



*Conversations about the Future*  
**BARGERSVILLE**  
2013 Community Interviews

## **I. Johnson County: Community Profiles**

**Community Name:** Bargersville

**Date:** March 2013

**Researcher:** Linda Kilbert

### **Demographics**

- A. Population as of 2010: 4,013
- B. Estimated Rate of Growth for the next 5 years: 11.7% (7,757 in 2017)
- C. Growth Indicators: Annexations from 2005-2011 increased the size of Bargersville from 1.2 sq. miles to 17.5 sq. miles

### **Residential Development Projects in Planning or Consideration**

- A. Shadowood subdivision – Fischer Homes - houses between 2,400 square feet and 3,700 square feet that will cost at least \$250,000 – began 2011
- B. Reserve at Somerset subdivision – Fischer Homes - houses between 2,400 square feet and 3,700 square feet that will cost at least \$250,000 – began 2011
- C. Reserve at Somerset subdivision – Ryan Homes – not as large as Fischer – began 2011?
- D. Serenity Woods subdivision

### **Commercial Development Projects in Planning or Consideration**

- A. Stones Crossing Health Pavilion
  - 70,000 sq ft, 3 story medical building on 6 acres, \$14 million
  - Will include offices for primary care doctors, specialty care, rehabilitation and sports medicine, advanced imaging and laboratory testing. The building will also include a community room for patient education and health-related events
  - Location - SR 135 south of Stones Crossing Road
  - Joint project of Johnson Memorial Hospital and Community Health Network; developer - Alderson Commercial Group
  - Completion mid-2013
- B. New I-69 Interchange at Highway 144 – no date set
- C. Available land for industrial development:
  - 20-acre Bargersville Industrial Park, south of SR 144 and one block west of SR 135 on Two Cent Road
  - 2 adjacent 3.9 acre sites zoned for industrial along Two Cent Road approx. 6 miles from SR 37/144 intersection.

### Community Bonds - History and Trajectory

Name	Dates	Purpose	Source	Amt
Storm Water Revenue Bonds of 2005 Series A	Debt Sale: 1/14/2005 Debt Closing: 1/14/2005 Final payment expected: 1/1/2045	Construction of certain storm water drainage & improvements	United States Department of Agriculture	\$1,220,000.00
Storm Water Revenue Bonds of 2005 Series B	Debt Sale: 1/14/2005 Debt Closing: 1/14/2005 Final payment expected: 1/1/2045	Construction of certain storm water drainage & improvement	United States Department of Agriculture	\$763,000.00
General Obligation Bonds of 2003	Debt Sale: 12/17/2003 Debt Closing: 12/17/2003 Final payment expected: 1/15/2014	Road improvements	Indiana Bond Bank	\$435,000.00
Waterworks Revenue Bonds, Series 2011B	Debt Sale: 12/19/2011 Debt Closing: 12/19/2011 Final payment expected: 12/1/2030	Improvements for the waterworks system	Indiana Finance Authority	\$8,930,000.00

Name	Dates	Purpose	Source	Amt
Waterworks Revenue Bonds Series 2011A	Debt Sale: 6/27/2011 Debt Closing: 6/27/2011 Final Payment expected: 12/1/2030	Construction of Water Treatment Plant #2	Indiana Finance Authority	\$11,000,000.00
Waterworks Refunding Revenue Bond of 2001	Debt Sale: 10/11/2001 Debt Closing: 10/11/2001 Final Payment expected: 12/1/2015	Refunding Waterworks Revenue Bonds of 1969, 1977 and 1991	City Securities Corporation	\$2,555,000.00
Waterworks Revenue Bonds of 2005	Debt Sale: 11/2/2005 Debt Closing: 11/2/2005 Final Payment expected: 12/1/2023	Water works improvements & extensions	Morgan Keegan & Co.	\$6,505,000.00
Waterworks Refunding Revenue Bond of 2003	Debt Sale: 5/28/2003 Debt Closing: 5/28/2003 Final Payment expected: 12/1/2014	Refunding of Waterworks Revenue Bond of 1995	Fifth Third Bank	\$3,290,000.00

Name	Dates	Purpose	Source	Amt
Sewage Works Revenue Bonds Series 2012	Debt Sale: 4/3/2012 Debt Closing: 4/3/2012 Final Payment expected: 4/1/2027	Refinance unpaid principal balance of Sewage Works Bond Anticipation Notes 2011	Indiana Bond Bank	\$3,880,000.00

