

# McCordsville



## ANNUAL REPORT



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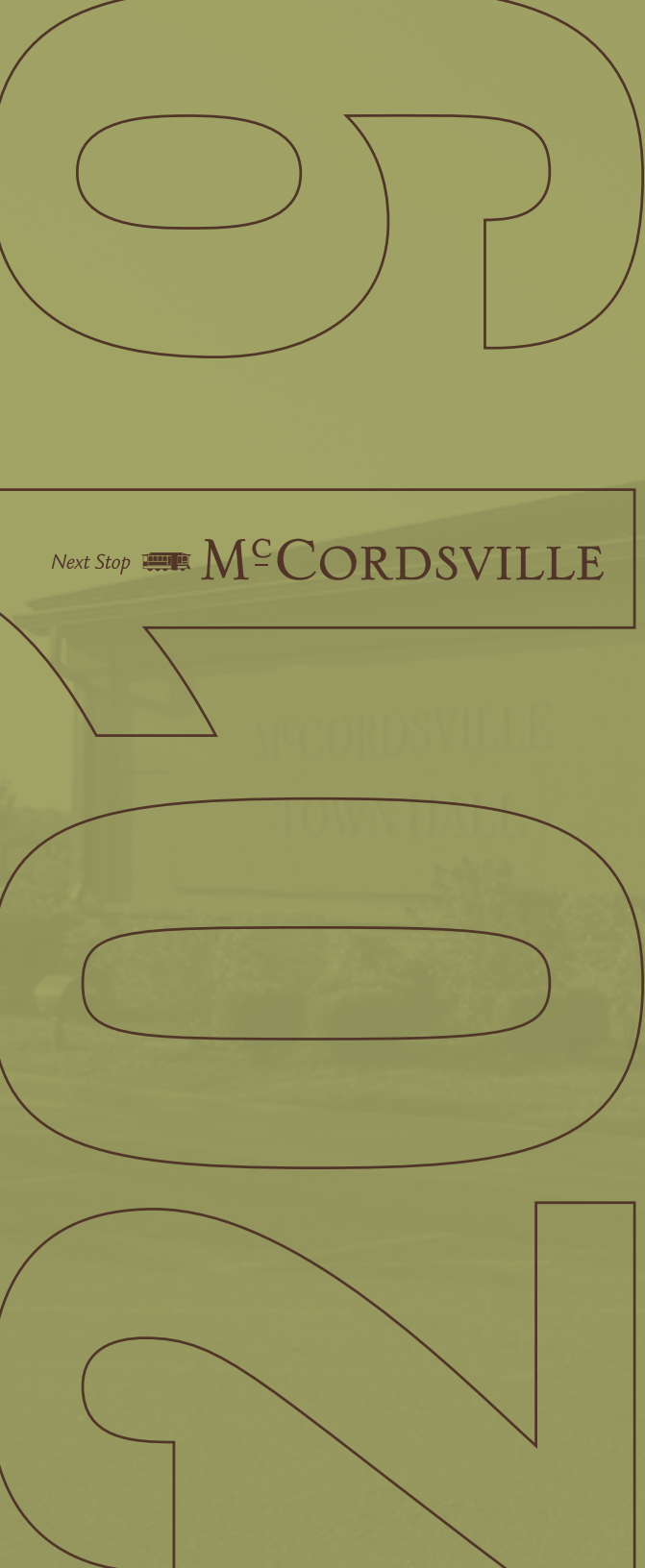
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**35**

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# EXECUTIVE SUMMARY



## 2019 IN REVIEW – EXECUTIVE SUMMARY

**T**he Urban Land Institute (ULI) came to Town and provided the Towns along the Mt. Comfort Corridor (Cumberland, McCordsville and New Palestine) with valuable guidance and advice on how we can grow and prosper. The ULI panel spent five days in our area studying the corridor, talking to stakeholders and leaders and developing a comprehensive plan for the future. Out of this endeavor a Mt. Comfort Corridor Steering Committee and Land Use Committee were formed and continued to meet throughout the year. Further, the three Towns were recognized by Accelerate Indiana Municipalities (Aim) for the 2019 Local Government Collaboration Award.



The traffic conditions along Mt. Comfort Road continue to pose a challenge. In 2019, we voted to remove the road realignment plan from the Thoroughfare Plan – where it had been for nearly 10 years – and instead focus on a bridge over the railroad tracks. A functional design and funding will be a priority for many years. The focus on an at-grade solution over the track allowed the Center Steering Committee to resume their work and the Center Plan was completed at the end of 2019. As part of the Center Planning was the completion of a Market Analysis, which demonstrated the gap or “leakage” in our area was great. By far the majority of residents who took the survey said they go outside of McCordsville for shopping, dining and entertainment. This means that those types of businesses would succeed in McCordsville, thereby keeping needed revenue in Town.

Although approved in 2018, the Park Impact Fee went into effect on Valentine’s Day of 2019. There is already \$75,000 in the Impact Fee Fund, which will help us with park and trails-related needs in the future. A list of potential park sites has been evaluated and submitted to the Park Board. As part of the Impact Fee Process an Appeals Board was established and the Board heard from one developer who had requested a reduction in the fee.

Residential building permits remained on par with 2018. There were 105 new home building permits in 2019, while there were 106 in 2018. The average new home sales price was \$321,144 with the average size of the home coming in at 3,600 square feet.



## 2019 IN REVIEW – EXECUTIVE SUMMARY



The towns of Cumberland, McCordsville and New Palestine were awarded the Local Government Collaboration Award at the 2019 Aim Ideas Exchange. Pictured are April Fisher, Town Manager of Cumberland, Jan Jarson, New Palestine Town Council; Ryan Crum, McCordsville Director of Planning & Building; Christine Owens, Assistant Town Manager and Planner, Cumberland, Tonya Galbraith, McCordsville Town Manager, Tom Miller, Thomas P. Miller & Associates and Randy Sorrell, Hancock Economic Development Council Executive Director.

Two annexations were started in 2019. Sagebrook, which is partially built-out and the Meadows at Sagebrook, which will be a new housing development. Both will become a part of McCordsville in March of 2020.

The Planning & Building Department successfully completed the Bike/Pedestrian Master Plan, which was adopted by the Town Council. The Planning & Building Department also worked closely with the Engineering

Department on applying for Community Crossings Grants. Through that effort the Town was granted \$630,000 for road maintenance projects.

