

# BROWNSBURG

# SENTINEL



A News / Commentary Publication

Informative / Insightful

March 31, 2017

## Town Continues Annexation Fight

### Annexation

### Brownsburg North Group Against Annexation

[www.noannexbrownsburg.com](http://www.noannexbrownsburg.com)

### North Annexation Fight is NOT Over

In late 2016, the Trial Court ruled that the Town of Brownsburg could not continue with the proposed annexation of the North Annexation Territory. The judge found that even though parts of the statute are vague, the town did not show that the annexation area was not subdivided or that it was needed for future development. The town passed the ordinance to annex the North Annexation Territory in July of 2013 with remonstrance starting immediately thereafter. After over three years of court litigation and the cost to the town of that litigation, it is not surprising, the Town of Brownsburg filed a notice of appeal on March 2, 2017, and notice of completion of transcript was filed on March 20, 2017.

What does this mean?

**Our fight is not over**, but we will prevail. We have successfully stopped the annexation from going into effect in 2014 as planned. The Town has until April 20, 2017 to file an appeal brief, unless they request for extension of time to file; We will then have 30 days to file our reply.

### Donations are needed to pay legal fees necessary to continue our litigation fight.

It is our belief that the Town thinks that they will deplete our financial resources and we will lose by default; let's not let that happen. This continued litigation is costly, even though we are preparing our reply at no cost; we still have to pay our attorney for his services.

Please consider the amount of money that our litigation efforts have saved you from paying to the Town and PLEASE consider making a donation to reflect at least a portion of your savings.

See our website for updates. Please send donations to FABA 7210 E County Rd 700 N Brownsburg, IN 46112. Call Sabrina at 317-286-7316 if you have any questions.

*Press release from the Brownsburg North Group Against Annexation*



The Brownsburg Park Board met on March 16, 2017. President Cari Palma presided with the entire Board present:

Tracie Morris, Lindsey Jackson, Phil Utterback, Scott Latimer and the newest member Judy Kenniger. Minutes of the February meeting and the Memorandum of Joint

Executive Session were approved as were the claims of slightly more than \$80,000. Considering what the Park provides to Brownsburg that figure strikes me as a real bargain.

Director Philip Parnin spoke briefly about the 2018 budget process which was underway. Because of the heavy Park responsibilities in the summer, the Park Department tries to get an early start on the planning and hopes to have it submitted by the end of May even though it is not finalized until August. New employees Community Engagement Manager Mary Louise Bewley and Assistant Recreation Director Phil Cornelius were ratified. Ms. Bewley will be tasked with marketing and communication content and development. Cornelius did his internship in Danville and has aquatic experience as well as general recreation experience.

Youth Services Manager Lisa Beninger and Recreation Coordinator Megan Attwood presented the B.A.S.E. (Before and After School Enrichment) Business Plan. Since starting in 2013, the program has experienced much growth. In 4 years the number of the attending children has increased by 50%, adding over 200 students. Its strengths are its customer service, competitive value and its relationship with Brownsburg Community School Corporation. The program is offered in each elementary school with the exception of the joined schools Cardinal/Delaware Trail. The five locations will carry over with Reagan and the yet to be built Lincoln Elementary sharing a location. Service is provided at 6:30 a.m. and in the afternoon until 6:00 p.m.

Pros Consulting found a few weaknesses that are being addressed but are understandable considering the fluid nature of participation. Personnel problems with staff retention and maintaining the staff/enrollment ratio present a constant challenge. Other areas needing attention are the enrollment process and collection process. Both of these were improved with new registration software and procedure adjustments. Rules consistent with all locations are posted and each location has its own budget determined by need/enrollment. A smart phone is now provided to each location manager. This is truly a good service for our community. Discussion following the presentation pointed out that kids sometimes arrive after the buses have left and that a financial audit uncovered loop holes sometimes caused by changing a child's enrollment from a daily rate to monthly mid month. Fund raisers provide funds to offer tuition scholarships for lower income families. Phil Utterback pointed out that those employed for B.A.S.E. were high school students, college students and older adults.

Assistant Director Travis Tranbarger reported the annual Easter Egg hunt festivities would begin at 9:30 a.m. on April 8. The egg hunt

*cont to page. 3*

*You may not receive the governance you vote for, you always receive the governance you tolerate. -- The Editor*

# LETTER FROM / TO THE EDITOR

## TRUE LIES and Miscommunication

More often than not as of late, elected, hired, or appointed public servants are taking liberties with the truth, and/or omitting key portions of the truth, in order to advance or support the town's near term goals and objectives.

During the March 2nd meeting, Phil Parnin (Director of Brownsburg Parks) expressed concern over the waiving of Park Impact Fees for the F&C Economic Development Agreement because it would place a strain on the park department. Grant Kleinhenz countered by saying that in the scope of the millions of dollars the town is putting forward on these economic development agreements the 140K for the parks was minimal and when the apartment are rented and the assessed value goes up everyone will win. Really? The loss of the funding coupled with the loss of the park land is a immediate and tangible loss for the community as a whole. Both deficits which Phil Parnin is charged with solving with little support from the Town Manager and Town Council.

