest crowd we’ve seen. And, we were gifted with 100 pumpkins from an area resident to give away during the event.

And, of course there was the COVID-19 Pandemic. Town staff developed a Telecommuting Policy and a Pandemic Leave Policy which was approved by the Town Council in





# 2020 IN REVIEW – EXECUTIVE SUMMARY

an emergency Town Council meeting and we closed Town Hall and sent almost everyone home to work remotely. We reopened to the public on May 26th but continue to have in place a mask mandate when entering Town Hall. New hand sanitizers were ordered and spread throughout Town Hall and we learned the fine art of zoom meetings, virtual public hearings, and social distancing. We are looking forward to the day when we can again have our council and committee meetings live and in-person, but until then we will continue to wash our hands, wear our masks and stay at least six feet apart from each other. Here's to a much better 2021.

Sincerely,

## Members of the McCordsville Town Council



**Barry Wood,**  
*President*  
(At Large)



**Tom Strayer,**  
*Vice President*  
(At Large)



**Greg Brewer**  
(District 2)



**Larry Longman**  
(District 3)



**Branden Williams**  
(District 1)



Residential housing developments continued to grow during 2020. Weaver's Landing is one of our newest subdivisions.

2022

Next Stop  M<sup>c</sup>CORDSVILLE

# ADMINISTRATION



# ADMINISTRATION

## STAFF

### **Tonya Galbraith, Town Manager**

Tonya Galbraith, ICMA-CM, has served as McCordsville's Town Manager since January 2005. She has spent her career working in either State or Local Government. She has worked for the City of Anderson, the City of Indianapolis, and the City of Houston, TX. She worked for the Indiana Association of Cities and Towns (IACT) for 15 years in the area of legislative relations and two years as Director of Intergovernmental Relations for the Indiana Department of Environmental Management. She is a Credentialed Manager through the International City-County Management Association (ICMA). She is the recipient of the 2017 Russell G. Lloyd Distinguished Service Award given annually by Aim and she was also awarded the 2017 Nolan "Skip" Kuker Community Leadership Award by the Fortville/McCordsville Chamber of Commerce.



## ACTIVITIES, MEETINGS, AND COMMUNICATIONS

► Continued moving forward on Town Center Plan. The Plan was adopted by the Council in January of 2020 and while the Pandemic slowed the activity somewhat, we continued moving forward. A Town Center Drainage Plan was completed in order to demonstrate how stormwater management might also be a Town Center amenity. A fiscal analysis was

also completed. This analysis studied the potential revenue that could be seen by the Town at the build-out of Town Center. Landowner meetings continued and a series of developer roundtables were held in October. The full Town Center Concept Plan can be viewed at [https://www.mccordsville.org/egov/documents/1596739434\\_65961.pdf](https://www.mccordsville.org/egov/documents/1596739434_65961.pdf)



# ADMINISTRATION

## ACTIVITIES, MEETINGS, AND COMMUNICATIONS

- ▶ The Town Council and the Redevelopment Commission met in a joint meeting late in the year to discuss Town Center priorities and potential funding mechanisms.
- ▶ Participated as a member of the Mt. Vernon Champions Advisory Committee. This committee was tasked with exploring how best to handle student population growth and the need for additional space.
- ▶ Worked with Planning and Building and Engineering staff on the Villages at Brookside Connectivity Study, which was conducted to show logical road cuts and entrances into the undeveloped portions of the development. Met with landowners and consultants several time.
- ▶ Participated in the Mt. Comfort Corridor Steering Committee, which seeks to implement provisions of the Urban Land Institute Panel report and recommendations.
- ▶ Wrote a news release about the RFP which was issued for an artist to design the Mt. Comfort Corridor signage.
- ▶ Developed questions for County Commissioner candidates prior to the Primary and published the responses.
- ▶ Worked with the Engineering and Public Works Departments on messaging and response to the wastewater treatment plant spill and clean-up efforts.
- ▶ Worked with the Engineering Department and Clerk-Treasurer's Office on a bond to help pay for the treatment plant expansion. This effort included many meetings with financial advisors, bond companies and bond counsel.
- ▶ Worked with the Public Works Department on a solution to manage the recycling overflow at the community recycling bins located at Town Hall.
- ▶ Helped the Utility Department on payment plan procedures for those residents who were unable to pay utility bills caused by the COVID-19 Pandemic.
- ▶ Oscar the Cat was the center of attention by several news organizations, including Pet Pals TV.
- ▶ Attended the Geist Montessori Open House.



# ADMINISTRATION

## ACTIVITIES, MEETINGS, AND COMMUNICATIONS

- ▶ Worked with the Township Trustee and staff on the establishment of the Fire Territory. Also worked with the Township on the transfer of the Old School Park from the Township to the Town.
- ▶ Sagebrook and Meadows at Sagebrook Annexations became final and utility billing began.
- ▶ Organized 2020 Town Council Retreat.
- ▶ Worked with Police, Planning and Public Works Departments on the Special Events Policy and amended Noise Ordinance. Both were approved by the Town Council.
- ▶ Continued growing the Friday Blast. The Blast currently reaches 2,350 contacts and considering that many of those contacts include two people, we are reaching a large portion of the Town.
- ▶ Continued updating the Facebook page and Website.
- ▶ Produced a special “Senior Shout-out” Friday Blast for graduating high school and college seniors who choose to participate in the Blast.
- ▶ Produced a special “Holiday Card” Friday Blast featuring the Town Council and all staff members.



Visit our Website - [www.mccordsville.org](http://www.mccordsville.org)

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**Hancock County advises against open burning**

Due to dry conditions, Hancock County residents advised to avoid open burning of any kind with the exception of grills enclosed with lid.

