

BROWNSBURG TOWN COUNCIL MEETING MINUTES

REGULAR MEETING

Thursday, February 13, 2020, 7:00 p.m.

Brownsburg Town Council Meetings are live-streamed and archived

01. **CALL TO ORDER** - Town Council President Travis Tschaenn called the meeting of the Brownsburg Town Council to order at 7:00 p.m. on February 13, 2020 in the Brownsburg Town Hall, 61 N. Green Street.
02. **INVOCATION/PLEDGE** – Tim Hughes, Chaplain for the Brownsburg Fire Territory, gave the invocation followed by the Pledge of Allegiance.
03. **ROLL CALL** – Members of the council present were Travis Tschaenn, Brian Jessen, Jeff Gracey and Matt Simpson. Also present were Ann Hathaway, Clerk-Treasurer; Jeff Eder, Town Manager; Alan Geans, Assistant Town Manager; and Tricia Leminger, Town Attorney. Not present was council member Dennis Dawes.

Brian Jessen made a motion to continue item 09.01 (Ordinance #2019-27) to the 5/28/20 Council meeting. The motion was seconded by Matt Simpson. After discussion, the motion passed 3-1. Voting in favor were Brian Jessen, Matt Simpson and Travis Tschaenn. Voting against was Jeff Gracey.

04. CITIZENS COMMENTS RELATING TO FEBRUARY 13, 2020 AGENDA

- Troy Austin – 705 Cabot Circle
- Cindy Hohman – 15 Tyler Court
- Dave Weyant – 7721 Shagbark Court
- Cindy Weyant – 7721 Shagbark Court

04.01. Hendricks County Community Needs Assessment Study Results - William Rhodehamel, President & CEO of Hendricks County Community Foundation, gave a summary of the 2019 Community Needs assessment. As a result of the assessment, two areas identified that will be a main focus of HCCF in 2020 are Community Unity and Healthy Communities. Further information on HCCF and the assessment can be found at hendrickscountycf.org.

05. CONSENT ITEMS

05.01. Minutes of January 18, 2020 Training Session

05.02. Minutes of January 23, 2020 Regular Meeting

05.03. Minutes of January 25, 2020 Training Session

Matt Simpson made a motion to approve the minutes and was seconded by Brian Jessen. Passed 4-0.

05.04. Civil Town and Fire Territory Claim Dockets for January 23, 2020 through February 13, 2020 in the amount of \$2,986,150.55.

A motion to approve was made by Brian Jessen and seconded by Matt Simpson. After a discussion on many line items was made by Jeff Gracey the vote was taken. The Docket was approved 3-1. Voting in favor were Brian Jessen, Matt Simpson and Travis Tschaenn. Voting against was Jeff Gracey.

06. BID OPENING AND/OR AWARD - None

07. REPORTS FROM COMMISSIONS AND BOARDS

07.01. Park Board Report – Travis Tranbarger, Director of Parks, provided a brief summary of park activities. He noted that the restroom was installed at Cardinal Park. It will be the first heated restroom in the park system. The restroom and Dog Park are anticipated to be open in May.

07.02. Advisory Plan Commission Report – Todd Barker, Director of Development Services noted that the Plan Commission approved the development plan for K1ds Count and the parking lot expansion for State Bank of Lizton.

07.03. Advisory Board of Zoning Appeals Report – Todd Barker reported that BZA had five variance requests. Two requests were for Westwood Hospital for Animals for an expansion they are planning. Both requests were approved. Three requests were made by Redwood. Two of the requests were denied. The third request was continued to the March meeting.

08. TOWN ADMINISTRATIVE ITEMS

08.01. Department of Development Services – Todd Barker gave a brief synopsis of the past decade. He also reported on several changes in staff.