Another example from is: We're taking [Little League] diamond one, and the concession stand, the Little League has other fields available for their use; to paraphrase numerous on the record comments made by Grant Kleinhenz, Town Manager, Town of Brownsburg. This statement is 100% accurate. What Grant fails to mention is the Brownsburg Little League Baseball recently upgraded the ball fields at considerable expense (including diamond one). Diamond one is their best field, it is the only field configured for and hosts the State of Indiana's largest challenged baseball league, has the largest seating capacity, and is lighted for night games. Grant's statement also fails to disclose that closing the concession stand eliminates the Little League's greatest source of revenue. The loss of revenue will effectively end the Brownsburg Little League as an ongoing enterprise; long before new fields are identified, and built.

The next example, "Events they [the Little League] had with the Reds... I was not invited" spoken by Sean Benham during the March 23rd town council meeting. To date this publication has neither proven nor disproven this statement. However, during the same meeting Sean mentioned the Little League canceled meetings that were being held to devise methods the town could assist the Little League in any way during its transition to its new location. Why is this important? The Little League sent more than 120+ paper mailings (and later an email follow up) to a veritable "who's who" list in Brownsburg in areas of Business, Racing, Education, and Politics. Specifically for the purposes of this discussion -- Grant Klienhenz, Dennis Dawes, Greg Anderson, Phil Parnin, and Brian Hartsell all received invitations or email follow-ups and only Phil Parnin, unable to attend,

sent a representative-Assistant Director Travis Tranbarger. It is this publication's understanding that Dennis, Sean, and Grant represent the town in the meetings with the Little League.

In addition, given all the publicity surrounding the event, it's highly unlikely that Brian Jessen learned about the Reds Caravan event on the 6 o'clock morning news. Both positions seem to defy common sense, logic, and reason, the Cincinnati Reds Caravan, was not mentioned during the Town/Little League discussions, or one of the five noted above (or anyone else for that matter) would not have forwarded the Little League's email to ALL executive members of town governance.

The town's public communications and actions convey "The Brownsburg Little League is too "big" and beloved by the community to fail. The Little League will be able to work out their problems without any assistance from the town. Again, this fails to recognize the Town of Brownsburg's involvement being a significant source of the problem -- Giving the Little League as little as 7 months notice, they were losing diamond one and their most significant source of revenue their concession stand. Partnering with the League in a constructive fashion would build trust and engender good will which to date is at a new low point. Not only between the town and the Little League, but between the members of governance and the citizens they were elected, hired, or appointed to serve.

During the same March 23rd town council meeting, Todd Barker said he had met with Mr Scott Wynkoop and they had reached an understanding regarding his property, and the upcoming town's road and sidewalk changes so close to Scott's rental property. Again, we have no way to validate Todd's claim. However, during the public comments portion of the same meeting Mr. Wynkoop seemed to offer a perspective to the council which differed from the one Todd Barker presented earlier. Mr. Wynkoop's property is zoned "Traditional Residential", the changes the town is pursuing requires a variance; a variance the town has not sought to date. He expressed concern after all was said and done, there would be 4 to 5 feet between an exterior wall of his rental property and the street, leaving little room for a sidewalk. Mr. Wynkoop said the town was seeking bids for the road work next month, and wanted to emphasize to the council this was made a top priority before the bid process begins.

It is difficult to trust our elected, hired, and appointed members of public service when their statements are inconsistent, incomplete, and marginalize nationally recognized town treasures all in the hopes of promoting a "new downtown". -- *The Editor*

## Correction !



Jim Miller  
Brownsburg Fire Territory  
Firefighter of the Year

Last month this publication correctly reported Jim Miller was awarded the Brownsburg Fire Territory 2016 David Schanz Brownsburg Fire Territory Firefighter of the Year.

However, Lt. Ryan Miller was incorrectly pictured in the article. Lt. Ryan Miller is the recipient of the 2016 officer of the year. Our apologies Jim Miller.

Thank you to the readers who pointed out the error.

Thank you to the men and women of BFT and all others who place themselves in harms way to keep the community safe.

*The Editor / BFT*

**Your Customers Are Reading This AD**

*Just Like You Are !!!*

Advertising in the Sentinel

Pays for Itself !

Call 317.222.1543

For Pricing to Fit EVERY Budget



**Your ad Here**

This Space Available  
Call 317.222.1543  
For Pricing !  
Ad's for every budget !



## Brownsburg Little League Update

Opening Day for little league is this Saturday, April 8th! Please plan to attend as there will be special guests and activities planned. Please check the Brownsburg Little League website for additional details.

League officials are continuing efforts to secure a land deal for our future fields. In this effort, please visit the League website and complete an online survey. The League has been working with the Brownsburg Parks Department to develop this survey in an effort to identify facility needs and provide an operational plan for the long term success of the new baseball complex. We encourage all Brownsburg residents to participate in this survey. More details will soon be released regarding our future fields efforts.