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**CR 600N near Sagebrook to close Monday, Oct. 12**

A road cut will cause the closure of CR 600 N and Carroll Road on Monday, Oct. 12. The Road will reopen upon completion on Oct. 13.

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**Position open on Redevelopment Commission**

If you are interested in economic development and redevelopment within the Town, you may be interested in serving on our Redevelopment Commission. A vacancy will occur on the RDC at the end of this year and we are seeking a replacement. Even if you have indicated your interest before, you can still apply again. The committee interest form can be found on our website at [www.mccordsville.org](http://www.mccordsville.org) (on the home page.) We would like to have a new person begin at the beginning of 2021. Applications will be taken until Oct. 23. You must be a resident. If you have questions, please email Tonya Galbraith at [tgalbraith@mccordsville.org](mailto:tgalbraith@mccordsville.org)

The Friday Blast currently reaches 2,350 inboxes. Residents can sign up by going to [www.mccordsville.org](http://www.mccordsville.org).



# ADMINISTRATION

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## DEVELOPER MEETINGS AND REDEVELOPMENT ACTIVITIES

- ▶ Met, in conjunction with the Planning and Building Director and the Town Engineer in many meetings with developers, including:
  - Arbor Homes
  - Project Jarasco/Southwark Metals
  - GDI
  - Avison-Young
  - Pride Investments
  - Various property owners
  - Fischer Homes
  - Beazer Homes
  - Pulte Homes
  - Forestar Development
  - Premier Land Development
  - Family Express
  - Bridgenorth
  - McCordsville Marketplace
  - And, probably others
  - Worked with the Council on the Southwark Metals Tax Abatement
  - Worked with the RDC on the Aurora Way TIF
  - Annual update to the RDC's Economic Development Plan



# ADMINISTRATION

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## BOARDS, VOLUNTEER SERVICE, AND SPEAKING ENGAGEMENTS

- ▶ Hancock Economic Development Council
- ▶ Hancock Health Foundation
- ▶ Women Helping Women Committee
- ▶ Aim Executive Board, Legislative and Environment Committees
- ▶ IMMA Board and Legislative Chair
- ▶ ICMA
- ▶ County, Towns and Schools Committee
- ▶ Hancock County COVID-19 Task Force
- ▶ Attended County RDC meetings (not a member)
- ▶ County Trails Plan Executive Committee
- ▶ Redevelopment Association of Indiana
- ▶ Interview with Fox 59 on Town Center
- ▶ Provided Town update to Fortville/McCordsville Chamber
- ▶ Served as a panelist at Aim's Newly Elected Official conference
- ▶ Served as a panelist at Clerk-Treasurer's School
- ▶ Two Zoom interviews with IU MPA students as part of their final requirements.



# ADMINISTRATION

## EVENTS

- ▶ Canceled Easter Egg Hunt due to COVID-19
- ▶ McCordsville Path to Fitness 5K was done virtually. Only 25 participants
- ▶ The bright spot was Trunk-or-Treat, which was a huge success. We had a record number of Trunk-or-Treaters and an area resident gave us 100 pumpkins to give away.



Virtual 5k participants. Pictured are Tonya Galbraith, John Goss, Tony May and Florence May.

- ▶ Tree Lighting event was cancelled, but the actual lighting of the tree went on without a hitch and was recorded by a member of our Redevelopment Commission and shared on the Facebook Page and Website.
- ▶ In lieu of our annual Holiday Party, the Town and the Police Department each "adopted" several area families for Christmas. Shopping, gift wrapping and delivering were all part of the rewarding process.



"Santa's Elves" Jennifer Pack and Beth Morton.



# ADMINISTRATION

## EVENTS



Lyla Farina has a discussion with Santa during the first virtual Christmas Tree Lighting.



The beautiful weather, coupled with free pumpkins made for the most successful Trunk-or-Treat event ever.



# ADMINISTRATION

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## COVID-19 PANDEMIC

- ▶ Wrote Pandemic Leave Policy and Telecommuting Policy, both of which were approved by the Council in an emergency meeting. Town Hall was closed and nearly everyone was sent home.
- ▶ Requested work plans from each department on their activities during the Town Hall shutdown (we continued our work, just not at Town Hall.)
- ▶ Attended more COVID-19 webinars and Zoom meetings than can be counted. Learning the particularities of the various virtual platforms was a challenge at first.
- ▶ Created a re-opening plan – we reopened on a limited basis on May 26th.
- ▶ Produced a “restaurant edition” of the Friday Blast to let people know that Town restaurants were still open for carry-out and needed customers.
- ▶ Handled several employee related COVID issues from having children exposed and needing to stay home to quarantine, to employees not feeling well and being sent to get a test, to questions about the vaccine.
- ▶ Participated in the Hancock County COVID-19 Task Force and the Hancock County Recovery Team.

2022

Next Stop  M<sup>c</sup>CORDSVILLE

# PLANNING AND BUILDING



# PLANNING AND BUILDING

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## STAFF

### **Ryan Crum, Director**

Ryan was hired to serve as the Town's first Director of Planning and Building in the spring of 2013. Prior work experience includes serving as a Planner and Senior Planner for the Town of Fishers for seven years. He is a 2005 graduate of Ball State University with a Bachelor of Urban Planning and Development. Ryan is a certified planner through the American Institute of Certified Planners (AICP) and completed the Certified Public Manager (CPM) program at Ball State University in 2018.



### **Jennifer Pack, Administrative Assistant**

Jennifer was hired as the Town's Planning and Building Administrative Assistant in May 2019. Her administrative background includes work for a busy real estate office and a law office. She has a Bachelor's in History from Ball State University.