09. PREVIOUSLY CONSIDERED ITEMS

09.01. Ordinance #2019-27 - An Ordinance of the Town Council of the Town of Brownsburg, Hendricks County, Indiana, amending the Brownsburg Town Code of Ordinance, Title V, Chapter 54 Sections 54.20, 54.21, 54.22 and 54.27 relating to certain water utility rates and charges – proposed 1st reading.

Previously voted to continue to the May 28th meeting.

10. NEW FOR CONSIDERATION

10.01. Ordinance #2020-02 – An Ordinance amending Section 152 of the Town Code, Flood Hazard Areas – Proposed 1st, 2nd, and 3rd reading and final adoption. Building Coordinator Shawn Pabst identified two updates in the wording in the Ordinance.

Consent was given by all 4 council members to hear this item on 1st, 2nd and 3rd reading and final adoption.

A motion to approve was made by Brian Jessen and was seconded by Matt Simpson. Passed 4-0.

10.02. Recommendation from Property Maintenance Committee. Travis Tschaenn provided a brief summary of the activities of the Property Maintenance Committee (formerly called the Minimum Housing Standards Committee). Travis noted that the initial meeting of the committee was very informative. The second meeting consisted of nine committee members and citizens of the community. The majority of committee members and the citizens felt it is an overreach of the Property Maintenance Ordinance. However, they do realize that portions of the Town Code need to be updated to help staff effectively combat certain issues within our town. One of the recommendations of the committee was to direct Todd Barker, Director of Development Services, and his staff, to develop a list of issues that have been most difficult to enforce. He also asked that Mr. Barker develop possible language that could amend the Town Code. The committee would then reconvene to consider the changes and decide if they want to make any recommendations to the Town Council.

10.03. Resolution #2020-03 – A declaratory resolution of the Town Council of the Town of Brownsburg, Hendricks County, Indiana requesting approval for real property tax abatement for the real property located at 469 Northpoint Ct., Brownsburg, IN 46112. Debbie Cook, Economic Director, stated that this abatement is for Dixon Properties, LLC. Dixon Properties will be making a \$2,000,000 investment on a currently empty lot. This will increase the assessed value of this property to \$2,261,000. Debbie noted that Mr. Dixon has been successful with two other projects in the past. The previous projects allowed 10-12 businesses to locate here and to employ 60-70 people at wages of \$25+/hour. Do to the high performance of his past projects and that he is embedded in the community, staff gave a favorable recommendation and it was also approved by the EDC as well. This will generate \$281,255 in taxes with a 10 year abatement.

- Larry Dixon, 1313 Willow Court, Avon IN, stated that his two other properties are just north and connected to the empty lot. He added that he anticipates automotive/light industrial businesses going into this property.

Brian Jessen made a motion to approve and was seconded by Jeff Gracey. Passed 4-0.

10.04. Resolution #2024-04 – A declaratory resolution of the Town Council of the Town of Brownsburg, Hendricks County, Indiana requesting approval for real property tax abatement for the real property located at 8930 Motorsport Way, Brownsburg, Indiana. Debbie Cook stated that this request is for Badger Daylighting, C. It is a 10 year real property abatement for building improvements. The current assessed value is \$252,500. The construction costs for the building improvements is \$9,185,408, thus increasing the assessed value substantially. This project will develop a new US headquarters and training facility on their property. Currently Badger Daylighting employs 189 full-time employees at an average wage of \$34.61/hour. This is expected to create 54 new positions by year two at an average wage of \$32.78/hour. By 2023 the expected new positions are to reach 160 with an average wage of \$34.86. The State is also committing incentives for this project as well. The staff and EDC both support this abatement.

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

10.05. A declaratory resolution of the Town Council of the Town of Brownsburg, Hendricks County, Indiana requesting approval for a personal property abatement for the real property located at 8930 Motorsport Way, Brownsburg, IN. Mrs. Cook stated that this abatement request is also for Badger Daylighting Corp. She noted that while Badger will be investing \$8,440,000 only \$1,500,000 will be abated.

