

TOWN OF 
Brownsburg



ANNUAL REPORT 17



from the
TOWN MANAGER

Enhancing Brownsburg's quality of life was a major theme in 2017. We know from the Citizen Survey conducted over the summer that most residents feel safe, value the K-12 education, and find our community affordable. Most respondents said Brownsburg is a good place to live, raise children and retire. Police and crime prevention ranked high, with nearly all respondents saying they feel safe in their neighborhoods as well as in commercial areas.

With continued growth, improving infrastructure is key to keep up with demand from more residents and businesses. In this report, you'll read about projects completed to ease traffic, increase walkability and improve facilities.

One of the biggest changes occurring is the redevelopment of Brownsburg's downtown with mixed-use development along N. Green Street. This type of development diversifies the tax base and has a higher AV per acre than traditional developments. The combination of residential, office and commercial spaces creates urban-style living options in a walkable neighborhood and will offer several new shopping and dining choices. Mixed-use living options are highly sought after by millennials, so we're hoping kids growing up here now will choose Brownsburg as their future home.

It is our goal to keep you informed. So, sign up for the e-newsletter and follow the Town's social media accounts on Twitter, Facebook and Instagram. And, attend public meetings or watch the videos at www.brownsburg.org.

Regards,
Grant A. Kleinhenz, ICMA-CM

The Town of Brownsburg's vision is to foster a family environment, promote new and existing business development, create a stable property tax structure and provide a variety of educational, employment, and recreational opportunities.

2017 TOWN COUNCIL

Ashley Bacsu
President, Ward 4
Term: 2016-19



Dennis Dawes
Vice President, Ward 1
Term: 2015-18



Sean Benham
Member, Ward 5
Term: 2015-18



Brian Jessen
Member, Ward 3
Term: 2016-19



Christopher Worley
Member, Ward 2
Term: 2016-19

FINANCIAL MANAGEMENT

Town Council adopted a 2017 budget of \$48.9M across more than 30 funds. The budget decreased more than 4 percent from the previous year, primarily due to 2016 payments for capital projects that weren't required in 2017. Property tax payers saw a rate decrease of more than 1.5 percent. It was the fifth year in a row the municipality has lowered the rate.

The primary budget funds are the General, Water, Wastewater and Stormwater Funds, which combined for almost \$20 million. The General Fund is a balanced budget, with planned expenses matching projected revenues, particularly for recurring operational expenses. Increases in operational expenses are generally proportionate to the Town's growth.

From 2012 to 2017, the General Fund increased about 21 percent, closely mirroring the 24 percent population growth since the 2010 Census. Since 2012, the square mileage of the Town increased by about 7 percent.

The portion of the budget derived by property tax revenue includes the General Fund, Motor Vehicle Highway (MVH) Fund, Building Debt Fund, Cumulative Capital Development (CCD) Fund, and General Obligation Bond Funds.



Relationship of tax rate and assessed value

When assessed value increases, the tax rate goes down. The 2017 AV grew to more than \$1.27 billion from \$1.22 billion in 2016. That equates to a 40 percent increase in AV since 2012 when it was just \$904 million.



Tax rate continues to decline

Property owners saw the tax rate lower to .9404 for 2017 from .9583 for 2016. It was the fifth consecutive year the Town tax rate decreased. The 2012 rate was 1.1498 which equates to a 18 percent reduction over those years.



Where your property tax dollars go

Approximately 22 percent of a homeowner's property tax is paid to the Town of Brownsburg. The remaining 78 percent is distributed to other agencies such as the fire territory, county, library, township and school district.



ECONOMIC DEVELOPMENT

The transformation of Brownsburg's downtown area into a pedestrian-friendly economic center with new commercial, residential and retail options is progressing. Town leaders have worked on a master plan for the 10.5-acre area since the former St. Malachy property was purchased in 2013.

The initial \$2.4 million property purchase along with economic development incentives for the public-private partnerships have resulted in nearly \$90 million of investment. The mixed-use developments will include office suites and a co-working space, luxury apartments, retail spaces, restaurants and a parking garage.

Work starts in spring 2018 on the redesign of N. Green Street between Main and 56th streets, adding a center turn lane and pedestrian/bike trails. The Town will also extend Enderly Avenue between N. Green and Grant streets to ease east-west travel.

