

BROWNSBURG TOWN COUNCIL MEETING MINUTES

REGULAR MEETING

Thursday, April 8, 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 April 8, 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 and Ben Lacey. Brian Jessen was not present. 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 APRIL 8, 2021**

Jon Rabold – 18 S Tacovi Court

David Weyant – 20 Raccoon Court

Rob Kendall – 534 S Alpha Ave

Emily Symmonds – 5964 Autumn Trail

Garen Carnes – 9550 Edgewater Court

Cindy Hohman – 15 Tyler Court

Holly Moneymaker – 542 Heartland Lane

Travis Smith – 6473 Tradition Drive

Email from Ricardo Seucharan read into the record.
- 05. CONSENT ITEMS**
 - 05.01.** March 25, 2021 Meeting Minutes
 - 05.02.** March 25, 2021 Special Meeting Minutes

A motion to approve the minutes was made by Matt Simpson and seconded by Jeff Gracey. Passed 4-0.

 - 05.03.** March 18, 2021 Joint Park Board and Town Council Meeting Minutes

Jeff Gracey made a motion to approve the joint meeting minutes. Ben Lacey seconded the motion. Passed 4-0.

 - 05.04.** Civil Town and Fire Territory Claim and Payroll Dockets for March 26, 2021 through April 8, 2021 in the amount of \$1,547,010.27 were considered. Matt Simpson made motion to approve the dockets and Ben Lacey seconded. Passed 4-0.
- 06. BID OPENING AND/OR AWARD** – None
- 07. REPORTS FROM COMMISSIONS AND BOARDS**

07.01. Advisory Plan Commission Report – In addition to her submitted report, Jodi Dickey, Director of Development Services, stated that the Plan Commission updating the comprehensive plan.

07.02. Board of Zoning Appeals Report – Jodi Dickey, Director of Development Services, the only business conducted this month was annual training.

08. TOWN ADMINISTRATIVE ITEMS

08.01 Human Resources Department Report - Nick Van Horn, Human Resources Director, had no further commentary regarding the submitted report.

09. PREVIOUSLY CONSIDERED ITEMS

Council President, Travis Tschaenn asked for Council consent to move item 10.05 to immediately follow item 09.01. Council unanimously consented.

09.01. Resolution #2021-05C – A Resolution of the Town Council of the Town of Brownsburg, Hendricks County, Indiana Setting Forth Final Action in Determining that the Qualifications for an Economic Development Revitalization Area Have Been Met and Confirming Resolution #2020-05 Regarding an Application for Real Property Tax Deduction/Abatement on Real Property Located Generally at US136 & Ronald Reagan Parkway (Parcel ID#: 32-08-18-200-001.000-016) by Scannell Properties #495, LLC. - Advertised Public Hearing.

Public Hearing was opened. Debbie Cook, Economic Development Director, described the project and the financial impact of the project. There being no comments the Public hearing was closed. Jeff Gracey made a motion to pass Resolution #2021-05C. Matt Simpson seconded the motion. Passed 4-0.

10.05. Ordinance #2021-11 - An Ordinance to Amend the Official Zoning Map for Lacy Farms from PD and C2 to HC and I2 to allow development of an industrial park with a commercial component located at the intersection of Ronald Reagan Parkway and Connector Road. Proposed 1st Reading. Jodi Dickey described the zoning request. This Ordinance comes with a unanimous positive recommendation from the Advisory Plan Commission. A motion to approve Ordinance #2021-11 was made by Jeff Gracey, as submitted on 1st reading. Seconded by Ben Lacey. Passed 4-0.

09.02. Ordinance #2021-06 –An Ordinance of the Town Council of the Town of Brownsburg, Indiana, Town Council Meeting 2 March 25, 2021 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, tabled from March 25, 2021.