Please visit our website to learn about sponsorship and fundraising events. We need support from the entire community to make this project move forward.

Visit [www.brownsburgbaseball.org](http://www.brownsburgbaseball.org) or email [info@brownsburgbaseball.com](mailto:info@brownsburgbaseball.com)

## March Park Board - cont. from page 1

will take place at 11:30. As a pass attendee I can attest to the fact that within 5 minutes all eggs have been collected. Shelters 2, 3, and 4 in Williams Park will undergo improvements. Parnin gave an update on future projects being undertaken that will affect the Park Department. These include the Arbuckle Commons, Bicentennial Trail, and B&O Trail expansion.

Citizen Jim Sering spoke on his concerns about the Carmody Fountain (destroyed, moved, rebuilt, new location?), the columns at the present entrance to Arbuckle Park built by the Jaycees, and the new entrance with traffic light which will be established. However, he prefaced his concerns by first praising the B.A.S.E Program as the best decision the Parks Department had ever undertaken as it truly fills a need in our community. -- *Anne Sering*.



**GROVE INSURANCE**

Your Hometown Insurance Agent  
Open 6 Days a Week!  
Servicing All Your Insurance Needs!

Perry S. Grove, Principal Agent  
[perry@groveins.com](mailto:perry@groveins.com) • [info@groveins.com](mailto:info@groveins.com)

319 E. Main St. • Brownsburg, IN 46112  
812-339-0680 • 317-852-0100

Farm Auto Life  
Home **Insurance** Bank  
Commercial



**Your ad Here**

This Space Available  
Call 317.222.1543  
For Pricing!  
Ad's for every budget!

**NOTE:** The opinions expressed by columnists, or in the letter to the editor and/or other publicly submitted content, do not necessarily reflect the views of the staff, owner, advertisers, pickup locations, and supporters associated with the Brownsburg Sentinel.

**LEGAL STUFF** Advertising in the Brownsburg Sentinel is offered for informational purposes only and by doing so advertisers make no representations of acceptance or endorsement of the content, views, or opinions offered herein. Businesses display this publication (a.k.a. "pick up location") as a community service, these businesses make no representation of acceptance or endorsement of the content, views, or opinions offered herein. The Brownsburg Sentinel presents advertisements from businesses for informational purposes only and by doing so The Brownsburg Sentinel makes no representations of acceptance or endorsement of said businesses. The Brownsburg Sentinel makes no representations of acceptance or endorsement of businesses which display this publication we understand they do so as a community service.



The first meeting of the month was held on March 2nd with all members present. The meeting was a special meeting to appoint a new member to the Board of Police Commission. Brian Jessen nominated Don Spencer for the open position which goes to the end of 2018. The nomination was unanimously approved. As there was no more business, the meeting was adjourned.

The first regularly scheduled meeting was held on March 9th. Ms. Basco opened the meeting and indicated that all members were present.

Citizen's comments brought Jim Sering up to speak about 10.03 to ask about parcel five which is the entrance of Arbuckle. Paragon is buying the gray church and the savor thyme cafe building and the corner where the fountain is placed. The fountain is a memorial between a private family and the park board. Paragon is going to call their building the Carmony building because of replacing the fountain. Did they contact the family? Phil Parnin stated that the family has not been found to contact, Jim Sering also commented that the Brick entrance flag poles were donated and built by the town Jaycees and would like them to retain them in some way.

Next up was Phil Parnin, he commented about the waiving the impact fees for the F&C economic development agreement. The waiving of the impact fees will create a strain on the Park District as they try to expand and give the community the amenities needed within the park system. He asked the Town Council and the Town consider how to go forward without impact to the parks.

During Department reports Kathy Dillon came to the podium and gave a Wastewater treatment plant construction update. The following areas have completed or have started: parking areas installed, erosion control is in, storage is in, fiber optics installed, pond work has started, the trailers are all in, and excavation has become for the plant.

Previously considered items had one item which was resolution #2017-08 – A Resolution of the Town Council of the Town of Brownsburg Authorizing Certain Actions Relating to the Town's Acquisition of Real Property in Connection with the Completion of a Public Improvements Project Entitled Enderly Avenue & Mill Street Extension (Todd Wallace) – This is the first property needed for the Enderly street extension. This was tabled from the February meeting. The resolution passed unanimously.

Next up was new business which began with Ordinance #2017-04 - An Ordinance to Amend the Official Zoning Map of the Town of Brownsburg, Hendricks County, Indiana for Certain Real Estate Located at 414-421 E. Main Street – Proposed 1st Reading (Todd Barker) This is across from the former Mowery site. They are looking to relocated the gun shot into this building with places for other businesses. This is coming forward with unanimous support from the planning commission. First reading was approved 5-0.