The Town's economic development incentives, including lease assistance, small business loans, training and education grants, utility connection fee assistance, and tax abatements on real and personal property helped attract several businesses in 2017:

- SRI Automotive Parts Supplies
- SCCA Pro Racing Series Corporate Office
- Yoder Oil Company
- Jack's Donuts
- Mind Over Mash Brewery
- Hidea Outboard Motor USA
- Qdoba Restaurant
- ATI Physical Therapy
- Manscapes Salon
- iTek Phone Repair
- Jenny-pho Restaurant

INFRASTRUCTURE IMPROVEMENTS

Over the past several years, the Town of Brownsburg has undertaken many projects to improve traffic flow, pedestrian travel and safety. Many of the Town's capital improvements are made possible with federal funding, including the section of Ronald Reagan Parkway completed in 2017.

Since 2012, the Town has been awarded \$43 million in federal funds to be applied toward more than \$71 million in major capital projects. Often times, the Town pays just 20 percent of construction costs.



The ease of walkability has been a big priority as identified in the Town's Comprehensive Plan and Active Transportation Plan. We made significant progress in 2017. The new gateway trail under Interstate 74 makes it safer for pedestrians along N. Green Street. The new section of the B&O Trail gives walkers and bikers a path from County Road 300N to Raceway Road and the multi-use path to US 36 in Avon. And, the completion of the Bicentennial Trail connects Brownsburg's 15-mile trail system with the Town of Avon's trail system allowing non-motorized travel all the way to County Road 100N in Avon.

RONALD REAGAN PARKWAY

The 1.7-mile section of Ronald Reagan Parkway connecting US 136 with CR 300N opened in November. The Town funded \$10.7 million of the \$20.3 million project, with the remainder of funding from Hendricks County and matching federal funds. The new section is the last leg of the county's major north-south connector linking Interstate 74 with Interstate 70.

WASTEWATER TREATMENT PLANT

Construction is well underway on the \$23 million in improvements to the wastewater treatment plant and sewer system. The improvements to the 30-year-old plant are needed not only to accommodate growth but to also ensure operations are compliant with new environmental regulations. Construction is expected to be complete in late summer 2018.

TRAIL SYSTEM

The three-mile stretch of the B&O Trail between CR 300N and Ronald Reagan Parkway was completed. The towns of Avon and Brownsburg shared the costs for the one-mile Bicentennial Trail connecting the towns' trail systems. Residents can now walk or bike from CR 100N to the B&O Trail.

TRAFFIC FLOW AND SAFETY

With the help of federal funds, traffic signals were fitted with reflective backplates and the Town replaced 1,800 regulatory (stop, speed) and warning (curve, yield, merge, etc.) signs. The Town partnered with INDOT to interconnect traffic signals near the Interstate 74 interchange to improve traffic flow. And, the Town continues to invest more than \$1 million a year for street resurfacing and sidewalks.

PUBLIC SAFETY



2017 proved to be a challenging year for the Brownsburg Police Department with an atypical number of major incidents. These thoroughly tested BPD's preparedness level, skills and procedures with a very favorable outcome.

A focus on community outreach continued with the annual National Night Out, the new Citizen's Academy and the Hendricks Alert Mass Notification System. Administrative improvements include a new scheduling and time-tracking system, progress towards a new arrest paperwork program and eliminating the use of the LincDoc product.

With the projected population growth nearing 30,000 by the year 2019, the department continually assesses staffing levels to make sure the quality of services is maintained to keep up with the need.



Brownsburg Fire Territory celebrated 75 years of providing fire protection, technical rescue and emergency medical service for the Town of Brownsburg and Brown and Lincoln townships. BFT responded to 3,703 incidents during 2017, of which 2,633 were emergency medical calls and 1,070 were fire calls.

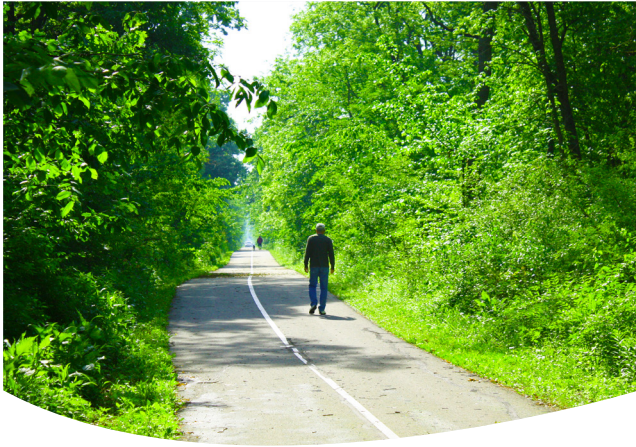
With good stewardship of tax dollars, the Fire Territory was able to provide excellent service while maintaining a balanced budget of \$9.5 million for salaries and benefits, supplies and services. Three new pumpers replaced aging and less efficient units.

