

**Ordinance 2020-12 Amending the Code of Ordinances regarding Trash Hauling Surcharge  
Resolution 2020-07 to Dispose of Surplus Property  
Ordinance 2020-16 Code of Ethics for the Town Council of Pittsboro, Indiana**

**PITTSBORO TOWN COUNCIL MEETING  
TUESDAY, DECEMBER 15, 2020 @ 7:00 PM**

**QUORUM:**

Jim Hill

Melodi Ingalls – ZOOM

William Majeske - ZOOM

Jay Thompson – ZOOM

Jim Buddenbaum, Attorney – ZOOM

Shari L. Ping, Clerk Treasurer

Police Chief Scott King – ZOOM

Asst. Police Chief Carl Carson – ZOOM

OTHERS: Steve Maple, Building Comm; Eric Wathen, RQAW

ZOOM attendees: Jason Love, Town Manager; Cindy Griffith, Parks & Rec Rep; Bill Zeunik, Fire Chief

**PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE:**

President Jim Hill brought the Council Meeting to order by establishing a quorum. Four (4) of the five (5) members are present. Jarod Baker was absent. Jim then 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 Jim Hill asked if there were any additions or corrections to the minutes from the November 17th meeting. There being none, Bill Majeske made a motion to approve the minutes, Melodi Ingalls seconded. Jim took a roll call vote: Melodi-yes, Bill-yes, Jay-yes, Jim-yes. Motion passes 4-0.

President Jim Hill asked if there were any additions or corrections to the minutes from the December 1<sup>st</sup> meeting. There being none, Jay Thompson made a motion to approve the minutes, Jim Hill seconded. Jim took a roll call vote: Melodi-yes, Bill-yes, Jay-yes, Jim-yes. Motion passes 4-0.

**PUBLIC HEARING – TRASH HAULING FEE INCREASE**

President Jim Hill opened the Public Hearing for the Trash Hauling Fee Increase. He then asked if there was any comments or questions from the Council members. There being none he asked for public comment. Melodi had no comment, Bill had no comment, Jay asked if we would be in the clear with the revenue by increasing the fee. Shari said yes. Jim then asked for a motion to approve **Ordinance 2020-12 Amending the Code of Ordinances regarding Trash Hauling Surcharge**. Bill Majeske made a motion to introduce the ordinance, Melodi Ingalls seconded. Jim then took a roll call vote: Melodi-yes, Bill-yes, Jay-abstain due to his business relationship with Ray's, Jim-yes. Motion passes 3-1 abstain. Jason asked if Jay should rescind his vote since this is benefitting the Town. Jim Buddenbaum advised Jay to stick to his abstain vote. Jim then closed the Public Hearing.

**TOWN STAFF REPORTS**

**TOWN MANAGER:**

Jason Love sent out to the Council a summary about the work being done on the sewer for several months. IDEM did go ahead and give us the go ahead with the uprating of the plant. Next steps will be applying for the permit through IDEM.

We received a contract from Town Hall Stream for the audio/visual in the new building in time to be submitted to the COVID/Cares Act application. The contract can be billed at \$3000/annually or \$250/monthly. This will be a multi-year contract and he didn't feel right signing without the Council's approval. They will be providing all the equipment and warranting everything in the building as long as we maintain the contract. If we continue with this contract Jason needs the Council's consent. Jim Hill asked Shari what she prefers to pay and she said once a year. Jason has a move in date by February 1<sup>st</sup>. Jim Buddenbaum asked about how long the recordings will be retained. Jason said five (5) years at their location. Jim Hill asked for any comments from the Council. Melodi had nothing, Bill said it's a win/win, Jay commented about the angle of the cameras and store on our own server. Jim Hill wants to make sure it works and Jason said they won't leave until we are satisfied with the way it works. Jim Hill asked

for a motion to allow Jason to sign the contract. Jay Thompson made the motion, Jim Hill seconded. Jim took a roll call vote: Melodi-yes, Bill-yes, Jay-yes, Jim yes. Motion passes 4-0.

