



ANNUAL REPORT



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EXECUTIVE SUMMARY



2021 IN REVIEW – EXECUTIVE SUMMARY

The Town of McCordsville continues to grow and prosper in very significant ways. The long-awaited town center, now known as McCord Square, continues to move forward. Phase I of the project, which is being developed by Rebar Development, received zoning approval with construction expected to begin in 2022. Excitement continues to follow the development and discussions with additional developers is ongoing.



More and more people are finding McCordsville as the place for their next home. Total single family home permits were up from 240 in 2020 to 437 in 2021. The average sales price for homes was \$366,974, up from \$298,412 in 2020. This growth has seen our population swell from nearly 1,200 in 2000 to an estimated 10,000 in 2021, which is a 790 percent increase. The 2021 growth rate alone was 13 percent.

With all that growth comes the need to keep up with the infrastructure serving the Town. The \$7.4 million wastewater treatment plant expansion was completed near the end of 2021. This expansion doubled the size of the plant and allowed for many upgrades and technology advances. Road improvements are also at the top of mind. Early in 2021 the Town Council analyzed the Alternative

Analysis for Mt. Comfort Road. While the Council suggested the best alternative would be an underpass, the cost of such a project would be years away. Knowing something needed to be done in the interim, the staff of the Town's Engineering and Planning & Building Departments submitted a project for the Metropolitan Planning Organization's (MPO) Fall Call for intersection improvements for a segment of CR 600W from CR 800N to 2nd Street (a \$5.5 million project) and intersection improvements at CR 600W and CR 600N (an \$800,000 project.) These projects are currently on the list to be funded – **the largest grant award in the Town's history.** While these improvements will not solve the problem caused by the CSX track, it will certainly help alleviate the stacking that occurs when there is a train.



2021 IN REVIEW – EXECUTIVE SUMMARY



A new commercial space, Leo's Market & Eatery, is set to open in the spring of 2022.

The Town is also beginning to experience industrial growth. The projects that were recently approved by the Town Council brought with them the opportunity to construct a new road called Aurora Way to help keep truck traffic off the roads near neighborhoods. The Town has already committed \$1.1 million to this project and the road will be extended if additional industrial development occurs.

The Town of McCordsville participated in Governor Holcomb's READI initiative with the White River Region

communities of Anderson/Madison County, Carmel, Fishers, Indianapolis, Noblesville, and Zionsville. The group developed a plan for \$50 million in READi projects after much negotiation and collaboration. The region was awarded \$20 million from READi, but not all projects were approved by the IEDC. We continue to work through the process and hope that we might still benefit in some significant funding for our McCord Square projects.

Another new funding source that came our way was from the Federal American Rescue Plan Act. We received \$844,276 and will receive the same amount in 2022 for a total of \$1,688,552. A steering committee was formed, and a survey distributed to our residents to gauge how the funding should be used. We will be determining the appropriate uses of the funds in 2022.

The Town took ownership of the Old School Park on CR 600W and through the direction of the Parks Board major rehabilitation and updates have occurred, including fixing trip hazards, replacing the tennis net, painting the court, and repairing the surface of the basketball court. Thanks to volunteer activities like Nine Star Connect's Community Day of Service and MV Junior Honor Society the park is looking great. In addition, an application for additional upgrades was approved from the Hancock County Community Foundation (HCCF) and an award of \$3,191 was received. The remainder of the upgrades will occur in 2022.



2021 IN REVIEW – EXECUTIVE SUMMARY

Our events were back on track after pausing or scaling back most of them in 2020 due to the Pandemic. The 7th Annual McCordsville Path to Fitness 5K was one of the largest yet and proceeds help us to continue funding our Building a Brighter McCordsville Fund through the HCCF. Our Trunk-or-Treat was again a huge success with 17 cars or trucks entered in the event. The Annual Christmas Tree Lighting was held completely outdoors and featured a hot chocolate truck to help warm our guests up. The event was a great time with performances from the McCordsville Elementary School choir and the Mt. Vernon Middle School Band.

Our collaboration with Vernon Township continues to be strong. A new fire station is in the development stage and will be located next to Leo’s Market at CR 600W and CR

900N. The Vernon Township Fire Department received at the end of 2021 two new Spartan Fire Engines to help serve the area. And the Fire Station in McCordsville is now 24/7 with temporary housing on-site.

And, while we know that COVID-19 has not gone away, we feel we are in a much better place than we were this time last year. We will continue to be vigilant and look out for each other. This year will continue to be another year of challenges as we continue to grow — we are confident our path forward will lead to meaningful successes as well.

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)



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. In October, Galbraith announced her retirement, effective April 1, 2022.



Niki Jones, Office Coordinator

Niki was hired to join the team at the end of 2021. Originally from Ohio, her family moved to McCordsville eight years ago and fell in love with the small hometown feel that it provided. The close-knit neighborhoods, strong community and school spirit made it the perfect place to raise a family. She has a passion for helping others, organizing events, being crafty and helping her husband with their small businesses.

She lives in McCordsville with her husband, Scott, two sons, Jackson and Carson, and two spoiled Labradors, Ella and Maci.