Next was a Motion to Approve an Economic Development Agreement (EDA) By and Among the Town of Brownsburg, the Brownsburg Redevelopment Commission and F&C Development,

*cont to page. 4*

Publisher / Editor - David Weyant

BROWNSBURG SENTINEL reserves the right to edit, publish or decline any and all materials submitted. For verification day or evening phone numbers must accompany all Letters to the Editor. Free on the Web at [www.brownsburgsentinel.com](http://www.brownsburgsentinel.com). Or in print at many area locations. Phone 1.317.222.1543 Email: [editor@brownsburgsentinel.com](mailto:editor@brownsburgsentinel.com) U.S. Mail P.O. Box 513 • Brownsburg, IN

## March Town Council Highlights - *continued from page 3*

### F & C Economic Development Agreement - The town pays 6.9mil in bonds, 956K in cash and finance the parking garage for 5.8 mil. Grant Kleinhenz March. 9th Town Council

Inc. (Grant Kleinhenz) This was brought forward with a favorable recommendation from the RDC. The developer is planning on building a mixed use complex with approximately 210 apartments, 7500 square feet of first floor retail and restaurant space, a four hundred parking space garage with 100 hundred to the public They have agreed to build 10000 square feet of outdoor amenities and 7500 square feet within the complex. F&C has agreed to a minimum of \$ 500,000 of real estate taxes per year. The town has agreed to finance the parking garage for 5.8 million, 6.9 million from TIF bonds to support the

development and 956,000 in cash over a 4 step process during the construction phase. RDC amended the agreement in two ways that any final rate schedule will need to be approved by the Town Council and the final facade and building elevations need to stay consistent to what has been shown so far. The town is also deeding over 4.02 acres of the St. Malachy and Arbuckle park land to the developer. The town is waiving several fees which include park impact fees. The total package of incentives total 15 million from the Town. The developer cannot disturb the area known as diamond #1 and the parking area until baseball ends season ends on June 23rd. The town agrees to construct Arbuckle Commons by the end of October 2017. The waiver of the park impact fee is for the construction of the development as a whole with town expecting that the future assessed value will make up for the waiver. The motion was approved 5-0.

Last up was a Motion to Approve an Economic Development Agreement (EDA) By and Among the Town of Brownsburg, the Brownsburg Redevelopment Commission and Paragon Development, Inc. (Grant Kleinhenz) The Town is asking for this item to be tabled because the appraisals are not completed. They will schedule a joint meeting between RDC and Town Council to accept the economic development agreement.

During citizen's comments Jim Sering came back up to the podium, his question concerned the traffic on Green Street from I-74 down to Tilden. Is the town working on synchronizing the traffic lights? The town manager stated they had recently signed an agreement with INDOT to synchronize the traffic signals from 700 North to 56th street on Green. This will be a computerized system that will be monitored 24 hours a day. No timing was given for the installation.

The second regularly scheduled meeting was held on March 23rd. Mr. Dawes opened the meeting and indicated that four council members were in attendance with Ms. Bascu being absent.

Bid Award for Construction of Arbuckle Commons (Todd Wallace) received 5 bids for the project. The low bid was for 1.675 Million which includes the two alternatives. The contractor is ready to start and has all subcontractors lined up. The commons area has to be completed before September 1st with wrapping up in October. The bid was approved 4-0.

Bid Award for Alternates Related to the Sanitary Sewer Improvement Project (Todd Wallace) This was already included in the base bid of 17 million dollars. This portion is 440,000 dollars. The bid was approved 3-1 Brian Jessen opposed the bid award.

Police Department report Chief Crimes: Youth summer police and fire camp first session already filled and second session is at 75% just started March 16th for applications. The current recruitment process.

In 8 days we received 103 applicants after approvals we have 88 applicants through first cut. Secondly, the police have a higher presence on Northfield and Green and surrounding area. They have done several stops but not giving tickets but warnings to make people aware of the new cross walks and the speed limit on Northfield.

Fire Territory report was given by Asst. Chief Rinehart. He highlighted the recruitment academy will start on March 27th. It includes 19 total recruits from Lebanon, Beech Grove and Greencastle along with 8 of the recruits being from the Brownsburg Fire Territory. The academy is 16 weeks. The Fire Territory is still looking for a new Fire Marshall. Lastly, the new fire trucks final inspection is set for April 17th with all trucks in service by the first week of May.

No previously considered items for this meeting so they moved on to new business. First up was Resolution #2017-09 - A Resolution of the Town Council of the Town of Brownsburg Authorizing Certain Actions; Relating to the Town's Acquisition of Real Property in Connection with the Completion of a Public Improvements Project Entitled Enderly Avenue & Mill Street Extension - Stinson Property (Todd Wallace) This is the second property to be able to finish the Enderly extension. The offer was 410,000 dollars which included loss income. The resolution was approved 4-0.

Motion to Approve an Amendment to the Non-Exclusive Right of Way Agreement with Zayo Group, LLC (Brian Hartsell) This allows the Town Manager to sign the amendment for a new right of way for communications in town. It was approved 4-0.

Next were two motions to waive fees for special events . Motion to Approve Waiver of Fee for the B&O Bicycle Tour – B&O Trail Association--waiver of the fees for the event because of non-profit and large portions of the trail have been given to Brownsburg Parks to maintain. Historically, the Town waives the fees for non-profit. Approved 4-0.