# PLANNING AND BUILDING

## STAFF

### **Mike Cousins, Building Inspector**

Mike was hired to serve as the Town's first Building Inspector in 2012. He began working for the Town in 2001 under the Public Works Commissioner. He is a 2012 graduate of Penn Foster Career School, completing the National Electric Code 2011 and Residential Electrician courses. He has since been certified through the International Code Council as a residential building inspector and is currently studying to become certified in commercial building codes. Mike also sits on the Town's Technical Advisory Committee.



### **Jack Spaulding, Building Inspector**

Jack was hired as a Building Official for the Town of McCordsville in March 2018. He attended Ball State University and moved to southern California in 1978, where he attended Cypress College and majored in Business and Construction Management. Jack obtained a California General Contractors License in 1988 and worked in the building industry as a tradesman and project manager for over 22 years. In 1994, he began working as a building inspector and investigator for the Federal Emergency Management Agency and worked on the Northridge Earthquake Disaster. He previously worked for the City of Indianapolis, Marion County Sheriff's Department, Indianapolis Airport Police Department, City of Westfield, and Town of Brownsburg. He has several certifications in Indiana and the International Code Council. He has been an active member of the Indiana Association of Building Officials (IBAO) for over 22 years and serves on the IABO Education Committee.





# PLANNING AND BUILDING

## BOARDS AND COMMITTEES

### 2020 Plan Commission (PC)

► Members: President Devin Stettler, Vice President Brianne Schneckengerger, Steve Duhamell, Tom Strayer, Barry Wood, Scott Shipley, and Chad Gooding.

Case #	Meeting	Petitioner	Location	Request	Decision
PC-20-003	2.18.20	Premier Land Company	Pine Vail Estates	Rezone from R-1 to PUD	Favorable Recommendation
PC-20-001	3.31.20	Arbor Homes	Meadows at Sagebrook	Primary Plat	Approved
PC-20-002	3.31.20	Lennar Homes	McCord Pointe	Amenity Center Development Plan	Approved
PC-20-004	NA	Fischer Homes	Woodhaven	Commitment Modification	Withdrawn
PC-19-013	5.19.20	Clover Communities	Gateway Crossing Senior Apts	Secondary Plat	Approved
PC-20-005	5.19.20	Breedlove Dobbs	0 N Railroad St	Rezone from R-3 to PUD	Favorable Recommendation
PC-20-008	6.16.20	Arbor Homes	Meadows at Sagebrook	PUD Amendment	Favorable Recommendation
PC-20-006	6.16.20	Arbor Homes	Meadows at Sagebrook	Development Plan & Secondary Plat	Approved
PC-20-007	6.16.20	Premier Land Company	Pine Vail Estates	Development Plan & Secondary Plat	Approved
PC-20-009	8.18.20	Lennar Homes	McCord Pointe	Development Plan & Secondary Plat	Approved
PC-20-010	8.18.20	Revel & Underwood	McCordsville Corner Shoppes	Re-plat	Approved
PC-20-011	8.18.20	Town of McCordsville	NA	Zoning Ordinance Updates	Continued
PC-20-011	9.15.20	Town of McCordsville	NA	Zoning Ordinance Updates	Approved
NA	9.15.20	Town of McCordsville	Town Center	Drainage Study	NA
PC-20-016	10.20.20	Town of McCordsville	Mt. Comfort EDA	Plan Commission Order	Approved
PC-20-014	10.20.20	Pride Investments	Leo's Market & Eatery	PUD Amendment	Favorable Recommendation



# PLANNING AND BUILDING

## BOARDS AND COMMITTEES

### 2020 Plan Commission (PC) CONTINUED

Case #	Meeting	Petitioner	Location	Request	Decision
PC-20-015	10.20.20	Clover Communities	Gateway Crossing Senior Apts	PUD Amendment	Favorable Recommendation
PC-20-012	10.20.20	Arbor Homes	Meadows at Sagebrook	Development Plan & Secondary Plat	Approved
PC-20-016	11.17.20	Premier Land Company	Weavers Landing	Development Plan & Secondary Plat	Approved

### 2020 Board of Zoning Appeals (BZA)

- Members: President Corey Karn, Vice President Steve Duhamell, Secretary Grant Adams, Dan Vail, and Brianne Schneckenberger.

Case #	Meeting	Petitioner	Location	Request	Decision
BZA-20-001	3.4.20	Town of McCordsville	Wastewater Treatment Plant	Special Exception & Variances	Approved
BZA-20-002	4.1.20	Star Financial	0 W Broadway	Special Exception & Variances	Continued
BZA-20-002	4.1.20	Star Financial	0 W Broadway	Special Exception & Variances	Approved
BZA-20-003	4.1.20	Chris Berry	6295 W Chelmsford Dr	Variance	Approved
BZA-20-004	6.3.20	Dan Vail	6549 W 800N	Special Exception	Approved
BZA-20-005	7.1.20	The Studio: A Hair Salon	6300 W Broadway	Variances	Approved
BZA-20-006	8.5.20	Yorkshire Landscaping	NEC of 600W & 500N	Special Exception	Continued
BZA-20-007	8.5.20	Daniel's Vineyard	9061 N 700W	Special Exception	Continued
BZA-20-008	8.5.20	Refugio Palacios	6084 W 800N	Special Exception	Approved