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

- 11. TOWN MANAGER ITEMS** - Jeff Eder noted that the Town Council Working Session for February 18th has been cancelled due to the travel schedule of a council member. There will be an announcement forthcoming on the date and time of the Joint Meeting with the Brownsburg School Corporation.
- 12. CLERK-TREASURER ITEMS** - None
- 13. TOWN COUNCIL ITEMS** – Brian Jessen read the following statement: “When I was elected to my first term four years ago, I felt it was incumbent upon myself to begin my public service by honoring the work that had come before me and to proceed very thoughtfully and with measured caution and plan for the decades to come. While I still believe that is pretty prudent for a new council member to ease into a role and take time to learn policy and procedure, and to humbly asking and seeking guidance to understand when opinions differ. The last four years have taught

me pretty well that it is equally prudent to not only make a little wave, from time to time, but to also to aim directly at the apple cart when needed. In the excess of the measured caution, I would like to apologize for that tonight. I think I held back a little on some things that I probably should have called out a little earlier on but I also believe in our staff as well as my fellow council members. But too often the council has accepted excuses and lapses in judgement from those that are supposed to lead and hold accountable. I agree with some of the comments that Mr. Gracey was making earlier tonight, I just don't believe this was the time and place to do so. Earlier on I can also say that what I didn't know back then, I didn't know. Thus, I was hesitant to call someone out on the carpet or push back on excuses. I have pretty much learned that now and have taken some time over the past several months to talk to those people and to hold them accountable. I want to offer you my pledge this evening. There are no more sacred cows around here and apple carts are no longer off limits. I expect from myself and encourage my colleagues to join me in asking hard questions and pushing back on excuses and holding ourselves accountable along with those that are under our direction. And finally taking action to course correct when needed when a policy, program or person fails to deliver on the results that our community expects. But I also want to state very publicly that I believe in our town staff and I believe in the direction that is being given to us by our Town Manager as well as our Department Heads. If we are looking to start making some changes to policy, it is something that we are going to have to work our way into and to ease our way into, rather than trying to come in pretty harshly on different things. I would encourage all five of us to actively over the next several weeks, because it is going to take some time, to get involved more so in these cost accounting measures as we have been discussing them. And to sit and have discussions with our Clerk-Treasurer and Town Manager to go over policy and procedure. But I also think that it is time that we start being upfront and accountable to the things that we have also committed to ourselves as we have been talking. To which I give respect to Mr. Gracey for that because he did say earlier that he would be asking those questions. But as I also gave to this council two weeks back a copy of the strategic plan with the outlines of the public document that is on the website. There are bullet points and there are goals laid out. These are the things that I feel we should be looking at. If we are going to be looking for different approaches, we should also be looking for feedback on the goals and items that were set forth and the plans that we did. Again I want to offer an apology and a pledge to you tonight."

Jeff Gracey stated that his questions were not meant to be a personal attack on anyone, but on the policies and procedures that were implemented by prior councils.

Travis Tschaenn stated that he agrees with both Jeff Gracey and Brian Jessen and would like to look at cost accounting.


14. TOWN ATTORNEY ITEMS - None

15. CITIZENS COMMENTS –

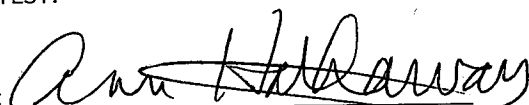
- Cindy Weyant – 7721 Shagbark Court
- Troy Austin – 705 Cabot Circle
- Cindy Hohman – 15 Tyler Court
- David Weyant – 7721 Shagbark Court
- Tina Gracey – 443 N O'Dell
- Marie Andrews – 1634 Northwind

16. **ADJOURNMENT** – A motion to adjourn was made by Jeff Gracey at 8:30 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/02142020-503> for as long as this media is supported.

Brownsburg Town Council

By: 
Travis Tschaenn, President

ATTEST:

By: 
Ann Hathaway, Clerk-Treasurer