Motion to Approve Waiver of Fee for the 2017 4th of July Extravaganza – Lions Club Historically the fees have been waived by the Town. This was approved 4-0.

Citizens comments were active at this meeting. First up was Bill Sibbing. He asked two questions first which fund is being used to pay for the construction of Arbuckle Commons. Brian Hartsel comments that the money would either come from the 2015 GO Bond or EDIT funds or a combination. The actual mix had not been determined. His second question was how was the alternatives for the sewer system being funded? The town answered that the cost was already accounted for within the project funding between the GO bond of 2016 and the cash for the project.

Next to speak was Garen Carnes. "I had one main topic to talk to you about tonight. Thank you for the opportunity to speak but Mr. Sibbing kind of brought up to my mind. Three meetings ago he had asked a long bevy of questions. I wasn't here but I watched it on line and thought the discourse was really good tonight and some of the answers provided. I would really like to see would like to see the answers on line in some type of form. Main thing I want to talk about, 5 months ago I had asked about an update on Little League baseball and I think it was councilmen Dawes and Benham that had given a short one. Before I speak any further is there anything you can add right now"

Mr. Benham spoke up: "The last update is that the Little League is looking at purchasing property that is outside of the town of Brownsburg and if there is property outside of the town of Brownsburg there is not a lot the town of Brownsburg can do from an incentive package for an organization that is outside the town of Brownsburg."

## March Town Council Highlights- *continued from page 4*

Mr. Dawes: “We will have some meetings with the Little League program that will be probably ongoing. We had a meeting it was cancelled. We will reschedule. We are aware the little League has apparently entered into an agreement with landowners near the new St. Malachy Church which is outside the town limits. We need to figure out if we can or cannot do anything outside of the town limits. No one is opposed to doing anything with the Little League program it is a matter of how we can do anything given the current location.”

“Why is it [*the Little League*] being treated like some annoying piece of gum on the shoe what must go away?”

Garen Carnes  
March. 23rd  
Town Council

Garen continued “OK. The clock was started when the town put pipe in and tore down St. Malachy and baseball was told get out. Straight up that’s what happened. The main way they make revenue, the concession stand and the main field via donation was greatly improved just a couple years ago will be the first thing torn down. There have been many comments made that we are only taking one baseball field away yeah but you are taking the only one away that they can make money with. So when that clock starts I think June 15th or the 21st that baseball field

comes down there will be nothing there they can go back to unless things happen quickly enough that the new spot where they want to do construction at is done I guess it would be by that next spring so in one year. It feels like there is too much being brushed aside by the town on the subject when they were the ones that put them in the place they are in. The Comments made that they were told long ago find a new place to go. Well, when is find a new place? I mean typically with town government it could be many years down the line when it is actually coming. When the pipe went in the ground that was the time and with a very narrow window there needs to be more interest in it then just they will figure it out it is too big to fail will know that they can take care of themselves. When you come into town of Brownsburg on 136 one of the things mentioned is the 1999 Little League champions. I think the thing the town is most noted for other than top rated school system is the baseball league. There is obviously some value seen by some in the town. Why is it being treated like some annoying piece of gum on the shoe that must go away? You say financially you cannot aid because it is being built in a place out of town. That same comment was made to me after the meeting in November. What other option did you give them? Did you provide a spot? Was there a fiscally doable spot provided. I mean hell you could have build it where the B&O trail will be south of 300 that is 54.5 acres. I see three signs up that say it is for sale. That sure would have been a nice place to put baseball fields but was there any interest or discussion in doing that. If it was just treated as annoying gum on the shoe that will take care of itself those might have been brainstormed but I don’t think there was so much urgency to do so. The idea that it will just take care of itself I think needs to go away and rather than just well a meeting will be scheduled a meeting will be cancelled no do something now and make sure in this limited amount of time whatever that is 15 months there will be kids locally that have to go to Avon or Pike Township to go play baseball. It seems like a pretty minor thing in the scheme of things but when you have a town budget spending north of 50 million dollars and \$700,000 spent for an underpass pathway under 74. There is money to be had to spend on it, It is just however you find a way to do so. If it is legally outside of the town then annex that area. Figure out a way to do it. Don’t make it difficult to the point that oh we can do nothing about it. and I don’t think it is asking too much to give that expectation again if it is a treasured town jewel as I have always viewed it as it should be treated as such. I happen to have a seven year old in the league but

that is not why I am here. If I had no children I would say the same thing. It’s frankly embarrassing the way the town has treated this. The Reds had an event. They had a fund raising event I want to say it was January. Not a member of town council was there not a town manager was there. Members of the Reds noticed this they thought it was very strange. I thought it was very strange. I don’t know if by ignoring it you guys thought that no the public would not know and it would just go away but why not participate in some way. Unless you want it to become East Hendricks County baseball league no it’s supposed to be Brownsburg Little League be involved be a part of it.”