**POLICE CHIEF:**

Scott King sent the attached report. He then went over the surplus items on the **Resolution 2020-07 to Dispose of Surplus Property**. Jim Hill asked Scott about the liability on selling these firearms to the public. Scott said they will request donations from the officers interested in purchasing the guns to the training fund of the Police Department. Jim Hill asked for discussion the council. Melodi will defer to Jim Buddenbaum and if he is okay with it, Bill said the same thing, Jay asked if they ran it by Jayson Marksberry, Jim had no issues with it.

Jarod Baker joined at 7:17 pm. Jarod has no issues with the Resolution. Jim Buddenbaum went over the Resolution and pointed out that the items being sold do not follow paragraph 3. Scott King pointed out that they are covered under the attached Exhibit A. Jim Hill asked for a motion to approve Resolution 2020-07. Bill Majeske made the motion, Jay Thompson seconded. Jim took a roll call vote: Melodi-yes, Bill-yes, Jarod-yes, Jay-yes, Jim-yes. Motion passes 5-0.

**CLERK TREASURER:**

Shari Ping went over the 60/90 past due list. Several delinquent accounts will be shut off at the end of December. Melodi doesn't like shutting off during the holidays, can we wait until January? Bill Majeske asked about resolving the account with the large amount owed. Shari said we have an agreement with her to pay by on Thursday and if not paid she will be shut off on Friday. Jarod agrees with waiting until after the holidays, businesses should not be given any exception to the rules. Jay asked about discrimination by letting someone go six (6) months and someone else go six (6) weeks. Jim Hill agrees with shutting them off in January and adopt a policy. Jason said we have a policy, but we are veering away from it. Jim Buddenbaum mentioned that we have to follow the moratorium regarding shut offs. Jason said anybody in the 90 days should be shut off immediately. Bill agrees, Melodi doesn't like it but she is trying to have some compassion, Jarod said we should be following our policy and shutting off at 90 days, Jason said our policy is 30 days so at 90 days they are way behind. Jay asked about the residence that was shut off earlier in the year, Shari reported that they are paid up and water turned back on. The Board of Health did get involved and paid them a visit.

**BUILDING MANAGER:**

Steve Maple had nothing to report at this time.

**BOARD OF ZONING APPEALS:**

Larry Herring reported there was no meeting.

**FIRE BOARD:**

Bill Zeunik, Chief, sent the attached report. Jay Thompson asked Bill about the engine being sent in for painting. Bill reported it is back and in service. Jay also thanked the Fire Dept for the assistance they gave one of his neighbors. Melodi asked about the Northwest Hendricks extinguisher training – who do you train? Bill reported his fire fighters trained the teachers. Melodi asked if the school reached out? Bill wasn't sure but he thought they did. Bill Majeske had no comments, Jay talked to Jim Miller about the ISO ratings. Jason asked how often do we do the ISO ratings? Bill said they just did this last year and had several issues with trucks. With all the major improvements done this year their rating should go up. Jarod had nothing to add.

**PARK AND RECREATION:**

Cindy Griffith sent out the attached report. Melodi had no questions, Bill had no questions, Jarod had no comment, Jay reported the lights in the park look really nice, Jim agreed and said they did a great job with the lights. Jim Hill asked about the shade shelters that the Jaycees were going to build. Jason reported that he received a phone call today and they will be staked out tomorrow. Construction should begin next week.

**PLANNING COMMISSION:**

Steve Maple reported that they held two (2) Public Hearings regarding the Fisher Hill Property and the M/I Homes subdivision. M/I Homes will be continued tomorrow. Arbor Homes was continued until the January 26<sup>th</sup> meeting. Steve reported that in Section 4 of Jefferson Park they have sold 40 lots out of the 70 available. Jim Hill asked if the Council had any questions for Steve. Melodi-none, Bill-when do you see it coming before the Town Council? Steve

said earliest in February but could be continued on and it will be March. Pass or fail they will come before the Council. Jarod-none, Jay-none and Jim-none.