We continue to support community events. However, in 2019 we were forced to be flexible for both the Easter Egg Hunt and Trunk-or-Treat. Heavy rains caused both of the events to move inside. We celebrated the 5th Anniversary of the McCordsville Path to Fitness 5K, which goes to help





## 2019 IN REVIEW – EXECUTIVE SUMMARY



fund our Building a Brighter McCordsville Fund. In 2019, we partnered with the McCordsville Police Department on National Night Out and had a great crowd. And, our final event of 2019, the Christmas Tree Lighting, was again a success and Santa had a chance to stop by.

We remain confident about the future of our Town and look forward to continuing to serve our residents.

Sincerely,

Members of the McCordsville Town Council

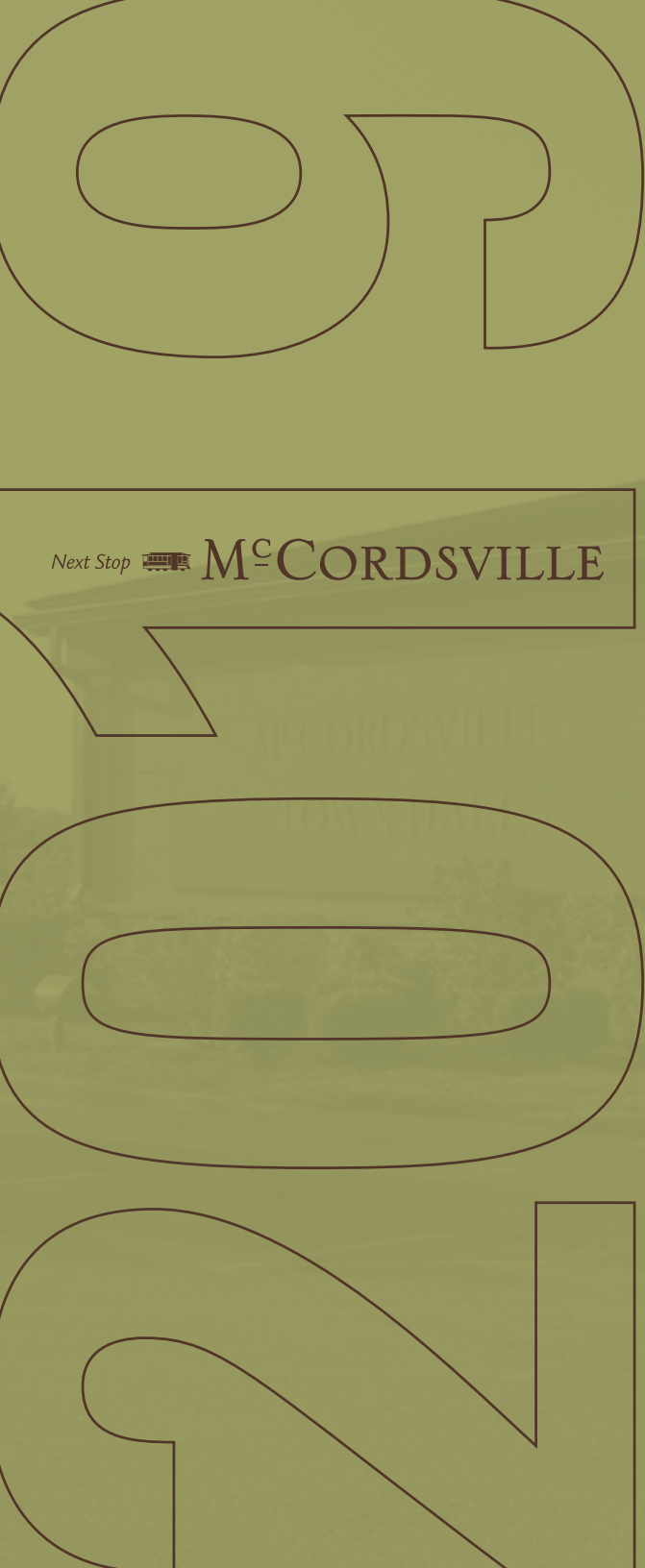
**Tom Strayer**, *President* (At Large)

**Larry Longman**, *Vice President* (District 3)

**Bryan Burney** (District 2)

**Branden Williams** (District 1)

**Barry Wood** (At Large)



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

# ADMINISTRATION



# ADMINISTRATION

## ACTIVITIES, MEETINGS & COMMUNICATIONS

- Cumberland, McCordsville and New Palestine served as hosts to the Urban Land Institute (ULI) panel. The panel spent five days analyzing the Mt. Comfort Corridor and presented their findings to a group of stakeholders and interested parties in January. [VIEW THE PRESENTATION.](#) A Land Use Committee that was formed following the ULI report continued to meet throughout the year.
- Worked on legislation that would have had a negative impact on the collection of Stormwater Fees. The legislation was successfully approved. Also, worked on legislation that would negatively affect annexation, as well as legislation that would have preempted local governments from applying architectural standards, set-backs, and other building standards.
- Town Center planning occurred during much of the year. It was put on pause for a few months while the Town Council determined whether to keep the Mt. Comfort Road realignment in or out of the Thoroughfare Plan. It was decided to take out the realignment and focus on an at-grade separation over

the railroad tracks. This action gave more certainty to where the “front door” of the Town Center would be potentially located.

- As part of the Town Center planning, a Market Analysis was completed. The main take-away was that our residents are going outside of McCordsville for almost all of their needs, which indicates that bringing goods and services to McCordsville would be successful. [VIEW THE FULL REPORT.](#)







## ADMINISTRATION

- ▶ Also, as part of the Town Center Planning, the Redevelopment Commission agreed to pay for a study regarding drainage for the area and how it could become an amenity as well as a necessity.
- ▶ Served on MV Champions Advisory Committee.
- ▶ The RDC became members of the Indy Partnership, thereby receiving direct access to Requests for Information from site selectors regarding development prospects.
- ▶ Worked with the RDC on a supplement to the June edition of Indianapolis Monthly showcasing McCordsville.
- ▶ Worked with the RDC on the establishment of the Mt. Comfort Corridor Economic Development Area.
- ▶ Facilitated the annual update of the RDC's Economic Development Plan.
- ▶ Coordinated Town Council Retreat
- ▶ Worked with newly elected Vernon Township Trustee Florence May on budget and fire department revenue needs.
- ▶ Attended emergency management training at the Hancock County EOC.