Brian Jessen asked to “jump in here a second and I want you to continue. None of us look at them as the gum on the bottom of our shoe. You have two organizations tonight that are non for profits stand up, come forward and said they want to do an event in town and they asked for a waiver of fees which we granted them. The baseball league is a non for profit organization We can only tell somebody so long that the sky is falling before they are going to believe us. Conversations are continuing to on go with this we are not treating this like we don’t really care. I mean I know the four of us sitting up here can tell you we receive a lot of people talking to us about the Little League and were concerned about it but it’s a matter number one if we are legally able to do something. It is not a matter of find a way. If we say we can’t do it, we can’t do it OK so don’t think that we are looking at this like it is just the Little League get off our fields it’s our land to take care of. We’ve been trying to work this out for a very long time. Both sides are trying to sit down at the table. There’s a lot more to this then just wanting it to go away because it is not going to go away.”

Garen said “But the time is going.”

Mr Jessen continued “Yeah and as we have been discussing with them for years that this thing was going to happen. Their lack of planning does not mean that I’m going to tax the crap out of people in town to pay for it. I mean it’s tax payer dollars that were responsible to be able to use that doesn’t mean I’m going to pass it out because I’m going to use the B&O as an example I apologize they forgot to plan and they didn’t plan ahead properly to buy the next piece of property so they’re going to beg to me to give them public dollars so they can continue to grow I mean we have told them for years for instance this is coming so they planned ahead the B&O has been raising money they have done what they could so they can continue to grow. Now I understand it’s their bread and butter. It’s their concession stand. We didn’t just say you know what it’s

“Their lack of planning does not mean I am going to tax the crap out of people in town to pay for it [*the Little League*]”

Brian Jessen  
March. 23rd  
Town Council

*cont to p. 6*

[repairme@bulldogcellrepair.com](mailto:repairme@bulldogcellrepair.com) 317.939.0129



BULLDOG CELL REPAIR

217 E. Main Suite 1 - Brownsburg, IN 46112

Screen and Device Repair - Cell Phones • Tablets • Gaming Systems  
*Best Service in town, no bones about it!*

## March Town Council Highlights - *continued from page 5*

done we don't care your done you've lost all your revenue. They're keeping three fields. They've talked to several people in town about how they are going to continue concessions on those three fields. So were not just saying well we're taking your concession stand either. There's more going on here then what you're being told and maybe you need to talk to the directors of the Little League about it. But we are really, really trying to make this work. So I don't want anyone in the sound of my voice to think that this town does not care about the Little League. I mean we care about more than I guess you realize and I gotta find a way to get that across to everybody so we're going to make this work. Its, its, I take exception to that we're looking at them like they're the gum on the bottom of our shoes."

Then Mr. Benham began to speak "I want to back into that as well too because you mention that there's been events I did not receive a single invitation to anyone of those events. The meeting that was canceled was not canceled on our side. It was canceled by somebody from Brownsburg Little League organization. I cleared my calendar for that afternoon so I could be at that mean I was told two days beforehand that the meeting was going to be postponed OK. Now I

**“ Events they [the Little League] had with the Reds... I was not invited ”**  
**Sean Benham**  
**March. 23rd**  
**Town Council**

understand that things like that happen. It happens to me all the time in my professional life. I'm flexible I understand it happens OK I take exception to the fact that you say we told Brownsburg Little League 'get out!' Those words were never told to Brownsburg Little League OK Same thing that Brian said I want everybody in the hearing of the sound of my voice to understand that I am all for Brownsburg Little League to be able to continue to play ball in Brownsburg as long as they can. You say so this land they have under contract we should just annex it. Do you understand the regulations involved in annexing property. Right now under the state statues that allow town's and cities to annex property its near impossible to do so and the land that they are looking at right now is involved in litigation through an annexation litigation issue right now. so it's not like we can just go out there right now and say oh annex it because there's a lot property between the town limits and that property that would have to be annexed as well. If Brownsburg Little League is willing to do a voluntary annexation and have all those lands in between go through a voluntary annexation that is one possible compromise where we could work with them on."

Garen said "That's what I meant."

Mr. Benham continued "So I would love to talk to them further about that and that's part of the negotiations that we have to have. So please understand this is very, very important to all of us but right now we can't just say we have 400,000, 500,000, 3 Million dollars, 4 million dollars that we can just write a check free to do plus we don't own land that we can just say here you go you can have it. We have to be able to have these types of back and forth conversations. So it's very important for us to be able to do this but we have to have that time to sit down and talk with them"

Garen asked: "What were the invitations you mentioned?"

Mr. Benham continued "You mentioned that the events they had with the Reds where none of us were there I was not invited"

Mr. Jessen: "I found out about it at 6 o'clock in the morning on the news that they were having it that day so there was no communication with us that it was going on."

Garen stated: "I've been told otherwise. My apologies if that's the case. I was told each was individually invited in a couple of ways."

Mr. Benham: "I am not trying to argue back to you but you presented to us that were an uncaring group up here and just telling Brownsburg Little League to get out. I wanted to present the other side back."

Garen: "That's fine."

Mr. Worley: "When Sean and Brian say all of us I agree that means all five of us. we've been in continuous discussions on this and we all care."