Jeff Eder asked for direction from the council. Ben Lacey stated that two pieces of information are missing and wants to make sure all information is available to make a decision. Travis Tschaenn commented regarding economic development impact as it pertains to this project. Jeff Gracey commented on the location and the Town's obligation to the Town. Jeff Gracey made a motion to reject Ordinance #2021-06. Matt Simpson, also, commented on the project. Ben Lacey asked about timing if a new bond ordinance was drafted and commented on the location of the project. There was no second to Mr. Gracey's motion to reject the ordinance. Ben Lacey made a motion to authorize the Council President and/or the Town Manager to negotiate with the School Corporation to amend the current/ existing contract for purchase or donation of real estate between the Town and the School to extend the due diligence period and related due

diligence expiration date and any related provision for a minimum of 60 days. Matt Simpson seconded the motion. Passed 4-0.

Ben Lacey made a motion that, in the event that the extension is denied by the School Corporation, the Council President and/or the Town Manager is authorized to terminate the contract, subject to any additional meetings of the Council prior to the deadline which is April 16, 2021. Matt Simpson seconded the motion. Passed 4-0.

Travis Tschaenn motioned to remove Ordinance #2021-06 from the agenda for a maximum of 60 days. Ben Lacey seconded the motion. Passed 3-1. A roll call vote was taken; Matt Simpson, Ben Lacey and Travis Tschaenn in favor and Jeff Gracey opposed.

09.03 Ordinance #2021-10 – An Ordinance Annexing Real Estate Into the Town of Brownsburg, Hendricks County, Indiana Pursuant to a Petition for Voluntary Annexation for Property Located at 3575 N. State Road 267, Brownsburg, Indiana - Proposed 2nd Reading. Jodi Dickey briefly described the Ordinance. A motion to approve was made by Matt Simpson on proposed 2nd reading. Travis Tschaenn seconded the motion. Passed 3-2. A roll call vote was taken. Matt Simpson, Travis Tschaenn and Ann Hathaway, as ex-officio member, voted in favor. Jeff Gracey and Ben Lacey were opposed.

09.04. 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 2nd Reading. Jodi Dickey briefly described this Ordinance and some updates. Jonathan Isaacs of M/I Homes highlighted a few of the changes that have been made. A motion to approve on Proposed 2nd reading was made by Matt Simpson. The motion was seconded by Travis Tschaenn. Passed 3-2. A roll call vote was taken; Travis Tschaenn, Matt Simpson and Ann Hathaway, as ex-officio member, voted in favor. Jeff Gracey and Ben Lacey were opposed.

09.05. 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 – Proposed 3rd Reading, Final Adoption. Jodi Dickey gave a brief description of this ordinance. A motion to approve Ordinance #2021-08 on 3rd and final reading and final adoption was made by Matt Simpson and seconded by Travis Tschaenn. Passed 3-1. A roll call vote was taken; Ben Lacey, Matt Simpson and Travis Tschaenn in favor. Jeff Gracey opposed.

09.06. 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 2nd Reading, 3rd Reading, and Final Adoption - Tabled from March 25, 2021 Meeting. Jodi Dickey gave a brief description this ordinance. A motion to approve on 2nd, 3rd and final adoption was made by Ben Lacey. The motion was seconded by Jeff Gracey. Passed 4-0.

10. NEW FOR CONSIDERATION

10.01. Resolution #2021-10 – A Declaratory Resolution of the Town Council of the Town of Brownsburg, Hendricks County, Indiana Requesting Approval for Real Property Tax Deduction/Abatement for the Real Property Located Generally at 760 Patrick Place (Parcel ID#: 32-07-01-360-002.000-016) by Reinbold Development Indy, LLC on Behalf of Property Owner, AME Electrical Contracting, INC Debbie Cook described the project and the financial impact to

the community. Debbie Cook briefly described the resolution. A motion to approve Resolution #2021-10 was made by Matt Simpson and was seconded by Jeff Gracey. Passed 4-0.