### Community Tax Levies - History and Trajectory

Fund	2012		2013 (proposed)	
	Tax Rate	Levy Amount	Tax Rate	Levy Amount
General	1.0423	\$1,428,348	0.8487	\$1,651,010
Debt Service	0.0709	\$97,193	0.0157	\$30,638
Lease Rental Payment	0.0589	\$80,777	0.0094	\$18,228
Motor Vehicle Highway	0.1095	\$150,000	0.0822	\$160,013
Park & Recreation	0.0309	\$42,332	0.0238	\$46,324
Cumulative Capital Development	0.0333	\$35,000	0.0589	\$114,500

### Roads and Highway Accessment

A. Current Status – Bargersville can be accessed by SR 135, SR 37 and SR 144. SR 37 is a major north/south highway connecting Bloomington to Indianapolis. SR 135 is a major north/south highway connecting Nashville (Indiana) to Marion County. SR 144 is a highway connecting Franklin to SR 37.

B. Projects Scheduled:

- SR 135 (Meridian St.), from SR 144 to CR 850 N: widen from 2 lanes to 4 lanes divided, INDOT, 2011-2020 (IndyMPO Draft Regional Transportation Plan (RTP))
- New traffic signal and reworked intersection at SR 135 and Smokey Row Road – 2014?
- SR 37/I-69, from Marion County line to SR 144: new 6-lane freeway generally (IndyMPO Draft Regional Transportation Plan (RTP)) – no date set

C. Projects in Discussion:

Intersection improvements for the East-West Corridor at:

- SR 135 and Stones Crossing Road
- SR 135 and Whiteland Road

- Whiteland Road and CR 144

## **Indicators of Commitment to Quality of Life**

### A. Education

Franklin Community Schools  
Center Grove Community Schools

### B. Parks and Recreation

- Windisch Park – 3.5 acres near old town Bargersville
- Switzer Park - .25 acres near old town Bargersville
- Beulah Witt Park - .25 acres near old town Bargersville
- Private soccer and football league facilities north of downtown on Whiteland Road

### C. Cultural Venues

Mallow Run Winery

### D. Public Gathering Spaces

Bargersville Senior Center

### E. Community Events

- Bargersville Flea Market (Spring through Fall)
- Santa Train
- Fall Festival

### F. Volunteer Structures

None identified

### G. Libraries

- JCPL district, no branches in Bargersville
- "Little Free Library" – grassroots book-lending program, box at Pam's Parlor downtown

## **Neighborhood Groups**

- Morris Meadows HOA (?)
- Persimmon Woods HOA (?)
- Summer Gardens HOA
- Harvest Grove HOA
- Harvest Ridge HOA
- Country Meadows HOA
- Manor @ Somerset HOA
- Shadowood HOA
- Somerset HOA
- Reserve @ Somerset subdivision

- Kensington Grove subdivision [Coventry lane]
  - Waters Edge subdivision
- <http://www.chicagotitleindy.com/files/documents/homeownersassociation.pdf>

## **Health, Wellness, and Security**

### A. Major Healthcare Providers

- No hospitals in Bargersville
- Nearby:
  - Johnson Memorial Hospital in Franklin
  - Community Hospital South, Indianapolis
  - St. Francis Hospital, Indianapolis

### B. Community/Public Health Events

### C. Safety and Security Issues and Perceptions

- Bargersville Police Department
  - Police Chief: Judd N. Green
  - 6 fulltime sworn officers, 1 civilian
- Bargersville Fire Department
  - Fire protection district: 64 sq. miles
  - 17 motorized vehicles
  - # of calls Jan/Feb 2013: 84
  - # of calls 2012: 1144
  - # of calls 2011: 1017
  - # of calls 2010: 1034
- Rural Metro Emergency Services

## **II. Historic Perspective**

### A. Bargersville's Growing Population

Largely due to recent annexations, the population of Bargersville has increased over 72% since 2009. These annexations have brought in higher-end housing developments creating a wider diversity of housing opportunities in the community. The percentage of residents with at least a high school degree is above the state average and has risen since 1990. Bargersville residents are younger than in most communities, with a median age of 33.2 years, as compared to 36.8 years for the State.

### B. Bargersville Is No Longer Self-Sufficient

In the past, the Bargersville downtown area contained stores and businesses which allowed area residents to stay close to home.

However, the area no longer has retail opportunities to support basic needs, such as a grocery store, hardware store, etc. This requires residents to leave the community to purchase basic supplies.

C. Service Points are Shifting Away from Downtown

The downtown Bargersville area used to have numerous businesses, restaurants and a grocery store. Over the years, many of these businesses have either relocated closer to SR 135 or have closed, leaving only a few businesses downtown. With little to draw residents or visitors downtown, the area has declined. The areas which were recently annexed by Bargersville are more visible and may be more favorable for new businesses than downtown.