# PLANNING AND BUILDING

## BOARDS AND COMMITTEES

### 2020 Board of Zoning Appeals (BZA) CONTINUED

Case #	Meeting	Petitioner	Location	Request	Decision
BZA-20-006	9.2.20	Yorkshire Landscaping	NEC of 600W & 500N	Special Exception	Approved
BZA-20-007	9.2.20	Daniel's Vineyard	9061 N 700W	Special Exception	Approved
BZA-20-009	9.2.20	Midwest Maintenance (Shell)	5964 W Broadway	Special Exception & Variance	Approved
BZA-20-010	9.2.20	McCordsville Investments	0 600W	Appeal of Administrative Decision	Denied
BZA-20-011	9.2.20	McCordsville Investments	0 600W	Special Exception	Approved
BZA-20-012	10.7.20	The Sign Group (Noble Roman's)	6857 W Broadway	Variance	Approved
BZA-20-013	11.4.20	Chris Williams	6188 W Broadway	Special Exception	Continued
BZA-20-014	11.4.20	Family Express	5964 W Broadway	Variances	Approved
BZA-20-013	12.2.20	Chris Williams	6188 W Broadway	Special Exception	Continued
BZA-20-015	12.2.20	Revel & Underwood	7409 N 600W	Special Exception & Variance	Withdrawn



# PLANNING AND BUILDING

## BOARDS AND COMMITTEES

### 2020 Architectural Review Committee (ARC)

► Members: Chair Mike Cousins, Tom Strayer, Barry Wood, Shirley Jacobi, and Bethany Frost.

Case #	Meeting	Petitioner	Location	Request	Decision
	1.21.20	Fischer Homes	Villages at Brookside	New models & elevations	Approved
	2.25.20	Fischer Homes	Woodhaven	New models & elevations	Approved
	5.19.20	Fischer Homes	Villages at Brookside	New models & elevations	Approved
	6.29.20	Silverthorne Homes	Stone Grove	New models & elevations	Approved
	7.21.20	Pulte Group	Oakcrest	New models & elevations	Approved
	8.18.20	Silverthorne Homes	Stone Grove	New models & elevations	Approved
	8.18.20	Lennar Homes	McCord Pointe	Poolhouse	Approved
	9.15.20	Lennar Homes	McCord Pointe	New models & elevations	Approved
	10.20.20	MI Homes	Pine Vail Estates	Full product	Approved
	11.17.20	Fischer Homes	Woodhaven	New models & elevations	Approved



# PLANNING AND BUILDING

## BOARDS AND COMMITTEES

### 2020 Technical Advisory Committee (TAC)

- Members: Mel Branson, Mark Elder, Ron Crider, Steve Gipson, Paul Casey, Mark Witsman, Mike Cousins, and Ryan Crum.

Case #	Meeting	Petitioner	Location	Items Reviewed
PC-20-001	2.6.20	Arbor Homes	Meadows at Sagebrook	Primary Plat
PC-20-002	2.6.20	Lennar Homes	McCord Pointe	Amenity Center Development Plan
PC-19-013	5.7.20	Clover Communities	Gateway Crossing Senior Apts	Secondary Plat
PC-20-006	5.7.20	Arbor Homes	Meadows at Sagebrook	Development Plan & Secondary Plat
PC-20-007	5.7.20	Premier Land Co.	Pine Vail Estates	Development Plan & Secondary Plat
PC-20-009	8.6.20	Lennar Homes	McCord Pointe	Development Plan & Secondary Plat
PC-20-010	8.6.20	Revel & Underwood	McCordsville Corner Shoppes	Re-plat
PC-20-012	10.1.20	Arbor Homes	Meadows at Sagebrook	Development Plan & Secondary Plat
PC-20-016	11.5.20	Premier Land Co.	Weavers Landing	Development Plan & Secondary Plat
PC-20-017	12.3.20	Fischer Homes	Woodhaven	Development Plan & Secondary Plat
NA	12.3.20	Lennar Homes	McCord Pointe	Development Plan & Secondary Plat



# PLANNING AND BUILDING

**375**

**Total permits issued in 2020**

## PERMITS ISSUED

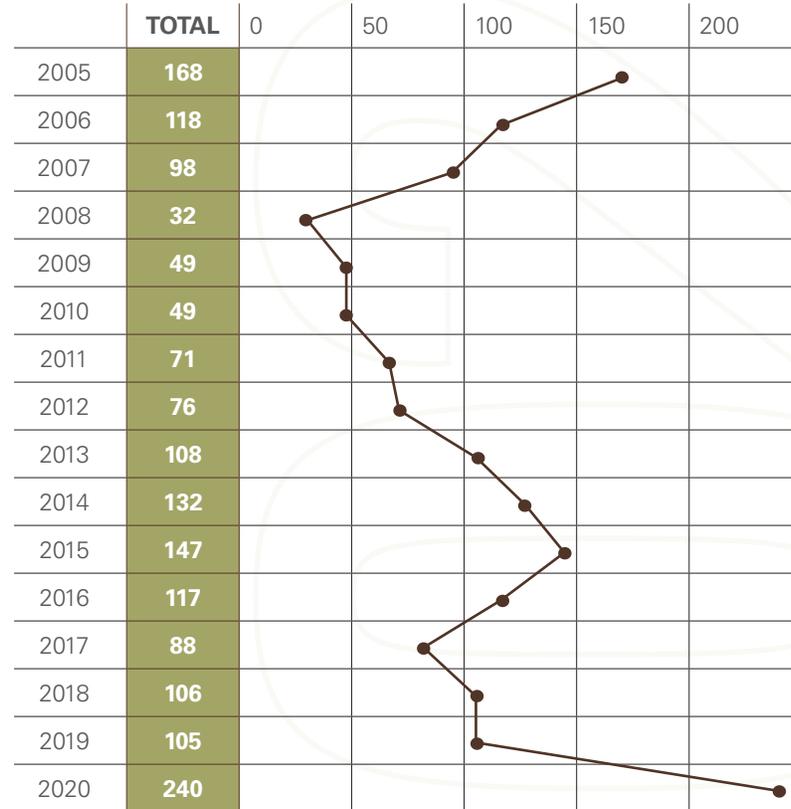
### + Residential Building Permits by Subdivision