The Park Board celebrated receiving their first grant from the Building a Brighter McCordsville Fund. The fund helped pay for WiFi in the Town Hall Shelter. Installation assistance was provided by Nine Star Connect. Pictured from left to right are Susie Highley, Park Board Member; David Spencer, Nine Star Connect; Kim Pearson, Park Board chair; Tonya Galbraith, Town Manager, Mary Gible, Executive Director of the Hancock County Community Foundation; Ann Kloc, Park Board Member and Branden Williams, Town Council Member and Park Board Liaison.

- ▶ Participated in the County/Towns/Schools quarterly meetings convened by the MVCSC.
- ▶ Organized a ribbon cutting for the Park Board to celebrate the HCCF Grant that was used to provide WiFi in the park shelter.



## ADMINISTRATION



The Easter Bunny was forced inside during the 2019 Easter Egg Hunt due to rainy weather.

- ▶ McCordsville was the subject of an Aim Podcast in December.
- ▶ Helped with outreach efforts for the Sagebrook and Meadows annexations.
- ▶ The Park Board approved a T-Ball program during the Spring offered by Jump Start Sports.
- ▶ Reviewed and rated 20 Opioid Grants for Aim.
- ▶ The Park Impact Fee which was adopted in 2018 went into effect in February of 2019. There is currently \$75,000 in the fund. The Park Impact Fee will be used for future park related acquisitions and other park needs. The Park Impact Fee Review Board was also established. The Review Board heard one appeal from a developer regarding the imposition of the fee.
- ▶ Served on County Trails Plan committees.
- ▶ Participated in the Bike/Pedestrian Plan Advisory Committee.
- ▶ Organized a collaboration meeting between Indianapolis DPW and McCordsville regarding Carroll Road.
- ▶ Spent a considerable amount of time working on Noise Ordinance related concerns, as well as the development of a Special Events Permit.



## ADMINISTRATION

- ▶ Submitted successful nomination to Aim for the Local Government Collaboration Award for the work Cumberland, McCordsville and New Palestine did on the ULI.
- ▶ Continued growing the Friday Blast and added periodic information about our various Town departments. Also continued administering the Facebook Page.
- ▶ Spoke to the Community Alliance for the Far Eastside (CAFÉ), the Fortville/McCordsville Chamber, SPEA at Indiana University and the Executive Level Public Management class at IUPUI.



- ▶ Participated in frequent meetings with builders and developers.
- ▶ Continued to serve on the HEDC board, Aim Executive and Legislative Committees, the IMMA Legislative Committee (chair), the Indianapolis MPO Policy Committee, Hancock Health Foundation, the Women Helping Women Committee, and the Public Service Advisory Board. Also, routinely attended the County Redevelopment Commission meetings.
- ▶ Participated in the Google Street View project that was an initiative of the Hancock County Tourism Commission.



Left: The Town of McCordsville participated in Hancock County Tourism's Truly 360 Street View project.

Right: The Annual Christmas Tree Lighting is always an end of year highlight. And, the face painter remains as popular as ever.





# ADMINISTRATION

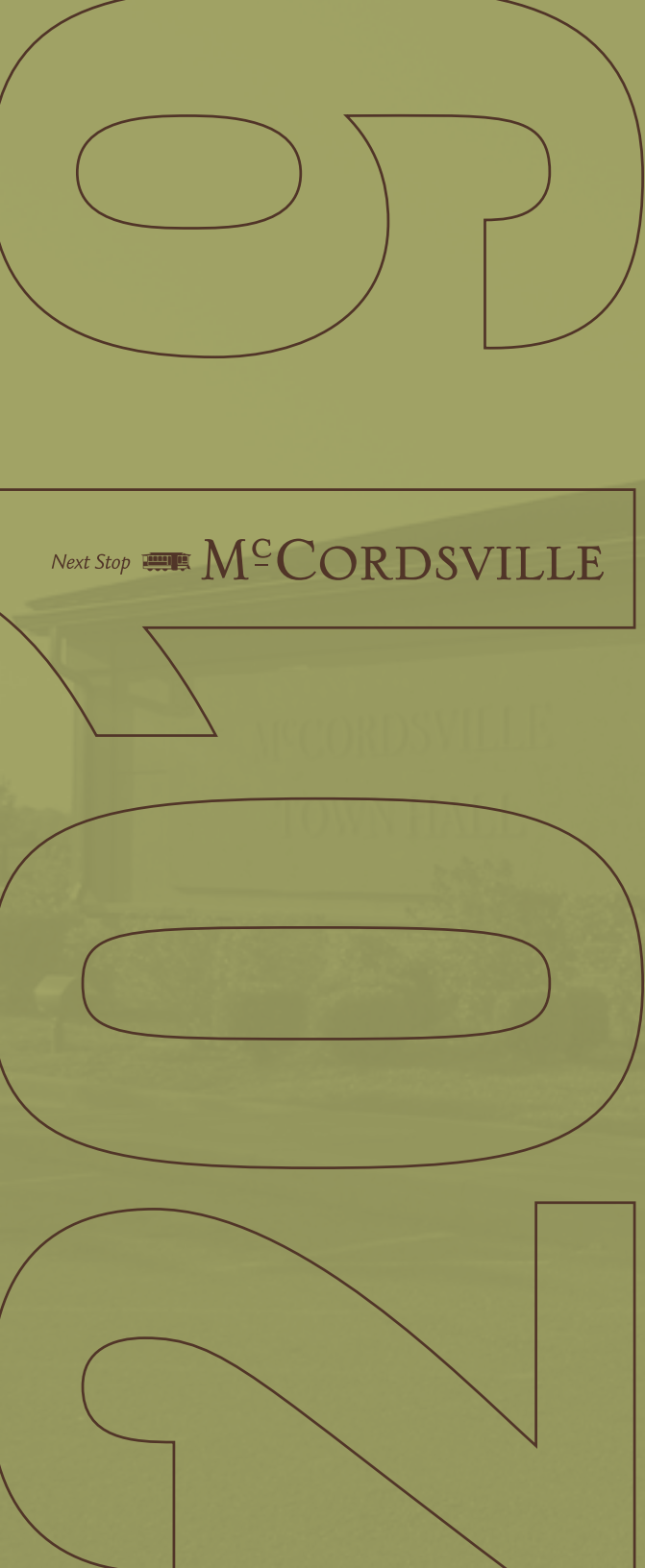
## EVENTS



Trunk-or-Treat became an indoor event in 2019 due to heavy rains.