The Brownsburg Fire Territory actively participates in community events throughout the year, and in 2017 hosted its first Community Safety Day.

COMMUNITY EVENTS



QUALITY OF LIFE



2017 was a busy year for Brownsburg Parks, with multiple projects completed to increase residents' enjoyment of their parks. Renovations at Bundy Lodge were completed with the updating of the interior of the building. The barn-themed décor creates a cozy space for birthdays, receptions and other events. A new kitchen area, lighting, flooring and audio/visual technology make the facility more user-friendly.

The three-mile stretch of the B&O Trail managed by Brownsburg Parks was completed with the construction of the trail between CR 300N and Ronald Reagan Parkway. A new parking lot adjacent to the Green Street Trailhead makes accessing the trail easier than ever. The public will see more improvements along the trail in 2018.



A new facility for local youth, community and business groups was created across from the Alpha Shelter at Williams Park. The Outdoor Classroom currently includes a stage and seating made from the wood of trees that had to be cut down due to infestation by the Emerald Ash Borer. Future additions to the classroom include a nature sensory area, rain and pollinator gardens and interpretive signage.

The Brownsburg Parks Board and Town Council agreed to purchase more than 50 acres of land at 315 E. Main St. Brownsburg Parks will begin seeking community input on the amenities residents would like to see included at the new community park. Follow the progress of your park system at brownsburgparks.com.



Markets, music and more brings the community together at Town Hall Green

Town Hall Green continues to serve as a popular community event venue. Thousands enjoyed shopping for fresh produce, artisan baked goods and handcrafts at the Brownsburg Farmers Market presented by IU Health West Hospital through the summer months. Brownsburg Police hosted the National Night Out celebration to promote police and community partnerships. Motorsports fans came out to meet NHRA pro racers at the Big Go Block Party and music lovers swayed to the rootsy sounds of blues music at the inaugural Blues & BBQ Fest. And, the always popular Christmas Under the Stars brought crowds of families to downtown Brownsburg to see the parade, tree lighting ceremony and holiday entertainment.

TOWN OFFICIALS, BOARDS & COMMISSIONS

Advisory Plan Commission: Greg Anderson, Ben Lacey, Claire Rutledge-Sakha, Brett Scowden, Jack Swalley, Mark Tieken, Chris Worley

Board of Zoning Appeals: Mike Arnould, Maggie Clifton, David Emery, Claire Rutledge-Sakha, Brett Scowden

Brownsburg Improvement Committee: Michael Dowden, Joe Hornett, Claire Rutledge-Sakha, Todd Wallace

Economic Development Commission: Michael Dowden, Joe Dunbar, Robert McLaughlin

Fire Territory Executive Board: Brian Jessen, Tom Kmetz, Don Peoples

Park Board: Lindsey Jackson, Judith Kenninger, Scott Lattimer, Jennifer T. Morris, Cari Palma, Phil Utterback

Park Impact Fee Board: Ken McGee, Randall Hackworth, Todd Wallace



Police Commission: Dennis Dawes, Ray Kotarski, Terry Smith, Don Spencer, Paul Whalen

Redevelopment Authority: Jeff Ball, Julie Lacey, Keri Loy

Redevelopment Commission: Troy Austin, Matt Browning, Barry Gardner, Joe Hornett, Matt Simpson, Travis Tschaenn

Clerk-Treasurer: Ann Hathaway

TOWN ADMINISTRATION & DEPARTMENT HEADS

Grant A. Kleinhenz, Town Manager  @BrownsburgTM
Brian Hartsell, Assistant Town Manager  @Brownsburg_ATM
Greg Anderson, Economic Development Director
Todd Barker, Development Services Director
Debbie Bernhardt, Utility Office Manager
Steve Chambers, Purchasing Manager
Kathy Dillon, Wastewater Superintendent
Mike Good, Water Superintendent
Chris Keers, Fleet Maintenance Superintendent
Annisa Rainey, Communications & Special Events Manager
Claudine Sutton, Human Resource Manager
Travis Tranbarger, Parks Director
Jim Waggoner, Street Superintendent
Todd Wallace, Town Engineer