D. Preserving Rural Character

Bargersville has a rich agricultural heritage. Residents want to keep that focus, while still adding amenities and opportunities. As farmland has sold, some small housing communities have been created surrounded by the farmland.

E. Changing Boundaries = Identity Crisis

Recent annexations by Bargersville have caused confusion for some residents about where they actually live. This change in boundaries has created either mixed loyalties or no loyalty to Bargersville for some residents. The controversies and conflicts which developed during the annexation struggle have resulted in some hard feelings toward Bargersville and/or Greenwood.

F. Changing Mindset Shows Promise

Many factors bring optimism for the future of Bargersville. New members to the Bargersville Town Council appear more open to change. A new comprehensive plan adopted by the Town provides direction and leadership for positive enhancements to the community. The recent hiring of Parks Coordinator shows progress and a new Parks Endowment will help fund future events and opportunities.

More people are staying in the area, as evidenced by the newer senior living community and new apartment complexes.

#### G. Bargersville Is Centrally Located

The Bargersville area provides easy access to larger cities and transportation arteries. Residents are able to live in a small town while still having access to large city amenities. This keeps the Bargersville community dynamic and prevents it from being isolated.

### **III. Current Facts**

#### A. Community Entities and Leaders Make Good Use of Technology

Emergency response teams in Bargersville communicate through email, Facebook and their website, and use Google maps on emergency runs. The new website for the Town of Bargersville gives current information and updates, as well as a calendar of local events.

#### B. Bargersville Flea Market Brings Unique Challenges

The Bargersville Flea Market has long been a visible part of the community, but residents do not want it to be the visitors only experience of Bargersville. Its current location on SR 135 brings concerns about traffic congestion and safety. Area leaders hope to find a way to integrate the flea market into the heart of Bargersville and to encourage visitors to patronize more local businesses.

#### C. New I-69 Corridor and Interchange = Big Implications

The proposed interchange at SR 144 and the new I-69 creates many opportunities for commercial and residential development. With these opportunities come many hurdles for development, such as infrastructure, improvements, etc. Careful planning is necessary to insure high quality development that will benefit the Bargersville community.

#### D. Trend of Commuting Out of the County is Changing

As the work force in Johnson County has grown, so have the number of people commuting to work in the county from other counties. This increased traffic could drive a demand in housing as employees see Bargersville as a desirable community where they can live close to work.

#### **IV. Patterns and Themes**

##### **A. Keep Small-Town Feel, But Add Amenities**

Many residents and community leaders want to bring in businesses to make the community self-sufficient, specifically a grocery store and/or a dollar store. They want planned growth, which will provide new opportunities while still keeping the community safe and family-oriented. It is desired to develop businesses which foster a community atmosphere in which residents can meet and catch up with neighbors. Such establishments will develop strong community loyalty and a sense of belonging. There were also many mentions of the need to add more parks and outdoor amenities where there could be regular community dinners, such as at Banta Hall.

##### **B. Add a Library Presence in Bargersville**

There is a strong desire for some sort of library presence in or near downtown Bargersville. Besides access to library materials, residents want a place which will provide activities and events for residents of all ages. A library located in Bargersville would provide support for students at Union School and Maple Grove School, and would help foster sense of community identity.

##### **C. Revitalize Downtown Bargersville**

Many community members want to make downtown Bargersville a destination for both residents and visitors. This could include a streetscape project, similar to downtown Franklin, bringing in more businesses so money stays in the community, hosting more events, such as farmers' market, concerts, or other cultural events. There is also a desire to develop a chamber of commerce or other type of merchants association to drive downtown development.

##### **D. Plan with Purpose and Vision**

Many in the Bargersville community recognize that change is inevitable, and they want to make good planning decisions to manage change. They want to plan with recognition of resources and fiscal responsibilities and push for quality development. This could include bringing in bigger business to drive residential growth, adding more small housing communities surrounded by farmland, and developing a mixture of housing types and sizes.

#### E. Improve Access and Transportation

The traffic flow in Bargersville is adequate for most needs, but will need improvement as the community continues to grow. More and bigger businesses, new residential developments and added community events will compound the need for improved roadways. Emergency responders are pleased that the location of the new fire station provides quicker access to more areas of the district, but are concerned about increased traffic congestion to some areas. There is also a desire for some sort of mass transit system to connect with the rest of the county and to make Bargersville more accessible to foot/bike traffic by adding trails and bike paths.

#### F. Improve Bargersville Image to Rest of County

Beautified gateways to Bargersville will serve to draw more visitors and improve its image. Integrating the current attractions, such as the Bargersville Flea Market, into the community will provide a positive way to attract new visitors to the area. Developing other amenities and events unique to Bargersville will also help establish a higher profile for the community.