- ▶ Due to the weather in 2018 the Easter Egg Hunt was a “drive-thru.” In 2019 we had even worse weather, so we brought the event inside. The Easter Bunny joined us and while it was not as fun as when it is outside, it was a good time anyway.
- ▶ We partnered with the Police Department on National Night Out and while the weather looked like it was not going to cooperate, it ended up being a wonderful evening.
- ▶ The 5th Annual McCordsville Path to Fitness 5K was a success. This event serves as our fundraiser for the Building A Brighter McCordsville Fund.
- ▶ With musical help from the McCordsville Elementary School, the Middle School Band and folk group Sugar Cream Pie, and a visit from Santa, the Annual Christmas Tree Lighting went off without a hitch.





Next Stop



M<sup>c</sup>CORDSVILLE

# PLANNING & BUILDING



## PLANNING & 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. 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.



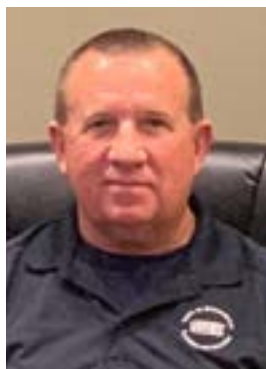
## PLANNING & BUILDING

### 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 & BUILDING

## BOARDS AND COMMITTEES

### 2019 Plan Commission (PC)

► Members: President Devin Stettler, Vice President Jon Horton, Steve Duhamell, John Price, Brianne Schneckenberger, Tom Strayer and Barry Wood.

Case #	Meeting	Petitioner	Location	Request	Decision
	1/15/19	Fischer Homes	Woodhaven, Section 7	Development Plan and Secondary Plat	Approved
	1/15/19	Daniel's Vineyard	Daniel's Vineyard	Commitment Modification	Tabled
	2/19/19	Daniel's Vineyard	Daniel's Vineyard	Commitment Modification	Continued
	2/19/19	Westport Homes	Weaver's Landing, Section 1	Development Plan and Secondary Plat	Approved
PC-19-001	2/19/19	Pulte Homes	Oakcrest	Rezone from Residential 1 to Oakcrest PUD	Favorable
	2/19/19	Lennar Homes	McCord Pointe, Section 2	Development Plan and Secondary Plat	Approved
	2/19/19	Town of McCordsville	Wastewater Plant	Rezone from Professional Business office to Public	Approved
PC-19-003	5/21/19	Clover Development	Gateway Crossing Senior Apartments		Approved
PC-19-004	5/21/19	Pulte Homes	Oakcrest	Development Plan and Secondary Plat	Approved
PC-19-005	6/18/19	Westport Homes	Colonial Hills		Withdrawn
PC-19-008	6/18/19	Town of McCordsville	n/a	Comprehensive Plan Amendment; Update to Thorough Plan	Favorable
n/a	6/18/19	Town of McCordsville	n/a	Housing Trends Presentation by Ryan Crum, Planning & Building Director	Discussion Only
PC-19-009	7/16/19	Underwood		Rezone from Residential 1 to PUD	Favorable
PC-19-010	7/16/19	Town of McCordsville	n/a	Zoning Ordinance Amendment to allow telecommunication towers in Public/Semi-Public	Favorable
PC-19-012	10/15/19	Clover Development	Gateway Crossing Senior Apartments	Development Plans	Approved





# PLANNING & BUILDING

## BOARDS AND COMMITTEES

### 2019 Plan Commission (PC) CONTINUED

Case #	Meeting	Petitioner	Location	Request	Decision
PC-19-014	10/15/19	Arbor Homes	Sagebrook	Adopt current PUD as approved by Hancock County	Favorable
PC-19-015	10/15/19	Arbor Homes	Meadows at Sagebrook	Proposed PUD	Continued
PC-19-015	11/19/19	Arbor Homes	Meadows at Sagebrook	Proposed PUD	Favorable
PC-19-018	11/19/19	Westport Homes	Weaver's Landing	Amenity Area	Favorable
PC-19-019	11/19/19	Town of McCordsville	n/a	Bicycle & Pedestrian Master Plan	Favorable
PC-19-017	12/17/19	Lennar Homes	McCord Pointe, Sections 4 & 5	Development Plan and Secondary Plat	Favorable
PC-19-016	12/17/19	Westport Homes	Weaver's Landing, Section 2	Development Plan and Secondary Plat	Favorable
n/a	12/17/19	Town of McCordsville	n/a	Town Center Master Plan	Favorable



# PLANNING & BUILDING

## BOARDS AND COMMITTEES

### 2019 Board of Zoning Appeals (BZA)

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

Case #	Meeting	Petitioner	Location	Request	Decision
BZA-19-001	3/6/19	Wolpert Consulting		1) Variance to allow parking within front setback 2) Special Exception to allow drive-thru along W. Broadway	1) Approved 2) Approved
BZA-19-002	3/6/19	Lauth Group Inc.		Special Exception to encroach the setback	Approved
n/a	3/6/19	Given's Mobile Home Park		Agreement between Town of McCordsville and Given's Mobile Home Park	Approved
BZA-19-003	6/5/19	Robert Tedder		Special exception to allow retail	Denied
BZA-19-004	6/5/19	Indy Beauty Room		Special exception to allow health and day spa	Withdrawn
BZA-19-005	8/7/19	Advanced Sign & Graphic	Speedway	Variance to allow digital reader board for sign	Approved
BZA-19-006	8/7/19	Wagner's		Variance to side-yard setback	Approved



# PLANNING & BUILDING

## BOARDS AND COMMITTEES

### 2019 Architectural Review Committee (ARC)

► Members: Chair Mike Cousins, Vice Chair Tom Strayer, Shirley Jacobi, Chad Gooding, and Barry Wood.

