

Ordinance 2018-10 Amending the Jefferson Park Planned Unit Development District, and Approving the Preliminary Plan for Future Sections
Ordinance 2018-09 Authorizing the Issuance of the Economic Development Revenue Bonds, Series 2018 (Fleece Performance Engineering Project)
Ordinance 2018-11 Amending Ordinance 2002-09 as Codified for Sanitary Sewer Utility Rates and Charges

**PITTSBORO TOWN COUNCIL MEETING
TUESDAY, JUNE 19, 2018 @ 7:00 PM**

QUORUM:

Shelby Smith
John Hart
William Majeske
Kimberly Carmean

Jim Buddenbaum, Attorney
Shari L. Ping, Clerk Treasurer
Chief Christi Patterson
Major Scott King

OTHERS: Jason Love, Town Manager; Steve Maple, Building Comm; Bill Zeunik, Fire Chief; Jeff Porch, Parks & Rec; Jay & Linda Thompson; 7722 Quail Creek Trace; Joyce Compton, 7758 Quail Creek Trace; Mark Vogler, 225 Edgewood Court; Martha Carter, 234 S Maple Street; Jim Hill, 123 Lakeside Drive; Mike Campbell, Arbor Homes; Jeff Merriman, Fleece Performance; Jarod Baker, 822 Declaration Drive; Keith Gurley, 505 N Maple Street; Trish Hindal, 819 Declaration Drive

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE:

7:00 p.m. – President Shelby Smith brought the Council meeting to order by establishing a quorum. For (4) of the five (5) members are present. Doug Joiner is absent. He asked the Council, staff and audience to stand for the Pledge of Allegiance and to follow with a Moment of Silence.

APPROVAL OF MINUTES:

President Shelby Smith asked if there were any additions or corrections to the minutes from the May 15, 2018 and June 5, 2018 Town Council meetings. Bill Majeske made a motion to approve the minutes, Kimberly Carmean seconded. All eyes, motion carries. The minutes were passed for Council signatures.

GUEST PRESENTATIONS/CONTRACTED BUSINESS:

Arbor Homes Final Presentation – Mike Campbell, 9225 Harrison Court, Indianapolis, went over the PUD for Jefferson Park. Jim Buddenbaum had a couple of comments on the MOU (see attached) and Escrow Agreement (see attached). The numbering is off on the MOU and the Escrow Agreement 4 (c) needs to be changed to remove “and Town” and “jointly and severally”. This would be contingent upon these changes being made before a vote being taken.

Shelby Smith read the MOU (A) Road Improvements and (B) Amenities for public record. Discussion followed regarding the multi-use path along the CSX railroad line where it currently ends in front of the pond. This will leave a gap of 701 feet between the old path and the new path of the Woodland section of Arbor Homes section.

Number 3 under the Amenities of the MOU should read Arbor shall complete the design, excavation and placement of dirt from the ponds in Section 1 of the Subdivision, in accordance with applicable regulatory requirements of DNR. This references ponds 6 & 7 of Section 1. Jarod Baker, HOA President, spoke up and said they are drafting a letter stating that Arbor Homes is taking care of the ponds in Section 1.

Shelby Smith still has a problem with leaving 701 feet of the walking trail not being done. Steve Maple suggested not doing the parking spaces at the front of the subdivision. There are two (2) members of the HOA present, what are their feelings? Trish Hindal, 819 Declaration Dr., would like to see the walking path done. She uses the trail every day. The parking lot is important too. She has children that will be using the amenities and will use the parking lot as well.

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Jarod Baker and Trish Hindal both feel the parking lot is more important than finishing the trail. Trish Hindal asked if the cost would be the same. The best guess is yes.

No other changes were made as far as size of lots and the various sidings of the houses. Shelby Smith said the Estate homes will have an aggregate set back of 20', Villages 15', Woodland 15'. All other minor details stayed the same outside of the finishes and it went from 8 feet to 3 feet on all 4 sides. Mike and Paul have been very generous with Shelby over the last couple months and the HOA and feels they have been willing to be a good partner with the community and every intention of being a good partner with the HOA. Shelby Smith asked if they had any other questions. Steve Maple asked when will this be solved because next Tuesday they will be approving the primary plat. We would approve the language of the MOU and Escrow Agreement as changed above and contingent on Arbor Homes approving the language.