Garen: "Perception is reality, Mr. Kleinhanz spoke for 45 minutes at a January town council meeting on the 2016 review and the 2017 goals and until Mr. Dawes asked him about it and mentioned baseball there wasn't a word uttered about baseball even though it was the elephant in the room. Did Grant just forget to talk about baseball? Come on. and that's where I appreciate all three of yours passion and it shouldn't take a bozo like me up here to have to mention it to have it discussed. When the Town Manager doesn't even mention it when it isn't on the town website anything about it, there's no link to the Reds thing about fund raising. It just doesn't look like there's a whole lot of excitement for it."

Jessen: "We didn't mention the Lions Club extravaganza either."

Mr. Dawes: "Not to speak for Grant but I would say that the reason Grant did not bring it up as an item was because it is kinda a hot potato and probably didn't bring it up because of that it wasn't because he had forgotten about it or we had forgotten about it. It was something that we knew as council members that it's on our agenda we are going to work this out in some way but it was just not brought up that evening until I said it and you know whatever so I wouldn't throw Grant under the bus on that one."

Garen : "I just still think something good can come out of this and be done and this can be fixed and because the clock is running there's just limited time and that's why I just wanted to know, wanted you all to know, at least as Joe Q Public I have a great concern for it and again what if you go to the website and see nothing about it. A new person moving in wonder about baseball you've heard something on Facebook. There is no way to get an official answer on that and that's what I would like to see just as quickly as possible something come together so there is no need for anybody to leave the community for again what has been considered, I think, the crown jewel of the community and I just again would like to see something happen with it fiscally figure out a way to make it happen. I think things can be done a couple of things were mentioned tonight. There has to be a way we can make this work..." Garen then thanked them for listening to him and thanked Mr. Jessen for getting citizen's comments back on the agenda.

Last up to the podium was Scott Wynkoop who owns the property that will be the most southern property next to Enderly. The town is taking part of the property which will leave 4-5 feet between the exterior wall of the house and the street basically enough room for a sidewalk. A zero foot lot line is encouraged under UC (urban commercial) . However, this property is zoned (traditional residential) and does not meet the setback requirements for that zoning. There is a timing concern because the town is looking to going to bid for the road in the next month. The council made this a top priority to work out the issue before the bid process begins.

The last meeting of the month was held on March 30th which was a special Town Council and RDC meeting. Ms. Bascu indicated 4 Town council members present with Mr. Dawes absent. All members of the RDC was present.

Citizens comments brought up Phil Utterback and Cari Palma for

## March Town Council - *cont from page 6*

the Park Board. They wanted to thank the town for working with the Parks Board and all of the recent communications.

The agenda for this special meeting was to consider the resolutions needed to approve the economic development agreement with Paragon Developers. This is the last part of the new town center development

First resolution was for the Town Council was the consideration and adoption of Resolution No. 2017-10, A Resolution of the Town Council Transferring Certain Real Property to the Brownsburg Redevelopment Commission. This was approved 4-0.

Next was the Redevelopment Commission: Consideration and Adoption of Resolution No. 2017-03RDC, A Resolution of the Brownsburg Redevelopment Commission Accepting the Transfer of Certain Real Property from the Town of Brownsburg. This was approved by the RDC 5-0.

**Paragon EDA - The town pays 1.5mil for properties, a 7 year master lease agreement 258K with a cap of 1mil Grant Kleinhenz March. 30th RDC & Town Council**

After the transfer of the property, the town and the RDC considered the negotiated economic development agreement between the town and the Paragon Developers. The resolution was Consideration by the Redevelopment Commission of Economic Development Agreement By and Between the Town of Brownsburg and Paragon Realty, LLC. Highlights of the agreement are: Paragon has committed total investment i of 7.7 million agreed to pay a minimum of 115,000 minimum property tax. The developer has agreed to pay \$30,000 at closing to the town

to build a replacement fountain in Arbuckle Commons. The 9/11 memorial will also be placed in Arbuckle Commons. The town is working with the Fire Territory on the placement. The developer has agreed to replace the park sign with a sign of the same size and quality of the current sign at a cost of no more than \$10,000. It most likely will be on the CSX railroad side of Lucas Drive. The developer will be paying the town \$75,000 for the 2.25 acres which needs to be approved by the Park Board. Lastly, the developer will be responsible for all of the destruction of the existing building and site work. The developer cannot disturb the baseball diamond until June 24th when the season is over.

The developer has asked for an easement on town and park property to allow for a drainage pond. The pond could be used by the future recreation center and the park board would love to see it used as some sort of recreational amenity.

From the town side, they have agreed to waive all fees for the construction and use of the property. The incentives for this project will be 1.5 million dollars which is \$600,000 plus the cost of purchasing the Savor Thyme cafe property and the Salon property at a cost of \$900,000. The town will enter into a master lease agreement with Paragon for 7 years. The agreement will be for the town to pay \$21,500 per month or \$258,000 per year up to 1 million dollars. The amount per month will depend on the occupancy of the building.