ADMINISTRATION

ACTIVITIES, MEETINGS, AND COMMUNICATIONS

- ▶ Following the successful builder/developer roundtables in 2020, Shelby Bowen of Rebar Development announced his acquisition of 49 acres within the Town Center area. Now known as McCord Square, design work on the Phase I plan started. Two four story apartment buildings will be constructed during the first phase of the development. The apartments will also, in some cases, include first floor retail. There has been considerable interest in McCord Square and we are confident that we will see future announcements of projects in 2022.
 - [McCord Square History](#)
 - [McCordsville to kickstart town center project with \\$40 million first phase](#) - Indianapolis Business Journal (ibj.com)
 - [McCordsville town center moves forward](#) - The Daily Reporter - Greenfield, Indiana (greenfieldreporter.com)
- ▶ Participated in the Fiscal Sustainability Study. This study was led by David Reynolds and Jason O'Neill of Policy Analytics.
- ▶ Participated in the Redevelopment Commission of Indiana (RAI) Tax Increment Finance Education Committee.
- ▶ Participated in the Central Indiana Comprehensive Economic Development Strategy (CEDS) led by the Indianapolis Metropolitan Development Organization.
- ▶ Participated in the Mt. Comfort Corridor Steering Committee, which seeks to implement provisions of the Urban Land Institute Panel report and recommendations.
- ▶ Participated in the White River Region READi plan along with the communities of Carmel, Fishers, Indianapolis, Anderson/Madison County, Noblesville, and Zionsville. The Region was designated to receive \$20 million although it is still unclear how the funds will be distributed.
- ▶ Organized an American Rescue Plan steering committee to help determine the best way to use the funding that McCordsville will receive. The final plan will be finalized in 2022.



ADMINISTRATION

ACTIVITIES, MEETINGS, AND COMMUNICATIONS



NineStar Connect's volunteers gave a facelift to the Old School Park as part of their Community Day of Service.

- ▶ Worked with Park Board and staff to start rehabilitation of the Old School Park. Included in the rehab is the replacement of the broken basketball nets, replacement of old wood on the benches, repair of potential trip hazards on the sidewalk, pressure washing and painting of the tennis court along with a new net, cracks on the basketball court have been filled in and all the sidewalks were power washed and cleaned. Additional upgrades will be made in 2022.



MV Junior Honors participants planted mums and spread mulch around the park as part of their required service hours.

- ▶ Also related to the Old School Park, the Town successfully received a grant from the Hancock County Community Foundation to help pay for some of the improvements; Nine Star Community Day of Service saw Nine Star employees painting the shelter and picnic tables and a group of teens planted mums and mulched around the Old School ground monument sign as part of their Junior Honor Society hours.



ADMINISTRATION

ACTIVITIES, MEETINGS, AND COMMUNICATIONS

- ▶ Continued communication throughout the year on the recycling bins. Once the gate was installed, the overflow of the bins stopped, but the bins filled up rapidly the day they were emptied causing the gate to be closed early on those days.
- ▶ Worked on funding for Al. Neyer, which is a 1,000,000 square foot industrial building. A tax abatement was approved.
- ▶ Updated ADA and Title VI documents.
- ▶ Wrote McCord Square news release. Generated a lot of interest from other media outlets.
- ▶ Served on the International City-County Management Association (ICMA) Midwest Nominating Committee.
- ▶ Participated in the CR 600W/CSX workshops and follow-up meetings with the MPO, INDOT and CSX.
- ▶ Met with County Commissioner Bill Spalding to update him on growth in McCordsville.
- ▶ Met with new chamber board and provided advice. It has been renamed the Northern Hancock Area Chamber of Commerce.
- ▶ Wrote a road funding white paper to try and make our case for Community Projects Funding. Funding was a no go.
- ▶ Hired an Office Coordinator.
- ▶ Monitored legislation for the Indiana Municipal Management Association.
- ▶ Updated Pandemic Leave Policy.



ADMINISTRATION

DEVELOPER MEETINGS AND REDEVELOPMENT ACTIVITIES

Met, in conjunction with the Planning and Building Director and the Town Engineer in many meetings with developers, including:

Al. Neyer

Arbor/Silverthorne

Beazer

Bridgenorth

Fischer Homes

Formation Properties

Gershman Partners

GT Services

Harris & Ford

HSA Commercial

Indianapolis Airport Authority

Lennar

Morningside Development Team

Onyx & East

Premier Land

Pride Investments

Pulte

Rebar Development

Ryan Homes

Steve Hardin (Development Proposal)

Wheatley Group

Hangar Property Potential Development

Several Rental Subdivision Developers



ADMINISTRATION

BOARDS, VOLUNTEER SERVICE, AND SPEAKING ENGAGEMENTS

Hancock Economic Development Council

County, Towns and Schools Committee

Served as a panelist at Aim’s Newly Elected Official conference.

Hancock Health Foundation

Hancock County COVID-19 Task Force

Served as moderator on the Mt. Comfort Corridor workshop for Aim.

Women Helping Women Committee

Attended County RDC meetings (not a member)

Spoke to Greenfield Rotary.

Aim Executive Board, Legislative and Environment Committees

County Trails Plan Executive Committee

Spoke to Local Government graduate students.

IMMA Board and Legislative Chair

ICMA

Redevelopment Association of Indiana

Zoomed with students at the Navy Warfare Center in Pennsylvania (program through the IU O’Neill School.)



ADMINISTRATION

EVENTS

- ▶ Easter Egg Drive-Thru
- ▶ McCordsville Path to Fitness 5K. Biggest crowd yet.
- ▶ A combined event with the Vernon Township Library – Movie in the Park along with the Great American Campout.
- ▶ Trunk-or-Treat
- ▶ Tree Lighting was in person this year and was a big hit. It was held completely outdoors (thankful for nice weather), but the hot chocolate truck was still appreciated.
- ▶ We saw the return of the annual Holiday Party and a good time was had by all.