10.02. Resolution #2021-09 – A Declaratory Resolution of the Town Council of the Town of Brownsburg, Hendricks County, Indiana Requesting Approval for Real Property Tax Deduction/Abatement for the Real Property Located Generally at 485 Johnson Lane (Proposed New Address With Current Address Listed as 491 Johnson Lane) (Parcel ID#: 32-07-10-260-002.000-016) and 451 Johnson Lane (Parcel ID#: 32-07-10-260-001.000-016) by Competition Development, LLC. Debbie Cook described the project and the financial impact to the community. This is an expansion of an existing business. A motion to approve Resolution #2021-09 was made by Jeff Gracey and was seconded by Ben Lacey. Passed 4-0.

10.03. Motion to Affirm Advisory Plan Commission Approval for Fairview West Conditional Zoning Request. Jodi Dickey brings this to the Council from the Plan Commission with a 6-0 positive recommendation. Ben Lacey and Matt Simpson explained, further, the APC's discussion and vote. A motion to affirm was made by Matt Simpson and was seconded by Ben Lacey. Passed 4-0.

10.04. Resolution #2021-08 – A Resolution Adopting Fiscal Plan for Annexation Ordinance #2021- 10 - An Ordinance Annexing Real Estate into the Town of Brownsburg, Hendricks County, Indiana Pursuant to a Petition for Voluntary Annexation for Property Located at 3575 N. State Road 267, Brownsburg, Indiana - Advertised Public Hearing.

Public Hearing was opened. Jodi Dickey gave a brief description of the purpose of the Resolution.

Emily Symmonds – 5964 Autumn Trail

Holly Moneymaker – 542 Heartland Lane

Garen Carnes – 9550 Edgewater Court

Judy Kenninger – 1721 Cardinal Lane

David Weyant – 20 Raccoon Court

The Public Hearing was closed. A motion to approve Resolution #2021-08 was made by Matt Simpson. The motion was seconded by Travis Tschaenn. Passed 3-2. A roll call vote was taken; Travis Tschaenn, Matt Simpson and Ann Hathaway, as ex-officio member, voted in favor. Jeff Gracey and Ben Lacey were opposed.

10.06. Ordinance #2021-12 - An Ordinance Authorizing the Acquisition, Construction and Installation by the Town of Brownsburg, Indiana, of Certain Extensions, Repairs, and Improvements to the Town's Sewage Works Utility, the Issuance and Sale of Revenue Bonds to Provide Funds for the Payment of the Costs thereof, and the Collection, Segregation and Distribution of the Revenues of Such Sewage Works and Other Related Matters – Proposed First Reading. Jeff Gracey expressed concern regarding lack of information in the meeting packet. Jeff Gracey made a motion to table this item to Thursday, April 15, 2021 at 6:00 p.m. Ben Lacey seconded. Passed 4-0.

10.07. Consideration of Initial Terms of Proposed Infrastructure Development Project by Northfield Retail LLC for Infrastructure Improvements on East Northfield Drive. Debbie Cook described this project. Ben Lacey made a motion to authorize the Economic Development Director to pursue this initiative as presented. Jeff Gracey seconded. Passed 4-0.

11. TOWN MANAGER ITEMS

11.01. Fee Waiver Request from Lion's Club for 2021 July 4th Extravaganza. Jeff Eder presented this request. A motion to approve was made by Ben Lacey and seconded by Jeff Gracey. Passed 4-0.

Annual TIF report was acknowledged on record as required by state statute.

12. CLERK-TREASURER ITEMS - None

13. TOWN COUNCIL ITEMS –

Travis Tschaenn brought attention to the commercial development approved this evening and thanked Debbie Cook for her work.

14. TOWN ATTORNEY ITEMS - None

15. CITIZENS COMMENTS

Holly Moneymaker – 542 Heartland Lane

Emily Symmonds – 5964 Autumn Trail

David Weyant – 20 Raccoon Court

Jon Rabold – 18 S Tacovi Court


Garen Carnes – 9550 Edgewater Court

16. ADJOURNMENT – A motion to adjourn was made by Jeff Gracey at 9:06 p.m.

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/04092021-549> for as long as this media is supported.


Brownsburg Town Council

By:



Travis Tschaenn, President

ATTEST:

By: 
Ann Hathaway, Clerk-Treasurer