The town will allow one full turn exit most likely at Franklin Street. The town does not agree to extend Franklin street, the developer in partnership with F&C will be doing the extension work. The developer will make parking improvements along Lucas Drive that they will turn over to the town. After some discussion the economic development agreement was approved 5-0.

Town Council: Consideration by the Town Council of Economic Development Agreement By and Between the Town of Brownsburg and Paragon Realty, LLC The town council approved the resolution 4-0 - *The Editor*.

## Brownsburg Schools Highlights CONGRATULATIONS TO TEACHERS AND STAFF MEMBERS OF THE YEAR

Building/Group	Teacher of the Year	Staff Member of the Year
Brownsburg High School	Yvonne Thompson	Barb Leamon
East Middle School	Zach Beckman	Kristy Teeple
West Middle School	Alyssa Huffman	Becky Brooks
Brown Elementary	Mary Kintner	Greg Perry
Cardinal Elementary	Lisa McMullen	Brenda Harrison
Delaware Trail Elementary	Melissa Pool	Jennifer Rademacher
Eagle Elementary	Kim Ramsey	Tina Westerfield
Reagan Elementary	Crystal Benner	Claudia Simion
White Lick Elementary	Julie Copeland	Debbie Griggs
Early Childhood Center	(Rotates TOY & SMOY annually)	Lenore Delamarter
Harris Academy	Abbi Martin	(Rotates TOY & SMOY annually)
Facility Services	—	Dave Wubben
Transportation	—	Karen Calhoun
Central Office	—	Cheryl Persinger

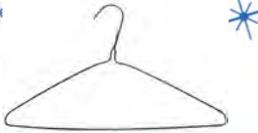
TOY = Teacher of the year SMOY = Staff Member of the Year

## April Brownsburg Schools Upcoming Events

- 12 Brown Relay For Life Talent Show 3:15pm
- 12 BECC PSG 6:30pm
- 13 BEMS PSG 7:45am
- 13, 14 White Lick Mornings with Moms 8am
- 13 BHS Juried Art Show 6:30pm
- 13 Delaware Trail PTSG 6:30pm
- 14 Delaware Trail Donuts with Dads 7:40am
- 14 Riley Dance Marathon at BHS 3-7pm
- 14 Brown PSG Luau 6pm
- 17 ISTEP+ Multiple Choice Testing Window Opens
- 20 Reagan PSG Skating Party 6:30pm
- 21 Delaware Trail PTSG Spring Fling Carnival 5:30pm
- 21 BECC PSG Spring Fling 6:30pm
- 21 BHS Theatre presents Still Life with Iris 7pm
- 22 Reagan Color Run for Relay For Life 8am
- 22 BHS Theatre presents Still Life with Iris 7pm
- 24 BCSC Board of School Trustees Work Session, WLE 6:30pm
- 26 BHS Top 25 Senior Banquet 6pm
- 27 BHS Special Education Vocational Rehab/Financial Planning - 6pm
- 27 BHS/BEMS/BWMS Band Pops Concert Joint Rehearsal
- 28 BEMS All A Dinner 4:30pm
- 28 Reagan PSG Carnival 6:30pm
- 30 BHS/BEMS/BWMS Band Pops Concert 12:30pm

# Fabric Care CLEANERS

Formerly Modern Cleaners



728 E. Main Street  
Brownsburg, IN 46112

www.FabricCareCenter.com  
Store: 317.852.4277  
Main Office: 317.241.1288  
**EXPERT CARE, EXCELLENT SERVICE**

# Marilyn's TOWING & RECOVERY

Brownsburg, In.

317.852.3733



Serving the area for more than 37 years

# Goldsberry's TRANSMISSION SERVICE



**Samuel J. Goldsberry, Sr.**  
200 N Adams St. • Brownsburg IN 46112  
Tel: 317.858.3193 • Fax: 317.858.3249



Rock Star Pizza

317.858.1188

Chicken Parmesan Pizza  
www.rockstarpizza.net



Struggling with Debt? Bankruptcy may be the answer.

- FREE consultation, located in Brownsburg.
- Stop collections, lawsuits & garnishments.
- Clear up your credit history. Call today!

317.858.3200 or zach@indianalawgroup.com  
401 E. Main St., Brownsburg, IN 46112  
Attorney Advertising Material



This Space Available

Call for Pricing !

317.222.1543

You saw this ad!

So will your customers!

# GIZMO'S GALLERIA

1012 E. MAIN ST. • BROWNSBURG, IN, 46112

What you Might Find

You Never Know. . .

## HOURS:

- MONDAY THRU FRIDAY ~ 10AM - 7PM
- SATURDAY ~ 9AM - 7PM
- SUNDAY ~ 12PM - 6PM

## UP-SCALE

## RE-SALE

SOMETHING FOR EVERYONE FROM GUYS TO GALS. TO GIRLS TO BOYS, TO BABIES. TO TOYS, AND LIONS AND TIGERS AND BEARS

OH MY!

CALL FOR DETAILS: 317-350-2399