The Dental Oasis in McCordsville was well represented at the Trunk-or-Treat event.



In the spirit of the Summer Olympics, young runners got a taste of their medals.



PLANNING AND BUILDING



PLANNING AND BUILDING

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 7 years. Ryan is a 2005 graduate of Ball State University with a Bachelor of Urban Planning and Development. He 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. In 2021, Ryan was promoted to Assistant Town Manager of Planning & Development.



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 an Associate in Applied Science in Paralegal Studies from Ivy Tech Community College and a Bachelor's in History from Ball State University.



PLANNING AND BUILDING

STAFF



Erik Pullum, Building Inspector

Erik was hired to serve as a Building Inspector in July of 2021. He began working in code enforcement a decade ago, working as a Deputy Fire Marshal for the Indianapolis Fire Department. He has also served as a building inspector for both residential and commercial development with Indianapolis Building and Neighborhood services. Erik spent 3.5 years working for the Indiana Department of Homeland Security, first working as a code official, and then being promoted to the Deputy Section chief in charge of code training and procedure implementation. Erik is certified as a commercial building, residential building, and fire inspector.



Tony Riggs, Building Inspector

Tony was hired as a Building Inspector in July 2021. His experience includes serving as a Plan Reviewer for the State of Indiana, inspector for the City of Indianapolis and Richmond Indiana. Tony is a graduate of Purdue University with studies in Architectural Technology, Building Construction and Mathematics. He is certified with the ICC as an inspector for all trades both residential and commercial. He is also certified as a Plans Examiner.



PLANNING AND BUILDING

STAFF



Jack Spaulding, Building Inspector

Jack was hired as 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 Sherriff'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 a member of The Indiana Association of Building Officials (IABO) for over 22 years and served on the IABO Education Committee.



PLANNING AND BUILDING

BOARDS AND COMMITTEES

2021 Plan Commission (PC)

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

| Case # | Petitioner | Location | Request | Decision |
|-----------|---------------------|---------------------|--------------|--------------------------|
| PC-21-001 | Lennar Homes | Summerton | Annexation | N/A |
| PC-21-002 | Lennar Homes | Summerton | Annexation | N/A |
| PC-21-003 | Lennar Homes | Summerton | Rezone | Favorable Recommendation |
| PC-21-004 | Silverthorne Homes | Liberty Ponds | Annexation | N/A |
| PC-21-005 | Silverthorne Homes | Liberty Ponds | Rezone | Favorable Recommendation |
| PC-21-006 | Al. Neyer | Al. Neyer Spec Bldg | Annexation | N/A |
| PC-21-007 | Al. Neyer | Al. Neyer Spec Bldg | Rezone | Favorable Recommendation |
| PC-21-008 | Platinum Properties | Colonnade | Rezone | Favorable Recommendation |
| PC-21-009 | Al. Neyer | Al. Neyer Spec Bldg | Primary Plat | Approved |
| PC-21-010 | Pulte Group | Jacobi Legacy Farms | Rezone | Favorable Recommendation |
| PC-21-011 | Silverthorne Homes | Haven Ponds | Primary Plat | Approved |
| PC-21-012 | HSA Commercial | HSA Industrial | Primary Plat | Continued |
| PC-21-013 | Rebar Development | McCord Square | Rezone | Favorable Recommendation |
| PC-21-014 | Pulte Group | Jacobi Farms | Primary Plat | Approved |
| PC-21-015 | Grand Communities | Hampton Walk | Rezone | Continued |
| PC-21-016 | Rebar Development | McCord Square | Primary Plat | Set for 2.15.22 |



PLANNING AND BUILDING

BOARDS AND COMMITTEES

2021 Board of Zoning Appeals (BZA)

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

| Case # | Petitioner | Location | Request | Decision |
|------------|------------------------------|---------------------|-------------------|--------------------------------|
| BZA-21-001 | Silverthorne Homes | Stone Grove, Lot 14 | Variance | Approved Subject to Conditions |
| BZA-21-002 | Navarro Daycare | Weavers Landing | Special Exception | Approved Subject to Conditions |
| BZA-21-003 | Vernon Township Fire | Temporary housing | Variations | Approved Subject to Conditions |
| BZA-21-004 | McCordsville Corner Shoppes | Lot 4 of MCS | Variations | Withdrawn |
| BZA-21-005 | Vernon Township Fire | Temporary housing | Variance | Approved Subject to Conditions |
| BZA-21-006 | Kirby Mitchell | Old Town | Special Exception | Approved Subject to Conditions |
| BZA-21-007 | Valvoline Instant Oil Change | Meijer Outlot | Special Exception | Approved Subject to Conditions |



PLANNING AND BUILDING

BOARDS AND COMMITTEES

2021 Architectural Review Committee (ARC)

► Members: Chair Bethany Frost, Vice Chair Tom Strayer, Shirley Jacobi, Errick Peck, and Barry Wood.