McCord Pointe	65
Oakcrest	3
Sagebrook	52
Stone Grove	14
Villages at Brookside	32
Weaver's Landing	36
Woodhaven	37
Other	1

### + Permits by Type

New Homes	240
New Commercial	14
Sign	20
Other	111

### New Residential Permits by Year



**240**

**New single-family home permits in 2020**



# PLANNING AND BUILDING

2,559

## Building inspections completed in 2020

### BUILDING INSPECTIONS SUMMARY

Above Ceiling	12
Temp Electric	268
Footing	354
Foundation	63
Underslab	107
Foundation/Underslab	209
Rough-in	707
Energy	190
Final	394
Sewer Taps	149
Other	106
<i>Re-inspections</i>	<i>222</i>
<b>Total</b>	<b>2,559</b>

### FEES SUMMARY

Planning and Building	\$241,618.86
Park Impact Fees	\$198,848.00
Engineering	\$617,188.50
Storm & Sewer	\$346,055.00
ROW (Includes Fence)	\$68,360.00
<b>Total</b>	<b>\$1,472,070.36</b>

### INITIATIVES

#### Major Development Projects Completed

- ▶ Oakcrest, a residential subdivision, brings home lots to market.
- ▶ McCordsville Marketplace completed Phase I, which includes a 8,700 square foot multi-tenant retail center.
- ▶ Rehabilitation of the "Milk Barn" property in Old Town is completed.
- ▶ Pine Vail Estates, a proposed residential subdivision, is approved.
- ▶ Leo's Market & Eatery, a high-end convenience store and fuel station, is approved.



# PLANNING AND BUILDING

## INITIATIVES

**\$318,562**

Average sales price – new single-family homes

**\$76.4 Million**

Total sales price value of all new homes

**3,288 S.F.**

Average size – new single-family homes

**\$241,618.86**

Total planning fees

### Initiatives & Grants

- ▶ The Town was awarded over \$440,000 for various road projects through the Community Crossing Matching Grant Program.
- ▶ The Town Center Drainage Plan was completed.
- ▶ The Brookside Connectivity Study was completed.
- ▶ The Town adopted the Aurora Way Allocation Area
- ▶ The Town adopted a Riverfront District .
- ▶ Park Impact Fees collected in 2020 = \$198,848.

**\$198,848**

Park impact fees



# PLANNING AND BUILDING

## INITIATIVES

### Residential Growth

- ▶ Single-family growth continues to increase as the construction of more subdivisions brings additional lots to market, increasing choices for buyers;
- ▶ 8.5% population growth rate in 2020;
- ▶ A 8% annual population growth rate from 2021-2030 would see the Town’s population rise to approximately 19,286 by the end of 2030;
- ▶ Since 2000, the Town has grown from 1,132 to 8,933 (688%);
- ▶ Corporate Limits: 7 square miles;
- ▶ Estimated Town Population: 8,933;
- ▶ Road Miles: 47.6;
- ▶ Total Permit Fees Collected in 2020: \$1,472,070.36

**\$1,472,070.36**

Total permit fees

**7 Square Miles**

Corporate Limits

**47.6**

Road miles

**8,933**

Est. Town Population

**8.5%**

Population Growth Rate



# PLANNING AND BUILDING

## LOOKING FORWARD TO 2021

### Development & Construction Projects

- ▶ Pine Vail Estates and Meadows at Sagebrook continue to bring lots to market;
- ▶ Gateway Crossing Senior Apartments are expected to break ground;
- ▶ Leo's Market & Eatery and Breedlove Dobbs Headquarters are also expected to break ground;
- ▶ The Town will construct a raised curb median on West Broadway from CR 700W to Gateway Crossing Blvd, as both a beautification and traffic calming project;
- ▶ The Town will construct Aurora Way, a new collector roadway for industrial development between CR 600N and CR 500N;
- ▶ Southwarks Metal Manufacturing Co. will break ground on their new Midwest location;
- ▶ Continued residential, commercial, and industrial interest.

### Initiatives & Grants

- ▶ Town will submit for the 2021 round of the Community Crossing Matching Grant Program and evaluate other grant options as they become available;
- ▶ Town will complete the CSX Crossing Study;
- ▶ The multi-jurisdictional Mt. Comfort Gateway Strategy planning effort will wrap up in mid-2021;
- ▶ Town Fiscal Sustainability Study will wrap up in second or third quarter 2021;
- ▶ The Parks Board continues to evaluation sites for potential parkland acquisition.

2020

Next Stop  M<sup>c</sup>CORDSVILLE

# PUBLIC WORKS



## PUBLIC WORKS



Ron Crider  
Public Works  
Commissioner



Ryan Baker



Nick Brown



Gary Garner



Steve Gipson



Stephan Hamlin



Dave Miller

## 2020 ACCOMPLISHMENTS

### Wastewater

- ▶ Treated 160.5 million gallons of wastewater at 88 percent plant capacity. Overall treatment for the plant (in percent removal) was Biochemical Oxygen Demand (BOD) 97 percent, Suspended Solids 96 percent, Ammonia, 98 percent and Phosphorus, 83 percent.
- ▶ 2,967,300 gallons of sludge hauled.
- ▶ Total cost for the sludge disposal was \$101,514.27 at .03 cents per gallon.
- ▶ Inspected and approved 177 sewer lateral inspections in 2020, this is a 108 percent increase from 2019.
- ▶ Completed 2,734 sewer locates.
- ▶ No replacement or rebuilding of any lift station pumps in 2020.
- ▶ Replaced our oldest Variable Frequency Drive (VFD) at a cost of \$8,897.72.
- ▶ Sewer plant expansion continues and is needed to handle continued growth.



