

BROWNSBURG TOWN COUNCIL MEETING MINUTES

REGULAR MEETING

Thursday, March 11, 2021, 7:00 p.m.

Brownsburg Town Council Meetings are live-streamed and archived

- 01. CALL TO ORDER BY PRESIDING OFFICER** – Town Council President Travis Tschaenn called the meeting of the Brownsburg Town Council to order at 7:00 p.m. on March 11, 2021 in the Brownsburg Town Hall, 61 N. Green Street.
- 02. INVOCATION/PLEDGE OF ALLEGIANCE** –
- 03. ROLL CALL** – Members of the Council present were Travis Tschaenn, Matt Simpson, Jeff Gracey, Brian Jessen and Ben Lacey. Also present were Ann Hathaway, Clerk Treasurer; Jeff Eder, Town Manager; Al Geans, Assistant Town Manager and Tricia Leminger, Town Attorney.
- 04. CITIZENS COMMENTS RELATING TO AGENDA FOR MARCH 11, 2021**
 - Cindy Hohman – 15 Tyler Court
 - Judy Kenninger – 1721 Cardinal Lane – Representing the Park Board
 - Richard Bousum - 2140 Hanover Road
 - Collin Moneymaker - 542 Heartland Lane
 - Benjamin Hanzlik - 539 Heartland Lane
 - Phylicia Hanzlik - 539 Heartland Lane
 - Ricardo Seucharan - 543 Heartland Lane
 - Emily Symmonds - 5964 Autumn Trail
 - Rob Kendall - 534 S Alpha Ave
 - David Weyant – 7721 Shagbark Court
 - Samuel Kean – 4106 Walkabout Way
 - Tianna Upton – 1586 Redsunset Drive – Email read by Travis Tschaenn
- 05. CONSENT ITEMS**
 - 05.01.** February 25, 2021 Meeting Minutes were considered. Jeff Gracey made a motion to approve. Brian Jessen seconded the motion. Passed 5-0.
 - 05.02.** February 20, 2021 Special Meeting Minutes were considered. Ben Lacey motioned to approve and Matt Simpson seconded the motion. Passed 5-0.
 - 05.03.** March 4, 2021 Executive Session Memorandum was considered. Matt Simpson made a motion to approve and Ben Lacey seconded the motion. Passed 5-0.
 - 05.04.** Civil Town and Fire Territory Claim Dockets – The February 26, 2021 through March 11, 2021 Payroll docket in the amount of \$800,811.33 and the Claims docket in the amount of \$1,311,895.24 were considered. Matt Simpson made a motion to approve. Jeff Gracey seconded the motion. Passed 5-0.

06. BID OPENING AND/OR AWARD - None

07. REPORTS FROM COMMISSIONS AND BOARDS

07.01. Park Board Report - Travis Tranbarger, Director of Parks & Recreation gave the report. The B&O Trail Association received the Next Level Trail Award in excess of \$4.5 million.

07.02. Advisory Plan Commission Report – Jodi Dickey, Director of Development Services was present to answer any questions the council had regarding the submitted report.

07.03. Board of Zoning Appeals Report – Jodi Dickey, Director of Development Services gave a brief update of upcoming meetings.

08. TOWN ADMINISTRATIVE ITEMS

08.01. Water Department Report - Frank Monts, Superintendent presented his report. Frank, to add to his submitted report, stated that staff had performed 1600 locates.

08.02. Wastewater Department Report - Kathy Dillon, Director, to add to her submitted report, reported that she participated in a Weed Wrangler event removing invasive species and trash from Williams Park.

09. PREVIOUSLY CONSIDERED ITEMS

09.01 Sanitary Sewer Phase 1B Project – Provide Direction of Project Funding.

Andre Riley, of Baker Tilly, provided some updates regarding the availability fees and the assumption of using the availability fees to help fund the project.

Jeff Gracey discussed, regarding a Cost of Living Adjustment (COLA), that operating receipts have consistently gone up over the last year, based on Baker Tilly's report. Additionally, operating disbursements are relatively flat. Mr. Riley explained that the operating disbursements are a portion of the total disbursements. He also explained the need for debt service coverage. Jeff also asked about cost allocation and how they affect Mr. Riley's report. Matt Simpson asked Andre to discuss the previous step rate increases. Jeff Gracey asked if money could be borrowed for utility projects by any other means of repayment other than through the enterprise funds. Andre stated that there are mechanisms, for example, a GO Bond. Travis Tschaenn and Ben Lacey were also interested in a COLA discussion, going forward. Brian Jessen stated that a COLA increase doesn't address the immediate infrastructure issues. Travis Tschaenn stated that cost allocation issues need to be looked, in depth, before raising rates.

10. NEW FOR CONSIDERATION

10.01. Ordinance #2021-05 – An Ordinance to Amend the Official Zoning Map 601 E Main Street to Rezone Property from M1 to C1 to Allow Expansion of an Existing Business, located at 601 E. Main Street – Proposed 1st Reading. Jodi Dickey presented the request. A motion to approve on 1st reading was made by Matt Simpson and was seconded by Ben Lacey. Passed 5-0.