| Case # | Petitioner | Location | Request | Decision |
|--------|--------------------|-------------------------|----------------------------|----------|
| | Lennar Homes | McCord Pointe | New Model/Elevation | Approved |
| | Silverthorne Homes | Geist Woods Estates | New Single Family Home | Approved |
| | Southwarks | Southwarks | Commercial Building Design | Approved |
| | Silverthorne Homes | Old Town | New Single Family Home | Approved |
| | Silverthorne Homes | Geist Woods Estates | New Single Family Home | Approved |
| | The Studio | The Studio | Commercial Building Design | Approved |
| | Arbor Homes | Meadows at Sagebrook | Product Line Approval | Approved |
| | Silverthorne Homes | Stone Grove | Product Line Approval | Approved |
| | Integra Builders | Hampton Cove | New Single Family Home | Approved |
| | Robert Olson | Old Town | Exterior Material | Approved |
| | Woodall Homes | Imel Estates | Home Modification | Approved |
| | Al. Neyer | Al. Neyer Spec Building | Commercial Building Design | Approved |
| | Pulte Group | Oakcrest | Revised Model/Elevation | Approved |
| | Pulte Group | Oakcrest | New Model/Elevation | Approved |



PLANNING AND BUILDING

BOARDS AND COMMITTEES

2021 Technical Advisory Committee (TAC)

- Members: Chair Ryan Crum, Susan Bodkin, Paul Casey, Ron Crider, Josh Earl, Steve Gipson, Derek Shelton, Jack Spaulding, Dave Sutherlin and Mark Witsman.

| Case # | Petitioner | Location | Request | Decision |
|--------|-----------------------|-----------------------------------|-------------------------------------|---------------------|
| | Southwarks | Southwarks | Primary Plat | TAC Comments Issued |
| | Southwarks | Southwarks | Development Plan and Secondary Plat | TAC Comments Issued |
| | Premier Land Co | Vintner's Park | Concept Plan | N/A |
| | Pulte Group | Winridge | Concept Plan | Withdrawn |
| | BridgeNorth Homes | Preserve at Brookside | Concept Plan | N/A |
| | Breedlove Dobbs HVAC | Breedlove Dobbs HVAC | Development Plan | TAC Comments Issued |
| | Fischer Homes | Villages at Brookside, Sec. 14-15 | Development Plan & Secondary Plat | TAC Comments Issued |
| | Leo's Market & Eatery | Villages at Brookside | Development Plan & Secondary Plat | TAC Comments Issued |
| | Lennar Homes | Summerton | Concept Plan | TAC Comments Issued |
| | Silverthorne Homes | Liberty Ponds | Concept Plan | TAC Comments Issued |
| | Premier Land Co | Vintner's Park, Sec. 1 | Development Plan & Secondary Plat | TAC Comments Issued |
| | BridgeNorth Homes | Preserve at Brookside | Development Plan & Secondary Plat | TAC Comments Issued |
| | Lennar Homes | Summerton, Sec. 1 | Development Plan & Secondary Plat | TAC Comments Issued |
| | Platinum Properties | Colannade | Concept Plan | N/A |
| | Platinum Properties | Colannade | Preliminary Plan | TAC Comments Issued |
| | Al. Neyer | Al. Neyer | Primary Plat | TAC Comments Issued |
| | Al. Neyer | Al. Neyer | Development Plan | TAC Comments Issued |



PLANNING AND BUILDING

BOARDS AND COMMITTEES

2021 Technical Advisory Committee (TAC) *Continued*

| Case # | Petitioner | Location | Request | Decision |
|--------|--------------------|-------------------------------|------------------|---------------------|
| | Silverthorne Homes | Liberty Ponds | Primary Plat | TAC Comments Issued |
| | Al. Neyer | Al. Neyer | Secondary Plat | TAC Comments Issued |
| | HSA Commercial | HSA Industrial | Primary Plat | TAC Comments Issued |
| | Pulte Group | Jacobi Farms | Primary Plat | TAC Comments Issued |
| | Revel & Underwood | MCS Dental Office | Development Plan | TAC Comments Issued |
| | Grand Communities | Hampton Walk | Concept Plan | N/A |
| | Grand Communities | Hampton Walk | Primary Plat | TAC Comments Issued |
| | Rebar Development | McCord Square | Primary Plat | TAC Comments Issued |
| | Rebar Development | McCord Square, Infrastructure | Development Plan | TAC Comments Issued |
| | Rebar Development | McCord Square, Apt | Development Plan | TAC Comments Issued |



PLANNING AND BUILDING

PERMITS ISSUED

+ Residential Building Permits by Subdivision

| | |
|-----------------------|-----|
| McCord Pointe | 113 |
| Stone Grove | 7 |
| Villages at Brookside | 21 |
| Woodhaven | 30 |
| Meadows at Sagebrook | 85 |
| Oakcrest | 41 |
| Pine Vail Estates | 40 |
| Sagebrook | 6 |
| Weavers Landing | 89 |
| Other | 5 |

+ Permits by Type

| | |
|---------------------------------------|-----|
| Single-Family Homes | 437 |
| Commercial Building | 5 |
| Sign | 22 |
| Remodel/Addition (nearly triple 2020) | 31 |
| Other | 106 |

601

Total permits issued in 2021 (up from 375 in 2020)

437

New single-family home permits in 2021 (up from 240 in 2020)

New Residential Permits by Year





PLANNING AND BUILDING

BUILDING INSPECTIONS SUMMARY

| | |
|--|--------------|
| Above Ceiling | 3 |
| Temp Electric | 295 |
| Footing | 498 |
| Foundation | 48 |
| Underslab | 117 |
| Foundation/Underslab | 357 |
| Rough-in | 693 |
| Energy | 323 |
| Final | 372 |
| Other | 51 |
| <i>Re-inspections</i> | <i>718</i> |
| Total (excludes 258 sewer tap inspections by Public Works Department) | 3,475 |

3,475

Building inspections completed in 2021

2,410

Building inspections completed in 2020

718

The 718 re-inspections represent approximately 20% of all inspections. This is an increase from the 222 re-inspections completed in 2020, which was about 10% of all inspections.