Case #	Meeting	Petitioner	Location	Request	Decision
n/a	1/15/19	Silverthorne Homes	Stone Grove	New models and elevations – Jefferson and Roosevelt	Approved
n/a	1/15/19	Lennar Homes	McCord Pointe	New model and elevation - Seabrook Elevations A-C	Approved
n/a	5/21/19	McCordsville Marketplace			Approved
	5/21/19	Silverthorne Homes	Stone Grove	New model – Lincoln Craftsman	Approved
	5/21/19	Fischer Homes	Villages at Brookside	5 new models with 5 elevations each	Approved
	6/18/19	Pulte Group	Oakcrest	5 models with 21 elevations	Approved
	8/20/19	Silverthorne Homes	Geist Woods Estates, Lot 20	2 story floor plan that is original to subdivision	Approved
	10/15/19	Westport Homes	Weaver's Landing	Anti-monotony review	Approved
	11/19/19	Westport Homes	Weaver's Landing	Amenity Area review	Approved



# PLANNING & BUILDING

## BOARDS AND COMMITTEES

### 2019 Technical Advisory Committee (TAC)

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

Case #	Meeting	Petitioner	Location	Items Reviewed	Decision
PC-19-004	2/6/19	Pulte Homes	Oakcrest	Preliminary Plan	TAC Comments issued
PC-19-002	2/7/19	Woolpert, Inc	McCordsville Market Place	Development Plans	TAC Comments issued
PC-19-004	4/4/19	Pulte Group	Oakcrest	Development Plan & Secondary Plat	TAC Comments issued
PC-19-012	9/5/19	CrossRoad Engineers	Outlook Christian Church	Phase III of Development	TAC Comments issued
PC-18-004	10/3/19	Clover Development	Gateway Crossing Senior Apartments	Development Plan & Secondary Plat	TAC Comments issued
PC-19-016	11/7/19	Westport Homes	Weaver's Landing, Section 2	Development Plan & Secondary Plat	TAC Comments issued
PC-19-017	11/7/19	Lennar Homes	McCord Pointe, Section 5	Development Plan & Secondary Plat	TAC Comments issued
PC-19-018	11/7/19	Westport Homes	Weaver's Landing	Amenity Area Development Plan	TAC Comments issued
	12/5/19	Lennar Homes	McCord Pointe, Section 4	Development Plan & Secondary Plat	TAC Comments issued





# PLANNING & BUILDING

## PERMITS ISSUED

### + Residential Building Permits by Subdivision

McCord Pointe	45
Villages at Brookside	22
Woodhaven	22
Stone Grove	15
Other	1

### + Permits by Type

New Homes	105
New Commercial	1
Right-of-Way	169
Sign	10
Other	101

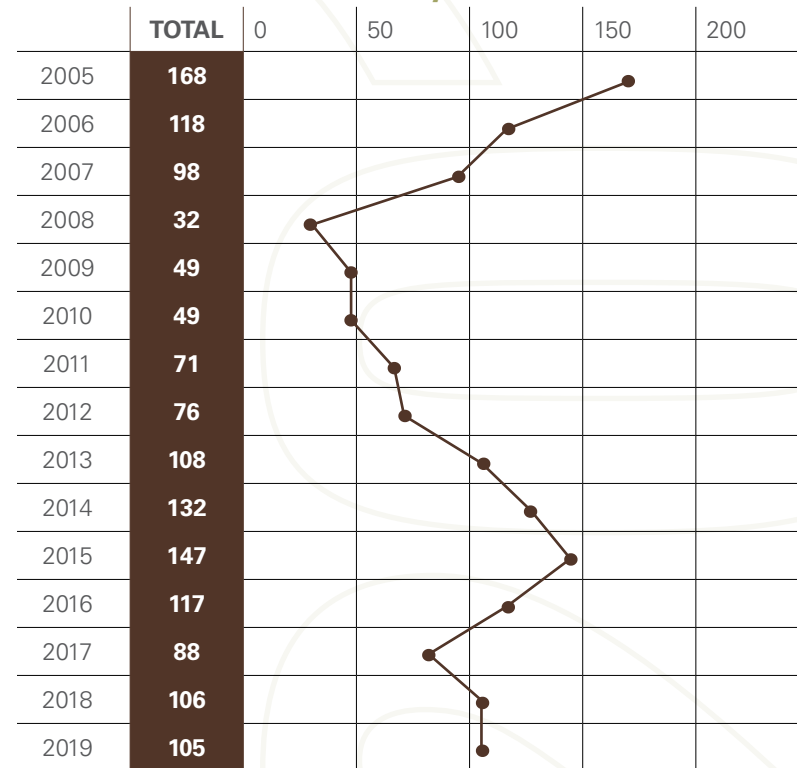
**386**

**Total permits  
issued in 2019**

**105**

**New single-family  
home permits in 2019**

### New Residential Permits by Year





## PLANNING & BUILDING

### BUILDING INSPECTIONS SUMMARY

Above Ceiling	5
Temp Electric	160
Footing	169
Foundation	40
Underslab	49
Foundation/Underslab	125
Rough-in	142
Energy	138
Final	203
Sewer Tap	106
Other	29
<b>Total</b>	<b>1,361</b>
<i>Re-inspections</i>	<i>195</i>

- In 2019, there were a total of 1,361 inspections completed. This is a increase from 1,258 inspections completed in 2018.
- Of the 1,361 inspections in 2019, 195 were re-inspections. This is a decrease from the 264 re-inspections completed in 2018.
- Examples of inspections listed as “Other” are room additions, basement remodels, etc.

**1,361**

**Building inspections  
completed in 2019**



## PLANNING & BUILDING

### MISCELLANEOUS DEPARTMENT STATISTICS

**\$321,144**

Average sales price – new single-family homes (Up from 2018)

**\$33 Million**

Total sales price value of all new homes

**3,600 S.F.**

Average size – new single-family homes

**\$221,046.26**

Total planning fees

### Major Development Projects Completed

- ▶ Geist Montessori Academy construction is substantially completed
- ▶ Weavers Landing, a 200 lot subdivision, brings new lots to market
- ▶ Oakcrest, a 55 lot subdivision is approved
- ▶ Sagebrook was annexed into the Town (effective spring 2020)
- ▶ Meadows at Sagebrook approved and annexed into the Town (effective spring 2020)
- ▶ McCordsville Marketplace, a commercial development featuring 21,000 SF of commercial space breaks ground
- ▶ Gateway Crossing Senior Apartments are approved