Shelby Smith asked for a motion to approve Ordinance 2018-10 Amending the Jefferson Park Planned Unit Development District, and Approving the Preliminary Plan for Future Sections. Bill Majeske made a motion to approve, Shelby Smith seconded. All ayes, motion carries.

Shelby Smith then asked for a motion to approve the Escrow Agreement contingent on the changes to 4 (c) and the numbering changes of the MOU. John Hart made a motion to approve, Bill Majeske seconded. All ayes, motion carries.

PUBLIC COMMENT/WISHES TO SPEAK:

Linda Thompson, 7722 Quail Creek Trace, asked if the new wells are being monitored to make sure they aren't draining the surrounding neighbors. Jason Love informed her that they are safe and were tested to three (3) times the demand needed to supply our town.

Jay Thompson, 7722 Quail Creek Trace, was riding his bike in Jefferson Park and noticed the new pavement is being torn up by the construction trucks. Does the Town have an Ordinance to cover this kind of clean up of our streets? Jason Love informed him that yes there is and Chris York sites them under the Storm Water Ordinance. Jarod Baker also informed him that the HOA can take care of siting them with fines.

Also several couples like to walk into Town along Wall Street from Quail Creek. Is there any way the Town can put a sidewalk along Wall Street from Quail Creek to Deer Meadows? Jason Love and Steve Maple informed him there is a bridge in the way that stops them from doing it.

Jay thanked the Council for appointing him to the Redevelopment Commission. He is in the process of being appointed to the Hendricks County Communications Board as the small town representative. Everyone wished him well.

Keith Gurley, 505 N Maple Street, gave an update on the Freedom Celebration. Olivia Sprout will be here for the parade as the Grand Marshall. He will be on the corner taking up donations this weekend.

Mark Vogler, 225 Edgewood Court, thanked the Council for his appointment to the Economic Development Commission. He mentioned that the minutes from the May 1 meeting stated he was appointed to the Redevelopment Commission, Shelby informed him that he was taking care of that tonight.

TOWN STAFF REPORTS:

TOWN MANAGER

Jason Love reported that he received the confirmation from the SRF that they approved the preliminary report on the Water Plant. USDI has completed their leak survey. They are ready to begin the pressure testing.

POLICE CHIEF: (see attached report)

Scott King had nothing to add

BUILDING COMMISSIONER:

Steve Maple reported on the street name changes with the County. Letters went out to the residents affected. Meeting next Wednesday to discuss.

Park has made a Resolution to make Park Place a one way street. Entrance off of North Maple and exit onto 136. Old entrance off 136 will be closed to automobile traffic.

Park Impact Fee has hit another road block-a County Councilman thinks the Park Board can borrow a million dollars and make the county residents pay it back.

MISCELLANEOUS REPORTS:

POLICE COMMISSION: No meeting

FIRE TERRITORY BOARD: (see attached report)

Bill Zeunik reported the fire truck is finished and ready to be shipped back but they are still waiting on a hinge.

PARKS & RECREATION:

Jeff Porch, President, reported that the Legion Building is ready to be rented out as a commercial kitchen. We did receive the payment from the Tri-West Little League. The handicap swing is installed in Scamahorn Park and the celebration is set for July 14. Farmers Market is set to begin in July with 15 vendors. They have been contacted by a Remote Control Club that would like to make Scamahorn Park their new home. Safety issues at Scott and Scamahorn Parks have been addressed by the Little League. Andy Newton contacted the Council about the Hendricks County 5k Run. He is still looking for a release/waiver form. Jim Buddenbaum will work on that form.