Examples of inspections listed as "Other" are room additions, basement remodels, etc.



PLANNING AND BUILDING

MISCELLANEOUS DEPARTMENT STATISTICS

\$366,974.19

Average Sales Price —
New Single-Family Homes

0.5 Square Miles

Corporate Limit Increase in Area.
(Town Limits: 7.2 square miles)

2,793 S.F.

Average Living Area —
New Single-Family Homes

\$450,776.80

Planning & Building Fees Collected

3,454 S.F.

Average Total Area —
New Single-Family Homes

\$441,284.48

Park Impact Fees Collected

10,113

Estimated Town Population



PLANNING AND BUILDING

MISCELLANEOUS DEPARTMENT STATISTICS



Major Development Projects

- ▶ McCord Square is approved and expected to begin construction in 2022.
- ▶ Southwarks Manufacturing Facility is approved and under construction, with an anticipated opening in Q2 of 2022.
- ▶ Al. Neyer Industrial Development is approved and under construction.
- ▶ Three voluntary annexations completed (Summerton, Haven Ponds, & Al. Neyer).
- ▶ Phase I of Aurora Way is substantially complete.

Residential Growth

- ▶ Single-family permits exploded in 2021, from 240 to 437.
- ▶ 2021 growth rate was 13%.
- ▶ The compound annual growth rate since the 2000 Census is 11%.
- ▶ An 8% annual growth rate from 2022 through 2030 would see the Town's population rise to approximately 18,700*. A more aggressive 11% growth rate would project a population of approximately 23,300*. If we continued at a 13% rate, as we did in 2021, the population would increase to approximately 26,900*.
- ▶ Since 2000, the Town has grown from 1,132 to 10,113 (790%).
- ▶ \$160 million – total sales price of all new homes in 2021.

* By the end of the decade



PLANNING AND BUILDING

MISCELLANEOUS DEPARTMENT STATISTICS

Initiatives and Grants

- ▶ Town completed the Mt. Comfort Road Corridor Development Strategy, in conjunction with the Town of Cumberland and Hancock County. The Plan was adopted by all three entities.
- ▶ Alternatives Analysis for Mt. Comfort Road railroad crossing was completed. This analysis was the basis for the Town's grant application for a widening of the surface crossing. Currently, the Town's grant application has been recommended for award.
- ▶ Fiscal Sustainability Study was completed in late 2021. The Town is still analyzing the study to determine next steps.
- ▶ The Broadway Median Project was completed.



A median project at the border of McCordsville and Lawrence/Marion County will help drivers know they are entering a separate Town and County.



PLANNING AND BUILDING

LOOKING FORWARD TO 2022

Development Projects

- ▶ McCord Square, the first phase of the Town Center will break ground
- ▶ Leo's Market & Eatery is expected to be completed in 2nd quarter
- ▶ Southwarks is also expected to open in 2nd quarter
- ▶ Phase II of Aurora way is expected to be completed
- ▶ Al. Neyer Industrial Building is expected to be completed
- ▶ A number of residential projects, including, but not limited to Summerton, Vintner's Park, Preserve at Brookside, Jacobi Farms, and Colonnade, are expected to break ground

Initiatives & Grants

- ▶ The Town will embark upon a Comprehensive Plan Update.
- ▶ Town will submit Community Crossing application(s) during the summer call.



PUBLIC WORKS



PUBLIC WORKS

STAFF

The Public Works Department is lead by Ron Crider, who has been with the Town for more than 20 years. The department is responsible for a variety of services including street maintenance, sanitation and trash collection, wastewater and permitting. Nine employees make up the department, which works closely with the Engineering, Planning & Building and Utility Departments.



Ron Crider



Nick Brown



Gary Garner



Steve Gipson



Stephan Hamlin



Dave Miller



William Nickerson



Janson Robinson

Ron Crider, Public Works Commissioner

Ron accepted the position of Public Works Commissioner in 2001. Ron oversees the daily operations of the Street, Stormwater, and the Treatment Plant. Ron currently holds a Class II wastewater license and a class A CDL license.

Nick Brown, Street & Stormwater Superintendent

Nick graduated from Hamilton Southeastern in 2005 and attended the Motorcycle Mechanics Institute. He worked in the automotive field for Indy Tire for 8 years. He joined the McCordsville team in August 2014 as a general laborer for the street department. In November 2020, he was promoted to superintendent.



PUBLIC WORKS

STAFF

Gary Garner, Wastewater General Labor

Gary started working for the town in 2005 as an officer with the McCordsville Police Department. After his retirement in 2015, he was hired as a full-time employee at the treatment plant. He is responsible for managing laboratory analysis and plant maintenance.

Steve Gipson, Wastewater Superintendent

Steve started working part-time in the Wastewater Department in 2001. In 2006, he was hired full time. He holds a Class IV Municipal License and Class D Industrial License. Steve is responsible for all the State and EPA testing and reporting.

Stephan Hamlin, General Labor

Stephan graduated from South Putnam High School in 2006. He worked in different forms of construction, landscaping, and snow removal before joining the McCordsville street department in 2020.

Dave Miller, General Labor

Dave accepted a part time job with the town in 2020.

His duties include town hall maintenance and assisting with mowing. He can be seen cleaning up debris in the side ditches along McCordsville roads.