**\$75,712**

Park impact fees



## PLANNING & BUILDING

### MISCELLANEOUS DEPARTMENT STATISTICS

#### Residential Growth

- ▶ Single-family growth continues to increase as more subdivisions bring lots to market, increasing choices for buyers
- ▶ 6.8% population growth rate in 2019
- ▶ 10% compound annual population growth rate since the 2000 census
- ▶ 7% annual population growth rate from 2020-2024 would see the Town's population rise to approximately 11,500 by the start of 2025
- ▶ Since 2000, the town has grown from 1,132 to 8,237 (628%)

**\$494,579.01**

Total permit fees

**7 Square Miles**

Corporate Limits

**2%**

Corporate Limits Increase in Area: 2%  
(Effective Spring 2020)

**8,237**

Est. Town Population

**44**

Road miles





# PLANNING & BUILDING

## INITIATIVES AND GRANTS

### Major Development Projects Completed

- ▶ Town awarded over \$630,000 in Community Crossing Grants for road maintenance projects
- ▶ Town Center Master Plan is completed



- ▶ Town-wide Bicycle and Pedestrian Master Plan is completed and approved
- ▶ Thoroughfare Plan is amended to remove the realignment of CR 600W
- ▶ Alternate preliminary design for grade separation over the railroad tracks on current alignment is completed
- ▶ Council gives direction to begin the process of renaming various streets, including CR 600W to Mt. Comfort Road
- ▶ Parks Board completed an analysis on potential park sites and directed staff to further analyze the top four
- ▶ Mt Comfort Economic Development Area adopted
- ▶ Creekside Trail Project submitted to Indiana DNR's Next Level Trails Program
- ▶ Roundabout at Mt. Comfort Rd & 600N submitted to the MPO's annual Call for Projects
- ▶ Launched the Town Center Drainage Study
- ▶ Launched the Brookside Connectivity Study
- ▶ Entered into a lease agreement for a cell tower on Town Hall property



## PLANNING & BUILDING



The end of 2019 saw the completion of the Town Center planning process. A Town Center Advisory Group was instrumental in shaping the Town Center Plan.



# PLANNING AND BUILDING

## LOOKING FORWARD TO 2020

### Development Projects

- ▶ Geist Montessori Academy opened its new campus in January 2020
- ▶ Oakcrest brings lots to market
- ▶ Meadows at Sagebrook will break ground on infrastructure construction
- ▶ McCordsville Marketplace will complete construction on Phase I
- ▶ Gateway Crossing Senior Apartments expected to break ground
- ▶ Continued residential and commercial interest, and the beginning of more earnest interest in industrial opportunities on the south end of Town

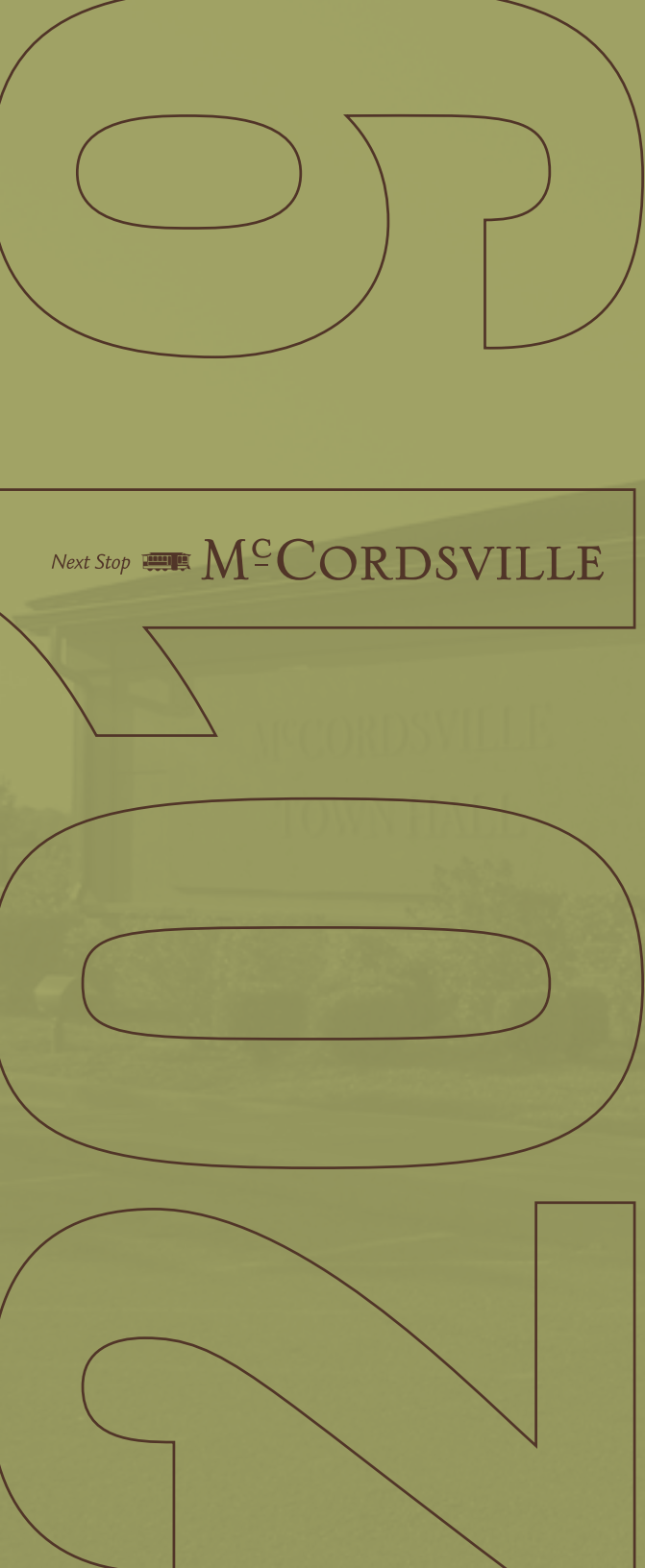
### Initiatives & Grants

- ▶ Town will submit for the 2020 round of the Community Crossing Matching Grant Program
- ▶ Town to continue evaluating options for traffic upgrades on Mt. Comfort Road



- ▶ Town continues to participate in multi-jurisdictional planning efforts on the Mt. Comfort Road Corridor
- ▶ Town Fiscal Study is underway and initial analysis to be delivered in 1st half of 2020
- ▶ Town Center Drainage Study to be completed in 1st quarter of 2020
- ▶ Brookside Connectivity Study to be completed in 1st quarter of 2020
- ▶ Town will complete the Austin Trace Blvd to Meijer trail along 700W
- ▶ W. Broadway Median Project will be completed