10.02. Motion to approve Conditional Zoning Map Amendment on approximately 20 acres located on the east side of South Green Street and south of the B & O Trail (Musselman Conditional Rezone to PD) – Conditional Zoning Map Amendment. Jodi Dickey explained the motion and stated that this is coming forward with no recommendation from the Plan Commission. Jonathan Isaacs and Kenny Windler, of M/I Homes, were present to discuss some of the reasons this project was proposed. He gave a presentation that discussed some concerns from the Plan Commission with regards to stated sales value, lot size and the 15% open space.

Referred to the professional staff to discern whether this development meets the five factors required for the Planned Development. Elements of the park offered are the site grading, seeding, storm drainage and more parking at the trail head and any other elements to equal the value of the land being swapped. Travis Tranbarger talked about standard criteria requirements regarding land use of park property. Matt Simpson discussed his reason for supporting this project and how this PD compares to others that have been approved. Ben Lacey voted no at the Plan Commission stage because it did not meet all five criteria of the PD definition. For the next meeting, M/I Homes was asked to increase the separation between houses. Brian Jessen motioned to approve on 1st Reading the Conditional Zoning Map Amendment and was seconded by Travis Tschaenn. Roll call vote was taken. In favor: Matt Simpson, Travis Tschaenn and Brian Jessen. Opposed: Jeff Gracey and Ben Lacey. Passed 3-2.

10.03. Ordinance #2021-07 – A request for a Zoning Map Amendment to rezone property from West Wynne Farms PD to Musselman PD to allow for the development of a residential PD and future public park, on approximately 54 acres located on the west side of South Green Street, south of the B & O Trail. Proposed 1st Reading. Jodi Dickey briefly discussed this Ordinance. A motion to approve on 1st reading was made by Brian Jessen and was seconded by Matt Simpson. Roll Call vote: In favor: Matt Simpson, Travis Tschaenn and Brian Jessen. Opposed: Jeff Gracey and Ben Lacey. Passed 3-2.

10.04. Ordinance #2021-08 – An Ordinance Annexing Real Estate into the Town of Brownsburg, Hendricks County, Indiana Pursuant to a Petition for Voluntary Annexation for Property Located at 6780 N. County Road 625 East, Brownsburg, Indiana. Jodi Dickey explained that this is the introduction of this Ordinance and no action is required at this time.

Brian Jessen, point of order, moved to address item 10.06 ahead of item 10.05. Council consented.

10.06. Ordinance #2021-06 – An Ordinance of the Town Council of the Town of Brownsburg, Indiana, Approving a Lease Between the Brownsburg Redevelopment Authority and the Brownsburg Redevelopment Commission, Approving the Issuance of Bonds by the Brownsburg Redevelopment Authority and Certain Other Actions Related Thereto. (Travis Tranbarger, Jeff Eder, and Baker Tilly Municipal Advisors) The floor was opened for public comments on this item.

Robert Baldwin – 559 Windborough – President, BGSL

Mark Schell – 30 Mulberry Court – Former President BGSL

Josh Corbitt – 6358 Hatfield Way

Travis Smith – 6473 Tradition Drive

Jay Perez – 5732 Meander Bend

Kevin O’Malley – 6647 Karliegh Drive

Jason Grisez – 1279 Highland Lake Way

Darren Steele – 7940 Walker Cup Drive – read a statement from Father, Dale Steele

Rex James – 3310 Timberbrook Court

Melissa Turpin – 29 W College

Katie Mailey – 6718 Karleigh Drive

Chris Snodderley – 7767 Walker Cup Drive

Jeff Humphries – 45 Ridgeway Drive

Chris Renner – 1851 Midnight Pass

Rob Kendall – 534 S Alpha Ave

Dr. Jim Snapp – Superintendent Brownsburg Community School Corporation - 7390 E CR 900 N

Cindy Hohman – 15 Tyler Court

Travis Tranbarger – presented slides about the design of the site. Comments and questions from the council were made regarding materials, planning and funding.

Emma Adlam of Baker Tilly presented bond feasibility for this project and answered questions regarding the funding. Jeff Gracey made a motion to table Ordinance 2021-06 until 3/25/21.

The motion was seconded by Ben Lacey. Roll Call vote was taken. In favor of tabling: Jeff Gracey, Matt Simpson, Ben Lacey and Travis Tschaenn. Opposed: Brian Jessen. A public meeting is planned for next week to provide additional information to the public.

10.05. Informational Item - Fairview West Planned Development. Jodi Dickey presented a rezone request that will be upcoming.

11. TOWN MANAGER ITEMS

11.01. Emergency Request for Sewer Hook-Up – 802 South Green Street – Annexation will come forward to the council.

12. CLERK-TREASURER ITEMS

12.01. Voiding of Outstanding Checks Not Cleared After 2 Years – Ann Hathaway provided a list of outstanding checks that have been voided per statute.

13. TOWN COUNCIL ITEMS - None

14. TOWN ATTORNEY ITEMS - None

15. CITIZENS COMMENTS –

Cindy Hohman – 15 Tyler Court

David Weyant – 7721 Shagbark Court

Chip Crusmark – Oltof Homes, St. John, Indiana

16. ADJOURNMENT – A motion to adjourn was made by Jeff Gracey at 10:42 pm

These minutes are a summary of actions taken at the Brownsburg Town Council meetings. The full video archive of the meeting is available for viewing at <http://brownsburgin.swagit.com/play/03122021-530> for as long as this media is supported.

Brownsburg Town Council

By: 

Travis Tschaenn, President

ATTEST:

By: 
Ann Hathaway, Clerk-Treasurer