William Nickerson, General Labor

William graduated from Greenfield Central High School in 2006. Before joining the town in 2022, he worked for 5 years for the Town of Ingalls in the street department.

Janson Robinson, General Labor

Janson graduated from Mt. Vernon High School in 2020, where he played football for 4 years. He was a landscaper for three years before joining the McCordsville street department in August 2021. He graduated the fire academy and is currently enrolled in EMT academy working towards becoming a firefighter.

William Tyndell, General Labor

William was hired by the town in 2011 as a certified Class II Wastewater Operator. He continues to work weekend duty at the treatment plant as a part-time employee.



PUBLIC WORKS

2021 ACCOMPLISHMENTS

Wastewater

- ▶ (2020) Treated 160.5 million gallons at 88% plant capacity. (2021) Treated 188.8 million gallons of wastewater at 103% plant capacity. (This % capacity is not correct; this is based on a plant size of 500 thousand/day. The last four months of the year we were operating at full capacity of 1 million gal/day. This report does not reflect that.) Our overall treatment for the plant in 2021, (in percent removal) was BOD 97%, Suspended Solids 98%, Ammonia, 99% and Phosphorus, 88%.
- ▶ Hauled 2,228,000 gallons of sludge.
- ▶ Our total cost of disposal was \$90,758.55 at .04 cents per gallon (if Fisk would have hauled this amount it would have been \$368,751.54 at .17 cents per gallon).
- ▶ Inspected and approved 177 sewer laterals in 2020, in 2021 we inspected and approved 258. This is a 31% increase.
- ▶ Completed 4,006 sewer locates. That is a 32% increase from 2020.

- ▶ In 2021 we did not have to replace or rebuild any pumps.
- ▶ Our plant expansion is complete and just in time according to our sewer lateral inspections.

Storm Water

- ▶ Approved 143 fence permit request. This is a 22% increase from 2020.
- ▶ Street sweeper picked up 13 cubic yards of debris in 38.9 hours.
- ▶ We received 9 storm water complaints and corrected all of them.
- ▶ We received an IDEM audit for construction and post-construction run-off minimum control measures by Andrew Gamble, we passed with an overall satisfactory score.



PUBLIC WORKS

2021 ACCOMPLISHMENTS

Street Department

- ▶ Approved 92 right-of-way permits. A decrease of two permit from 2020.
- ▶ Submitted 3.531 road miles to the State of Indiana (52.143 total road miles).
- ▶ We received \$1,550.68 from the IPEP safety grant towards new personal protection equipment.
- ▶ We purchased two new Stihl gas powered edgers to be used at town hall, park, and the new median.
- ▶ We were approved for Mattingly concrete to complete 17 ADA ramps in Bay Creek for \$21,412.50.
- ▶ Precision Concrete Cutting cut 39 trip hazards scattered in Emerald Springs.
- ▶ We purchased a new 7k 7x18 foot Big Tex trailer for \$4,523.49 for the mowers.
- ▶ We purchased a new single axle 6.5x12 foot Big Tex trailer for \$2,100.00
- ▶ We purchased a pressure washer to mount on the small trailer for \$3,545.00
- ▶ We purchased 230 tons of treated road salt at \$95.48 per ton, for a total of \$21,980.88. The money was encumbered form 2020.
- ▶ We purchased 280 bags of UPM asphalt patch at \$14.00 per bag, for a total of \$3,920.00. This is a 66% increase from 2020.
- ▶ We lost Ryan Baker this year due to an out of state move, but we added Janson Robinson to the team as his replacement.



PUBLIC WORKS

2021 ACCOMPLISHMENTS

Old School Park

- ▶ Precision Concrete Cutting removed 32 trip hazards for \$1,885.00
- ▶ We purchased a Ferris ISX 3300 72-inch cut mower for \$12,619.00
- ▶ NineStar selected the old school park shelter for the NineStar service day, they stained the picnic tables and painted the shelter.
- ▶ A.G. Sport Surfaces replaced the tennis net, painted the court, and restriped it for \$6,700.00
- ▶ Justin Bastin and his children came to the park and planted 20 mums and laid mulch in new flower beds they designed.
- ▶ It has been approved for A.G. Sport Surfaces to replace the maze entrance with an ADA compliant gate to the tennis court for \$900.00
- ▶ The basketball court is currently having the cracks cut out and replaced by A.G. Sports Surface for \$4,602.00



ENGINEERING



ENGINEERING

STAFF



Mark Witsman, P.E., 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.



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 now works in the Engineering Department assisting Mark Witsman in various reviews and inspections.

2021 TOWN PROJECTS

- ▶ WWTP Construction (\$7.37 million).
- ▶ Aurora Way (\$1.1 million).
- ▶ Mill and resurface of 650 North (\$217,000).
- ▶ Mill and resurface of Deer Crossing Blvd., Bay Front Shores, Nautica Blvd., Austin Trace Blvd., and Laredo Drive (\$204k).