# PUBLIC WORKS

## 2020 ACCOMPLISHMENTS

### Street Department

- ▶ Approved 94 right-of-way permits;
- ▶ Submitted 4.667 road miles to the State of Indiana (48.735 total road miles);
- ▶ Purchased new Chevy 6500 with flat bed, salt spreader, and plow for \$82,448.14;
- ▶ Replaced the ditch bank mower for the tractor under insurance;
- ▶ Seal coated the eastside of the 600W walking path for \$6,038.90.
- ▶ J.S. Concrete completed 15 ADA ramps in Bay Creek West for \$19,758.00;
- ▶ Town hall parking lot was seal coated and re-stripped - completed by Reece Seal Coatings for \$5,359;
- ▶ Slurry seal was completed in Gateway Crossing and Deer Crossing by Pavement Solutions for \$47,761.50. The roads included are West Winding Bend, West Deer Hill Drive, Lyndhurst Crossing, and Stubbington Lane;
- ▶ Received approval to have the concrete at the fire station repaired by Ground Tech for \$7,830.00;

- ▶ Installed a gate at Town Hall to help with the recycling bin overflow;
- ▶ Purchased 240 tons of treated road salt at \$95.37 per ton, for a total of \$22,888.80;
- ▶ Purchased 168 bags of UPM asphalt patch at \$11.50 per bag, for a total of \$1,932.00. This is a 65 percent decrease from 2019;
- ▶ Hired Stephan Hamlin and Ryan Baker to the Public Works team and Dave Miller as a part time employee to clean/mow the town hall property.

### Storm Water

- ▶ Approved 111 fence permit requests;
- ▶ Street sweeper collected 15 cubic yards of debris during 41.3 hours of operation;
- ▶ Hendricks Pool and Lawn Care conducted a project in Bay Creek West for \$9,550.00;
- ▶ The storm water project started in Old Town.

2022

Next Stop  M<sup>c</sup>CORDSVILLE

# ENGINEERING



# ENGINEERING

## STAFF



### Mark Witsman, Town Engineer

Mark provides a range of services including wastewater, stormwater, and transportation. He also assists with day-to-day activities and helps guide projects from conception to construction. Mark graduated from Purdue University in 1995 and worked for two local engineering companies before forming Witsman Engineering, LLC in 2002. After 11 years as a consultant, Mark was hired by the Town in 2013.

## 2020 ACTIVITIES & ACCOMPLISHMENTS

- ▶ **Mt. Comfort Road/CSX Crossing** – Developed scope and solicited engineering proposals, entered into contract with McMillen Jacobs, A&F Engineering, and Patriot Engineering. Began project in late summer and had first workshop in October to review underpass options.
- ▶ **COVID-19 Response Planning** – Estimated funding impacts of COVID-19. Specifically looked at gas tax impacts and property tax impacts. Developed budget response that focused on reducing capital expenditures and presented options to town council.
- ▶ **Community Crossings Grant Applications** – McCordsville was awarded the project we applied for totaling \$992,723.17 of grant funds on a total project cost of \$1,323,631. That is a 75/25% match. Projects include construction of Aurora Way (\$724,381), mill and resurface of CR 650N (\$285,104), and mill and resurface of Deer Crossing Boulevard, Bay Front Shores, Nautica Boulevard, Austin Trace Boulevard, and Laredo Drive (\$314,146). The Aurora Way funding was later rescinded due to an INDOT error, thereby reducing the overall amount of the grant award.