#### G. Rollout New Bargersville Comprehensive Plan (adopted early 2013)

The new Bargersville Comprehensive Plan includes planning for the development around the new I-69 interchange at SR 37/144 (no date set for interchange), encouraging more strategic commercial development on SR 135, creating a Community Beautification Committee, developing more community-wide open spaces and recreation facilities, and exploring events such as farmers' market, dinner train, or other cultural activities.

#### H. Preserve Natural Areas

The Bargersville Parks Department is working to develop a nature park to make natural spaces more accessible to the public. They are trying to purchase land for such a space and hope to move existing Senior Center to a new building at the park. This could possibly include space for volleyball courts, horseshoe areas, and an amphitheatre. Existing parks are being enhanced with a fountain and possibly shelter houses.

#### I. Bargersville Parks Department Planning Upcoming Events

- Parks and Pancakes event, 5K – May 11, 2013

- Summer Concert Series – July/Aug 2013
- Fall Festival – Sept. 7, 2013
- Santa Train – December 2013

## **V. Emerging Insights**

- A. A Revitalized Downtown = Revitalized Image  
The downtown Bargersville area is very special to long-time residents. Unfortunately, newer residents are not as aware of the downtown and its colorful history. Bringing new life to downtown will bring much positive energy to the community. A library presence in the downtown area could provide an anchor for revitalization in downtown Bargersville.
- B. Improved Thoroughfares = Improved Traffic To Bargersville  
Improvements in roadways and traffic flow would make travel to sponsored events easier and will encourage more return visits. Improved thoroughfares are needed to support continued growth in commercial and residential developments.
- C. Time of Potential Great Change for Bargersville  
The new comprehensive plan and the many new initiatives by the Town will create momentum for positive growth. Change, however, can bring tension and opposition, especially if not handled properly. Continued communication between town officials and the community is essential.
- D. Johnson County Communities Not Cohesive  
Some residents have the impression that Greenwood residents do not want to travel south to Bargersville or other parts of the county. Similarly, some Bargersville residents are hesitant to travel outside of their community. These hard feelings could be the lingering results of the annexation battles from the past few years. If it remains, this “Us vs. Them” mentality could be a barrier to positive growth for Bargersville.
- E. Generational Differences Affect Vision  
In general, older or long-time residents appear to be less willing to leave their community for basic goods and services, while younger or newer residents seem more willing to travel to surrounding

communities for basic needs. Similarly, older or long-time residents value the preservation of historic areas of town and the younger residents are more interested in new developments.

## **VI. Provocative Possibilities**

### **A. Library Presence Could Bring County-wide Perspective to Bargersville Residents**

Having some sort of library presence in Bargersville would promote resources from all JCPL branches to residents. This could also be a way to provide awareness of other county resources to those not accustomed to visiting the rest of the county. All JCPL branches could help promote Bargersville opportunities to rest of county. All of this could help Bargersville residents feel part of a larger community.

### **B. Library Presence Could Take Non-Traditional Form**

Suggestions for how JCPL could have an impact in the Bargersville community were varied. Many would like a traditional library branch in or near the downtown area, either in an existing or new building, or in an existing strip mall on SR 135. A smaller library station or some type of partnership with a coffee shop was also suggested. Comments were also made that the Library could work with the railroad and have a "book train" which moved through the community, or that the Library could use a renovated railroad car for stationary service point. Another idea involved helping promote more "library boxes" as part of grass-roots book sharing program called Little Free Library, such as at Pam's Parlor.

### **C. Library's Role in the Downtown Revitalization Plan**

JCPL could help drive the revitalization of the Bargersville community by sponsoring programs in cooperation with downtown businesses. A library presence would help promote downtown Bargersville as a place to meet neighbors, family and friends. Library booth space at Bargersville events could create awareness of JCPL to non-library users and widen JCPL's reach to the community.

## **VII. Illustrative Highlights**

### **A. Next Generation Preserving Proud Traditions**

Many long time Bargersville residents were born and raised in Bargersville and have stayed to raise their families. There are many

cases of family run businesses in Bargarville that have continued through multiple generations. In recent years, several community icons have passed away, but their children have carried on the businesses, preserving their parents' traditions. And there are numerous instances of children of long time residents who have returned after many years away to carry on their family traditions.

B. Residents Eager to Share in Bargarville's Future

Several interviewees were so excited about the interviews that they recruited others to join in the meetings. One such meeting involved five residents enthusiastically sharing what they love about Bargarville while seated in barber chairs and hair drying stations at a local salon. The conversation was lively and animated, with everyone offering helpful insights and stories about how they hope to see Bargarville grow.