# PUBLIC WORKS





# PUBLIC WORKS

## 2019 ACCOMPLISHMENTS

### Wastewater

- ▶ In 2019 we treated 155.4 million gallons of wastewater at 93% plant capacity, while in 2018 we treated 149.4 million gallons at 82% plant capacity. Our overall treatment for the plant (in percent removal) was BOD 97%, Suspended Solids 98%, Ammonia, 99% and Phosphorus, 84%.
- ▶ We had 2,516,200 gallons of sludge hauled.
- ▶ Our total cost of disposal was \$89,675.92 at .04 cents per gallon (if that amount would have hauled cost would have been \$432,182.51 at .17 cents per gallon).
- ▶ Inspected and approved 85 sewer laterals.
- ▶ Completed 1732 sewer locates.
- ▶ In 2018 we purchased 3 new pumps and had 1 rebuilt. In 2019 we didn't have to replace or rebuild any of our pumps.
- ▶ Completed the camera and door lock security project at the town hall for a cost of, \$34,000.
- ▶ Replaced the carpet in the community room at a cost of, \$4,586.67.



McCordsville Public Works Department from left to right, Gary Garner, Wilby Dotson, Steve Gipson, Ron Crider, Carl Marlett and Nick Brown.



# PUBLIC WORKS

## 2019 ACCOMPLISHMENTS

### Street Department

- ▶ Approved 172 right-of-way permit requests.
- ▶ Submitted 1.442 road miles to the State of Indiana (44.068 Total road miles).
- ▶ Installed new stainless dump bed on the Peterbilt at a cost of \$13,785
- ▶ Installed new aluminum flatbed on F-450 at a cost of \$4,350.
- ▶ Purchased Case backhoe and traded in the old backhoe for \$23,000, with a final cost of \$91,587.
- ▶ Used 484 bags of asphalt patch for a total cost of \$5,566. This was a 17% increase from 2018.
- ▶ Completed the town hall parking lot/driveway and the treatment plant asphalt patching for a cost of, \$42,912.27.
- ▶ Completed the annual ADA sidewalk ramp replacement (Bay Creek West) for a cost of, \$20,000.
- ▶ Repaired the 600W walking path for a cost of, \$3,750.

1.4

**1.4 road miles added with a total of 44 road miles.**

- ▶ Repaired sidewalks throughout town. We constructed missing sections of sidewalk throughout town for a cost of \$14,200 (Gateway Crossing and Villages at Brookside).
- ▶ Purchased a new GMC 2500 and plow for a cost of, \$36,936.
- ▶ Purchased 200 tons of treated road salt. The cost was \$88.43/ton = \$17,686.
- ▶ Received quotes for sealing and restriping the town hall parking lots that will be completed in the spring of 2020 for a cost of, \$5,359.

### Storm Water

- ▶ Purchased dewatering pump at a cost of \$12,357.
- ▶ Approved 74 fence permit request.

2020

Next Stop



MCCORDSVILLE

# 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 eleven years as a consultant, Mark was hired by the town in 2013.

## 2019 ACTIVITIES & ACCOMPLISHMENTS

- Community Crossings grant applications – prepared, along with Ryan, five grant applications with all of them successful for an award totaling \$633,035.25. Project estimates are for \$844,047 worth of work for which the town share is \$211,011.75.
- MPO fall call application for 600N Roundabout project
- Asset Management Plan – updated, submitted and approved by LTAP. This was required as part of Community Crossings grant application.

- Town Council Chambers and conference room A/V upgrades completed.
- WWTP Expansion project – design almost complete. IDEM submittal made in December.

**\$633K**

**Received Community Crossings Grants totaling \$633,035.**



# ENGINEERING

- ▶ Hired inspector in March, Patrick Manship.
- ▶ Next Level Trails Application for Creekside Trail along CR 900 North.
- ▶ Study for Town Center Drainage – selected A&F for drainage study to be completed in 2020.
- ▶ Financial Study – staff level study conducted by Cathy Gardner, Ryan Crum and myself over the course of 2019. Study will continue in 2020 and is working towards a fiscal view of sustainable development in McCordsville.
- ▶ Study for Parcel G & F in Villages at Brookside – selected Crossroads. To be completed in 2020.

## 2019 DEVELOPMENTS

- ▶ Gateway Crossing Senior Apartments (plans approved)
- ▶ Geist Montessori School (plans approved & constructed)
- ▶ Marketplace (reviewed)
- ▶ McCord Pointe Section 2 (constructed & recorded)
- ▶ McCord Pointe Section 3 (constructed & recorded)
- ▶ McCord Pointe Section 4 (reviewed)
- ▶ McCord Pointe Section 5 (reviewed)
- ▶ Meadows at Sagebrook (initial review process)
- ▶ Oakcrest (approved and started construction)
- ▶ Outlook Christian Church Phase III (plans approved)
- ▶ Weaver's Landing Section 1 (plans approved & constructed)
- ▶ Weaver's Landing Section 2 (plans reviewed)
- ▶ Woodhaven Section 7 (started construction)
- ▶ Plats recorded:
  - Geist Montessori Academy
  - McCord Pointe Section 1B
  - McCord Pointe Section 2
  - McCord Pointe Section 3
  - Oakcrest
  - Weaver's Landing Section 1
  - Woodhaven Section 7B (signed and being held)
- ▶ Drainage reviews approved: Oakcrest, McCord Pointe Section 2, McCord Pointe Section 3, Geist Montessori Academy, Weaver's Landing Section 1. Woodhaven Section 7B





# ENGINEERING

## 2019 TOWN PROJECTS

- ▶ CCMG application made for: Mill and resurface projects:
  - 600 West from south of SR 67 to CR 750
  - 600 West from 650N to near 500N
  - CR 700N
  - Moonstone Place
  - Wind River Run from Moonstone Place to cul-de-sac
  - CR 750N from 700 West to Kensington Way
- ▶ CCMG application made for slurry seal projects:
  - West Winding Bend from 700 West to Deer Crossing Blvd.
  - Deer Hill Drive from West Winding Bend to Deer Crossing Blvd.
  - Lyndhurst Crossing from Chemsford Drive to Stubbington Lane
  - Stubbington Lane from Chemsford Drive to end of stub street
- ▶ 2018 Community Crossing project – 600 West from 1000N to N. Railroad constructed
- ▶ 600 North mill and resurface project constructed
- ▶ Town Wide Crack Seal project constructed
- ▶ Town Hall Patching project constructed
- ▶ Town Hall seal coat project bid and will construct in 2020
- ▶ 700 West Trail project bid and will construct in 2020
- ▶ SR 67 Median project – put out for bids but did not receive any bids
- ▶ Stansbury & Schultz Ditch Relocation – Put on hold and road alternative evaluated and eventually discarded. Ditch relocation project resumed. Most of the permits finalized and will bid in 2020.