# ENGINEERING

## 2020 ACTIVITIES & ACCOMPLISHMENTS

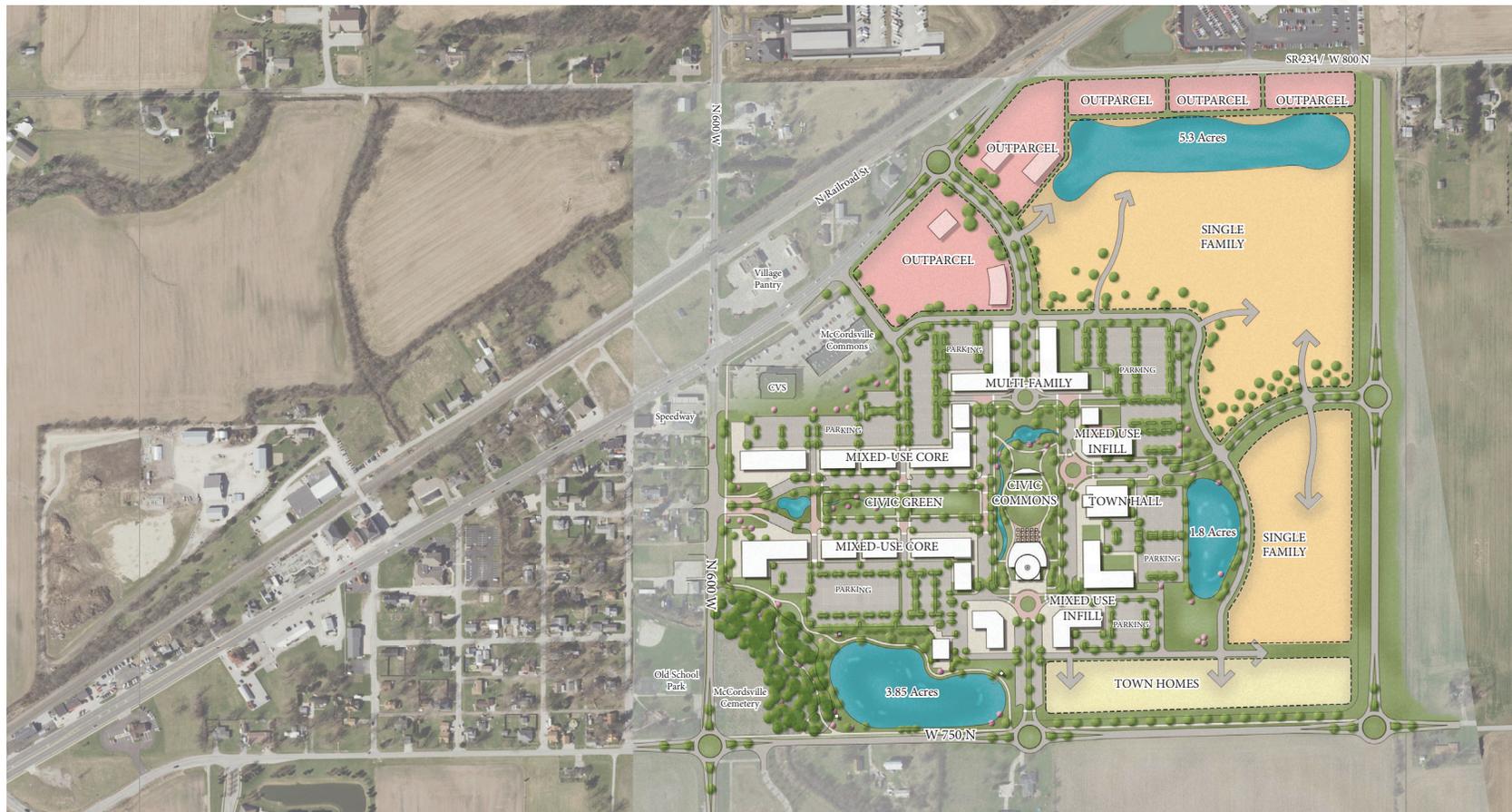
- ▶ **Asset Management Plan** – New assessment survey was conducted as required every other year. The Plan was updated, submitted and approved by LTAP. This was required as part of Community Crossings grant application.
- ▶ **WWTP Expansion Project** – Bid and entered contract with Walsh Construction. Walsh started in late July. Construction is approximately 38 percent complete and on schedule. Construction has gone very smoothly. Whitaker Engineering and Walsh Construction have been working well together to maintain schedule and discuss and plan out complicated tasks. Change orders total about 1.1 percent and is well within the planned contingency.
- ▶ **Wastewater Rate Study** – Worked with Clerk-Treasurer Staci Starcher, staff and Baker Tilly to develop rate study in conjunction with bond process to determine rate options for town council.
- ▶ **Bond For WWTP Project** – Worked with Clerk-Treasurer Staci Starcher, staff and Baker Tilly to develop information for bond process including sale.



The Wastewater Treatment Plant expansion will double the current capacity.



## 2020 ACTIVITIES & ACCOMPLISHMENTS



The Town Center Concept Plan (above) was adopted by the Council in January of 2020. The Plan demonstrates how stormwater management might also be a Town Center amenity.



# ENGINEERING

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## 2020 ACTIVITIES & ACCOMPLISHMENTS

- ▶ **Study for Town Center Drainage** – worked with A&F and committee to complete drainage study.
- ▶ **Study for Parcel G and F in Villages at Brookside** – Worked with CrossRoad Engineers and property owners to complete land planning study.
- ▶ **Financial Study** – RFP for consultant to complete study started by staff. Policy Analytics was selected and study will be completed in 2021.



# ENGINEERING

## 2020 DEVELOPMENTS

- ▶ Marketplace (constructed);
  - ▶ McCord Pointe Section 4 (constructed and recorded);
  - ▶ McCord Pointe Section 5 (constructed);
  - ▶ Meadows at Sagebrook Section 1 (constructed);
  - ▶ Pine Vail Estates (reviewed and constructed);
  - ▶ Weaver's Landing Section 2 (constructed and recorded);
  - ▶ Weaver's Landing Section 3 (reviewed);
  - ▶ Woodhaven Section 7 (started construction);
  - ▶ Asphalt surface installed in Villages at Brookside Sections 10 and 12; Woodhaven Sections 4, 5 and 6A;
  - ▶ Walmart – First phase of 500 North improvements were approved and constructed. First phase is intended to get through construction with the second phase (2021) improving the road for the expected truck traffic.
- ▶ Plats recorded:
    - McCord Pointe Section 2
    - McCord Pointe Section 3
    - McCord Pointe Section 4
    - Oakcrest
    - Weaver's Landing Section 2
    - Woodhaven Section 7
  - ▶ Drainage Reviews Approved – McCord Pointe Section 4, McCord Pointe Section 5, Meadows at Sagebrook Section 1, Meadows at Sagebrook Section 2, Pine Vail Estates, Weaver's Landing Section 2, Weaver's Landing Section 3, Woodhaven Section 7.



# ENGINEERING

## 2020 TOWN PROJECTS

- ▶ CR 600W mill and resurface project from SR 67 (Broadway) to CR 750N
- ▶ CR 600W mill and resurface project from CR 650N to CR 500N
- ▶ CR 700N mill and structural resurface project
- ▶ Highland Springs – mill and resurface Moonstone Place and Wind River Run
- ▶ CR 750N – mill and resurface project from CR 700W to Kensington Way
- ▶ Town Hall seal coat project
- ▶ Hanna/Center Street Storm Sewer – utility relocations completed
- ▶ Sealing projects constructed in 2020
  - West Winding Bend from CR 700W to Deer Crossing Boulevard.
  - Deer Hill Drive from West Winding Bend to Deer Crossing Boulevard.
  - Lyndhurst Crossing from Chemsford Drive to Stubbington Lane
  - Stubbington Lane from Chemsford Drive to end of stub street

- ▶ CR 700W Trail (Austin Trace) project constructed
- ▶ SR 67 (Broadway) Median project bid and awarded



McCordsville has benefited greatly from the State's Community Crossings Grant Program.