ENGINEERING

2021 ACCOMPLISHMENTS

- ▶ Mike Cousins lateral transfer from Planning & Building to take over the open infrastructure inspector position.
- ▶ **MPO Fall Call for projects** – Submitted for CR 600W segment from 800N to 2nd Street (\$5.5 million) and for intersection improvements at 600W and 600N (\$800,000.)
- ▶ **WWTP Expansion** – \$7.4 million project was completed.
 - [FLUSH FOR GROWTH: McCordsville christens \\$7.5 million sewer plant expansion](#) - The Daily Reporter - Greenfield, Indiana (greenfieldreporter.com)
- ▶ **Joint Traffic Study** – Included scope of Jacobi Legacy Farms, Colonnade, Haven Ponds and McCord Square developments.
- ▶ **Fiscal Sustainability Study** – Contracted with Policy Analytics. Most of the study work was completed in 2021, but the final report was presented in early 2022.
- ▶ **Community Crossings Grant Applications** – McCordsville was awarded all 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 650N (\$285,104), and mill and resurface of Deer Crossing Blvd., Bay Front Shores, Nautica Blvd., Austin Trace Blvd., and Laredo Drive (\$314,146). Aurora Way grant rescinded by INDOT due to a misunderstanding on their part on the scope of the project.
- ▶ **INDOT Construction:** Broadway (SR 67) and 234 project completed (added lanes on Broadway.)
- ▶ **Mt. Comfort Road CSX Crossing** – Final report completed.
- ▶ **Asset Management Plan** – 2021 plan was updated, submitted, and approved by LTAP. This was required as part of Community Crossings grant application.



ENGINEERING

2021 DEVELOPMENTS

- ▶ Aurora Way (second segment by Al. Neyer) – reviewed.
- ▶ Breedlove Dobbs new construction.
- ▶ Clover Communities (construction).
- ▶ Family Express – car wash and sewer improvements.
- ▶ Leo’s Marketplace (reviewed and partial construction).
- ▶ McCordsville Dentist (reviewed).
- ▶ McCord Pointe Section 6 (reviewed and constructed).
- ▶ McCord Pointe Section 7 (reviewed and constructed).
- ▶ McCord Square (reviewed).
- ▶ Meadows at Sagebrook Section 2 (constructed and recorded).
- ▶ Outlook Christian Church (partial constructed).
- ▶ Pine Vail Estates North (constructed and recorded).
- ▶ Pine Vail Estates South (constructed).
- ▶ Star Bank ITM completed.
- ▶ Southwarks (reviewed and constructed).
- ▶ Summerton Section 1 (reviewed).
- ▶ Vail Industrial (reviewed and construction started).
- ▶ Villages at Brookside Section 14/15 (reviewed and partial construction).
- ▶ Weaver’s Landing Section 3 (reviewed and constructed).
- ▶ Woodhaven Section 7B (constructed).
- ▶ Woodhaven Section 8 (reviewed and constructed).
- ▶ Plats recorded:
 - Pine Vail Estates North
 - Pine Vail Estates South
 - Meadows at Sagebrook Section 1
 - Meadows at Sagebrook Section 2
 - McCord Pointe Section 5
 - McCord Pointe Section 6
 - Weaver’s Landing Section 2
 - Weaver’s Landing Section 3
 - Woodhaven Section 7B
- ▶ Drainage Reviews Approved – Leo’s Marketplace, McCord Pointe Section 6, McCord Pointe Section 7, Southwarks, Vail Industrial, Villages at Brookside Section 14/15, Weaver’s Landing Section 3, Woodhaven Section 8.



ENGINEERING



Economic growth in McCordsville has caused the need to expand the Wastewater Treatment Plant facility. This expansion will be completed in late 2021.



ENGINEERING





UTILITIES



UTILITIES

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

2021 ACCOMPLISHMENTS

- ▶ Set up new accounts for Meadows at Sagebrook and Pine Vail Estates and continued to set up accounts for new sections in McCord Pointe, Woodhaven, and Weaver's Landing.
- ▶ Filed 48 liens totaling \$7,820.85. Collected lien payments totaling \$12,298.37 for liens filed in 2021 as well as past filings from 2020 and 2019.
- ▶ Collected \$1,304.33 by selling CGS bag stickers for \$1.07 each and bulk stickers for \$16.05 each.
- ▶ Billed 5,418 penalties totaling \$28,941.24.
- ▶ Signed up 202 ACH accounts, increasing payment totals from \$780,116.19 in 2020 to \$923,741.25 in 2021.
- ▶ Successfully helped 14 residents pay down their outstanding balances due to the pandemic by completing an installment plan that was implemented at the end of 2020.
- ▶ Helped roll out the new online payment system that has residents set up their own username and password to login and pay their bill and updated all information.



FACILITY RENTALS



FACILITY RENTALS

2021 COMMUNITY ROOM PARK SHELTER USAGE

January

| Contact Person | Purpose |
|--------------------------|---------------|
| Ron Newman | Bay Creek HOA |
| Brock and Tiffany Taylor | Party |

February

| Contact Person | Purpose |
|----------------|---------|
| Faun Brinkley | Class |

March

| Contact Person | Purpose |
|----------------|-----------------|
| Faun Brinkley | Class |
| Marcie Stoner | Party |
| Ron Newman | Bay Creek HOA |
| Teanna Adcock | Timberstone HOA |

April

| Contact Person | Purpose |
|------------------|----------------|
| Shari Richardson | Birthday Party |
| Chris Kerns | Baby Shower |
| Ron Newman | Bay Creek HOA |

May

| Contact Person | Purpose |
|------------------|---------------------|
| Ron Newman | Bay Creek HOA |
| Emily Archer | Party (OSP) |
| Sheryl Vail | Baby Shower |
| Mary Baker Hogan | Party |
| Erika Ryser | Party (THP) |
| Tiffany Taylor | End of School Party |
| Aicha Bassile | Graduation Party |