2020

Next Stop



MCCORDSVILLE

# UTILITIES



# UTILITIES

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## STAFF



### **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.



### **Stephanie Crider Billing Clerk**

Stephanie was hired as the Utility Department Billing Clerk for the Town in June of 2019. Prior to working for the Town, Stephanie 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 4 children.



## UTILITIES

### 2019 ACCOMPLISHMENTS

- ▶ Successfully updated the sewer, stormwater, and trash ordinances to reflect our prorated billing procedures.
- ▶ Upgraded the inserter and mailing machines, minimizing the time spent billing customers at the end of every month.
- ▶ Hired and trained a new employee.
- ▶ Set up new accounts for Weavers Landing and continued to set up accounts for new sections in McCord Pointe, Villages of Brookside, and Woodhaven.
- ▶ Continued updating all parcel numbers to the correct format and corrected all parcel number errors in Cubic.
- ▶ Issued 45 refunds to customers for a total of \$1,155.34.
- ▶ Filed 42 liens totaling \$7,129.69.
- ▶ Collected a total of 34 lien payments totaling \$6,003.97 which included:
  - 2 lien payments totaling \$460.75 for liens filed in 2017.
  - 15 lien payments totaling \$3,073.50 for liens filed in 2018.
  - 17 lien payments totaling \$2,469.72 for liens filed in 2019.
- ▶ 27 lien releases filed in 2019:
  - 5 for liens filed in 2017.
  - 22 for liens filed in 2018.
- ▶ Signed up 248 ACH accounts, increasing payment totals from \$504,187.89 in 2018 to \$652,454.71 in 2019.
- ▶ Credit card payments increased from 387 in 2018 to 542 in 2019.
- ▶ Online/Internet payments increased from 6,923 in 2018 to 11,903 in 2019.
- ▶ Collected \$1,186.71 by selling CGS bag stickers for \$1.07 each and bulk stickers for \$16.05 each.
- ▶ Billed 1,499 penalties totaling \$12,670.13.

**248**

**Signed up 248 ACH accounts, increasing payment totals.**

2020

Next Stop



M<sup>C</sup>CORDSVILLE

# FACILITY RENTALS





# FACILITY RENTALS

## 2019 COMMUNITY ROOM PARK SHELTER USAGE

### January

Contact Person	Purpose
Dionne Evans	Baby Shower
John Crawford	Bay Creek HOA
Vernon Township Library	Story Time
Kristen Haskett	Family Party
John Crawford	Bay Creek at Geist HOA
Barrie Props	Emerald Springs HOA

### February

Contact Person	Purpose
Allen Duros	Edward Jones Coffee Club
Dana McDuffie	Birthday Party
Vernon Township Library	Story Time

### March

Contact Person	Purpose
Tim Bitz	Family Party
Jessie Schrader	Einterz Law-Eldercare Law
Allen Duros	Edward Jones Coffee Club
John Crawford	Bay Creek at Geist HOA

### April

Contact Person	Purpose
Jump Start Sports	T-Ball <b>P</b>
Allen Duros	Edward Jones Coffee Club
Amber Hensley	Birthday Party
Lori Crespo-Cardwell	Baby Shower

39

Total uses of Community Room & Park in 2019

**P** = Park



# FACILITY RENTALS

## 2019 COMMUNITY ROOM USAGE

### May

Contact Person	Purpose
Michelle Kimberlin	Art Class
Amanda Clift	Birthday Party
Nancy Strickland	Fortville/McCordsville Chamber of Commerce
Joey Harris	Villages at Brookside HOA

### June

Contact Person	Purpose
Connie Murray	Birthday Party <b>P</b>
Justin Bastin	Geist Area Soccer <b>P</b>
Belen Dealmonte	Graduation Party
Nicole Kirk	Graduation Party
Luke Webber	Birthday <b>P</b>
Teanna Adcock	Timberstone HOA
John Crawford	Bay Creek at Geist HOA

**P** = Park

### July

Contact Person	Purpose
Allen Duros	Edward Jones Coffee Club
Stephanie King	Austin Trace HOA
Kendrick Coleman	Graduation Party
Tammy Wheeler	Baby Shower
John Crawford	Bay Creek HOA
Patty Williams	Vow Renewal <b>P</b>

### August

Contact Person	Purpose
Steve Carter	Senator Braun Liaison
Teanna Adcock-	Timberstone HOA
Allen Duros	Edward Jones Coffee Club
	Emerald Springs HOA
	Austin Trace HOA
John Crawford	Bay Creek HOA



# FACILITY RENTALS

## 2019 COMMUNITY ROOM USAGE

### September

Contact Person	Purpose
Hancock County Democrats	
Allen Duros	Edward Jones Coffee Club
Shaton Edwards	Baby Shower
Sarah Oberhellman	Austin Trace HOA
John Crawford	Bay Creek HOA
	Fortville/McCordsville Chamber of Commerce

### October

Contact Person	Purpose
Allen Duros	Edward Jones Coffee Club
John Crawford	Bay Creek at Geist HOA
Deanna Botkin	Birthday Party
Tiffany Taylor	Birthday Party
Jessica Schrader	Einterz Law-Eldercare Law
Teanna Adcock	Timberstone HOA

**P** = Park

### November

Contact Person	Purpose
	Bay Creek HOA
Allen Duros	Edward Jones Coffee Club
	Emerald Springs HOA
Aicha Bell	Party
Shelby Paton	Thanksgiving Dinner
Tina Pittman	Birthday Party
Caitlin Sherrill	Thanksgiving Dinner
Allen Duros	Edward Jones Coffee Club

### December

Contact Person	Purpose
Allen Duros	Edward Jones Coffee Club

**Also**

**Easter Egg Hunt**  
**Trunk of Treat**  
**National Night Out**  
**Christmas Tree Lighting**