2020

Next Stop  M<sup>c</sup>CORDSVILLE

# UTILITIES



# UTILITIES

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## STAFF



### **Stephanie Crider, Utility Billing Supervisor**

Stephanie was hired as the Utility Department Billing Clerk for the Town in June of 2019 and promoted to Utility Billing Supervisor. Prior to working for the Town, she was an Instructional Assistant in the Mt. Vernon School Corporation at Mt. Comfort Elementary School. Stephanie is a 2004 graduate of Purdue University with a Bachelor's degree in Hospitality and Tourism Management and lives in McCordsville with her husband and four children.



### **Beth Morton, Administrative Assistant**

Beth joined the Town of McCordsville in January 2019 as Town Manager Tonya Galbraith's Administrative Assistant. In January 2020 she also joined the Utility Department as Billing Clerk and serves in both positions. Beth is a long time small business owner and resident of McCordsville with her husband Dennis. She has two sons and one exceptional grandson.



# UTILITIES

## 2020 ACCOMPLISHMENTS

- ▶ Implemented an installment plan for residents with outstanding bills due to the economic hardships caused by the Pandemic.
- ▶ Collaborated with all departments to inform residents of the \$4.99 sewer rate increase, effective June 2020, in order to accommodate the expansion of the waste water treatment plant.
- ▶ Changed all residential and commercial sewer rates in CUBIC to reflect the increase.
- ▶ Mailed information to 121 homes in Sagebrook to allow for a smooth transition for their annexation in April.
- ▶ Successfully collaborated with CGS to roll out toters to the newly annexed neighborhood, Sagebrook.
- ▶ Set up new accounts for Stone Grove, Sagebrook, and Oakcrest and continued to set up accounts for new sections in McCord Pointe, Villages of Brookside, Woodhaven, and Weaver's Landing.
- ▶ Completed training on CUBIC provided by Donald Frey & Company, Inc.
- ▶ Filed 27 liens totaling \$6,056.54.
- ▶ Signed up 280 ACH accounts, increasing payment totals from \$652,454.71 in 2019 to \$780,116.19 in 2020.
- ▶ Collected \$1,365.32 by selling CGS bag stickers for \$1.07 each and bulk stickers for \$16.05 each.
- ▶ Billed 1,338 penalties totaling \$7,979.42.



**Implemented an installment plan for residents with outstanding bills due to the economic hardships caused by the Pandemic.**

2022

Next Stop  M<sup>c</sup>CORDSVILLE

# FACILITY RENTALS



# FACILITY RENTALS

## 2020 COMMUNITY ROOM PARK SHELTER USAGE

### January

Contact Person	Purpose
Mohomad Darwish	Party
Allen Duros	Edward Jones (4x)
John Crawford	Bay Creek HOA
Tina Pittman	Party
Quanisha Dowdull	Baby Shower
Erica Reveles	Gateway Crossing HOA

### February

Contact Person	Purpose
ReAnna Davis	Birthday Party
Dana McDuffie	Party
John Crawford	Bay Creek HOA
Barrie Props	Gateway Crossing HOA

### March

Contact Person	Purpose
Lindsey Carender-Akers	Party
Teanna Adcock	Bay Creek East HOA
Lauri Harper	Birthday Party
Linda Genna	Hancock County Democrats
John Price	Property Owners Meeting
Stephanie Rogers	Party
Allen Duros	Edward Jones
Erica Reveles	Gateway Crossing HOA

### April

Closed due to COVID-19

## 47 Total uses of Community Room & Park in 2020

**P** = Park  
**CM** = Community Room



# FACILITY RENTALS

## 2020 COMMUNITY ROOM USAGE

### May

Closed due to COVID-19

### June

Contact Person	Purpose
Susan Dunn	Eagle Scout Ceremony <b>P</b>

### July

Contact Person	Purpose
Arlene Voltz	Baby Shower
Aicha Bell	Party
John Crawford	Bay Creek HOA

### August

Contact Person	Purpose
Melissa Davidson	Graduation Open House
Heather McCann	Graduation Party
Sanae Sayki	Party
Danielle Zagone	Indy Republican Party
Toni Morgan	Church Service
Aicha Bell	Party

**P** = Park  
**CM** = Community Room



# FACILITY RENTALS

## 2020 COMMUNITY ROOM USAGE

### September

Contact Person	Purpose
Toni Morgan	Church Services (3x)
Toni Morgan	Church Services <b>P, CM</b>
Veronica Brame	Austin Trace HOA
Ron Newman	Bay Creek East HOA Executive Committee

### October

Contact Person	Purpose
Jennifer Blair	Celebration of Life <b>P, CM</b>
Toni Morgan	Church Services (4x)
John Crawford	Bay Creek HOA
Town of McCordsville	Trunk-or-Treat

### November

Contact Person	Purpose
Town of McCordsville	Election Day
Toni Morgan	Church Services (3x)
Tammy Lamarte	Deer Crossing HOA
Barrie Props	Emerald Springs HOA
Chris Kearns	Gender Reveal
Shelby Newerth/Paton	Party

### December

Contact Person	Purpose
Toni Morgan	Church Service
	Baseball Practice (Thursdays)

**P** = Park  
**CM** = Community Room