60

Total uses of Town Hall Park, Community Room, & Old School Park in 2021



FACILITY RENTALS

2021 COMMUNITY ROOM USAGE

June

| Contact Person | Purpose |
|---------------------|-----------------------------|
| Mohamad Darwish | Graduation Party |
| Felisa Wilson-Demos | Party |
| Faun Brinkley | Class |
| Patricia Kilgore | Party (THP and CR) |
| Mary Webb | Graduation Party (THP & CM) |
| Ron Newman | Bay Creek HOA |
| Melissa Dragoo | Library Silly Safari (THP) |
| Kendra Jones | Shower |
| Laura Hollister | Graduation Party |

July

| Contact Person | Purpose |
|----------------|-----------------------------|
| Faun Brinkley | Class |
| Melinda Wolfe | Birthday Party (THP and CM) |
| Barrie Props | Emerald Springs HOA |
| Robyn Williams | Birthday Party |
| Lory Tender | Family Celebration |
| Ryan Hoffman | Stone Grove HOA |

August

| Contact Person | Purpose |
|----------------|---------------|
| Ron Newman | Bay Creek HOA |
| Faun Brinkley | Class |

September

| Contact Person | Purpose |
|----------------|-----------------------------|
| Teanna Adcock | Timberstone HOA |
| Faun Brinkley | Class |
| Melissa Dragoo | Library Story Time (THP) 3X |
| Roxanne | Emerald Springs HOA |
| Ron Newman | Bay Creek HOA |

October

| Contact Person | Purpose |
|----------------|----------|
| Heather McCann | Birthday |
| Mbibock Agbor | Party |
| Faun Brinkley | Class |
| Melinda Wolfe | Party |



FACILITY RENTALS

2021 COMMUNITY ROOM USAGE

November

| Contact Person | Purpose |
|----------------|---------------------|
| Justin Wesley | Birthday Party |
| Faun Brinkley | Class |
| Roxanne | Emerald Springs HOA |
| Ron Newman | Bay Creek HOA |
| Tina Pittman | Party |
| Macy Gaar | Deer Crossing HOA |

December

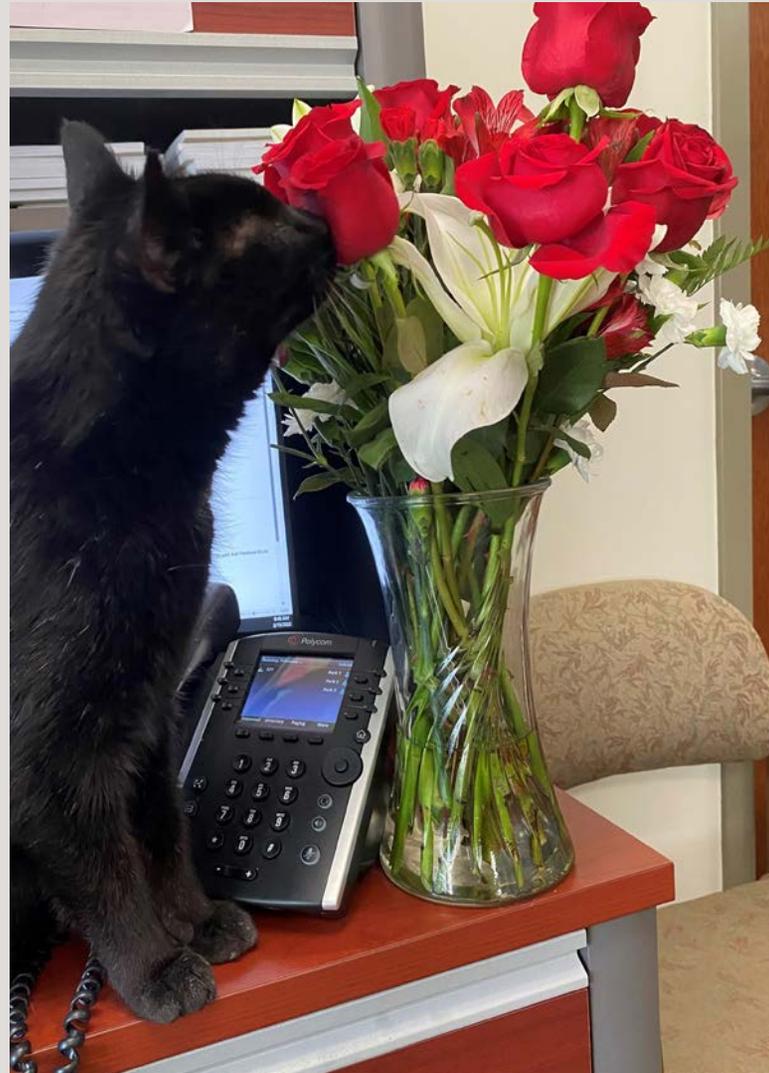
| Contact Person | Purpose |
|-------------------|-----------------------------|
| Michael Harding | Party |
| Mark Leach | Faegre Drinker Meeting |
| Brooklyn Patton | Party |
| Nicole Valentine | Stone Grove HOA |
| Melissa Dragoo | Library Christmas Program |
| Steve Leonard | McCordsville Caucus Meeting |
| Faun Brinkley | Class |
| Faun Brinkley | Party |
| Maureen Hankerson | New Year's Eve Party |



4 Total teams using Old School Park ball fields in 2021



MISC.



Oscar, the Town Hall cat has served as our Mascot for 14 years.

Next Stop  M^cCORDSVILLE

mccordsville.org