Lorinda Gibbs, President of the TWLL, contacted Shelby Smith and Rachel Miller regarding the lights on past the 10:00 time limit. Discussion followed. Shelby Smith asked for a motion to allow the Park Board consent to amend the hours of the organized event to 1 hour past the 10:00 time. Bill Majeske made the motion, John Hart seconded. All ayes, motion carries.

REDEVELOPMENT COMMISSION:

Jason Love reported that they passed the Ordinance

ECONOMIC DEVELOPMENT COMMISSION:

Jason Love reported the TIF district around the Fleece project is finished.

Shelby Smith informed the Council that in the May minutes Mark Vogler was appointed to the wrong Commission. Bill Majeske made a motion to correct the minutes to the Economic Development Commission, Kimberly Carmean seconded. All ayes, motion carries.

Jason introduced Bruce Donaldson, Barnes & Thornburg, explained Fleece will pay property taxes and pay us \$25,000 a year.

OLD BUSINESS:

Flag Contest – Marty Carter informed the Council there were ten (10) entries. The committee consisted of Phil Tucker, Lynn Love and Marty Carter. They felt the first place went to the Skyline however, the Council didn't feel it was flag worthy. They overruled and went with the Red, White and Blue P with a star. But wanted the artist to add the letters "ittsboro" in the blue stripe. 2nd Place goes to the landscape design, Scott Hammons, and 3rd place goes to the Yellow, Blue and Green stripes with tree in the middle, Jaylynn Love. Honorable Mention goes to the One Room School House

Ordinance 2018-09 Authorizing the Issuance of the Economic Development Revenue Bonds, Series 2018 (Fleece Performance Engineering Project) was introduced at the last meeting. Shelby Smith asked for a motion to approve, Bill Majeske made motion, Kimberly Carmean seconded. All ayes, motion carries.

Sprinkler Allowance/Rate Analysis – Hold a Public Hearing to introduce Ordinance 2018-11 Amending Ordinance 2002-09 as Codified for Sanitary Sewer Utility Rates and Charges. Bill Majeske made a motion to approve, Shelby Smith seconded. All ayes, motion carries.

TIF Steel Mill New Building – Jason Love informed the Council there shouldn't be as many meetings with this one

John Hart asked Shari Ping about the 90 day list. Shari explained the numbers in front of them. Of the \$140,565.62, \$135,736.36 is in collections and no longer living in town. Balance of 90 day accounts is \$4,829.26. Jim Buddenbaum suggested putting a sewer lien on those with large outstanding bills.

NEW BUSINESS:

2019 Budget Process Meetings – Shelby Smith asked who was available to meet with Umbaugh on July 17 and July 31. Only two (2) Council members can attend along with Shari, Jason and Christi.

July 3rd meeting – Bill Majeske made a motion to cancel, Kimberly Carmean seconded. All ayes, motion carries.
July 17th meeting as scheduled

ATTORNEY:

Jim Buddenbaum had nothing to report

COUNCIL COMMENT:

ACKNOWLEDGEMENT OF CORRESPONDENCE:

REVIEW & APPROVE MAY DRAFTS AND CLAIMS:

Shari Ping presented the drafts and claims for May 2018. Bill Majeske made a motion to approve the drafts and claims. Kimberly Carmean seconded the motion. All ayes, motion carries. The drafts and claims were passed for Council signatures.

Shari Ping presented the drafts and claims for June 2018. John Hart made a motion to approve the drafts and claims. Kimberly Carmean seconded the motion. All ayes, motion carries. The drafts and claims were passed for Council signatures.

ADJOURNMENT:

Bill Majeske made a motion to adjourn, Shelby Smith seconded the motion. All ayes, motion carries.

Respectfully submitted,

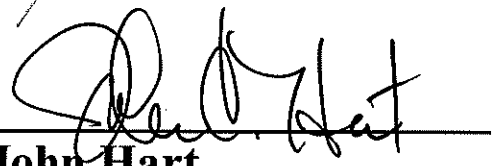
Shari L. Ping
Clerk Treasurer



Shelby Smith, President



William Majeske



John Hart

Kimberly Carmean



Doug Joiner

Attest: 
Shari L. Ping