### **POLICE COMMISSION**

Melodi Ingalls reported that they discussed the new hires. Officer Fennell is in his 2<sup>nd</sup> phase of training. The new car is on the road now. Jim asked for comments from the Council-Bill-none, Jarod-none, Jay-none, Jim-asked if the crimes are trending up or down? Scott reported we are remaining steady and the numbers are usually down in the winter months. Melodi said we are up from last year.

Scott asked if they wanted to go over the quote from the contractor now. Jim Hill asked about splitting out the work to individual quotes instead of lumping it all together. Scott said he will defer to Jason a lot for his opinion. Jason talked to Scott regarding the list and taking it down to the bare bones. He feels we should ask some of our current custom home builders to see if they would like a shot at quoting it. Jason feels we should talk to the bank and discuss our options. Jim Buddenbaum asked how much is the quote? \$685,000. Jason feels we can shave a lot off of the quote by doing a lot of it in house. Scott reported that Christi Patterson is looking for grants available to do this project. He reported that they were awarded a \$15,000 grant to build the interview room. Melodi said she has looked at the quote and thinks we should take baby steps and get going on it. Jason said the current budget won't allow it. We still need financing. Scott said that you would need to do things in sequence and not get ahead of ourselves. Bill agreed with Jason about asking the residential builders to see if they are interested. Jarod-after review he feels we should take the itemized items from the quote and bidding them out separate. Jay-agrees with Jason about building out the interior, and some of us can go pick up furniture and deliver it. We can be our own general contractor. We have a great structure just need to build the interior. Jim Hill feels it is in good hands with Jason and Scott handling things. He thanked everyone for their comments.

### **CONTRACTED BUSINESS:**

Eric Wathen, RQAW, asked if the Council had any questions on the update to the sewer plant, then he would be happy to answer them. Jim Hill asked him to give an update on SDI and where we stand. IDEM said we could go to 1.2 million with existing structure. We installed a flow meter on SDI's outlet to the town sewer. They received their first statement and it was a big one. They are meeting with SDI and the flow meter company tomorrow to go over their flow. SDI doesn't think they are correct. The meter was installed and worked until some metal came through their flows and damaged the meter. It had to be recalibrated. After we meet with them tomorrow, they may want to build their own plant to treat their own flow. It would be better for our system to remove them. We would have 700,000 gallons available and this would take all our issues away. With the bills they are receiving now, they would pay for their plant in a couple of months. Our current plant is rated at 700,000 and requesting 1.2 million on our new permit. SDI is putting an average of 300-325,000 gallons a day. Jim Hill asked about the current SRF loan pay off. Jason and Shari reported it would be paid off in 2023 and roughly be \$1 million to pay off now. Jason said there is still more that needs to be discussed with SDI and building their own plant. Melodi asked how much this would free up in our plant? Jason said they send 200-400,000 gallons a day. This is more than the whole town sends through.

Eric gave an update on the new water plant. Progress has slowed down due to COVID outbreak in the SSI company. They can't do filter testing until the middle of January. The garage door company has been delayed as well.

Eric gave an update on the county jail bonds being sold last week.

Jim Hill asked the Council if they had any questions for Eric. Melodi-none, Bill-none, Jarod-none, Jay-curious if Jason or Shari have an estimate on how much revenue we will increase with SDI's bill jumping to 50K and the Citizens water bill at \$20,000/month will go away once the new water plant gets up and running. So that frees up around \$70,000/month. Jason explained that the Citizens amount was figured into the new rate so it won't be money in our pocket.

### **OLD BUSINESS**

*Drive-thru window update* – Jim Hill asked Shari to give an update. Shari reported that the window is useable however the utility pole is still in the way and the one-way signs need to be posted as soon as possible. Jim Hill asked Steve Maple about the signage. Steve said we need to do an ordinance, can Jim Buddenbaum bring to the meeting next month. Jim Hill asked Jim Buddenbaum to put that on the to do list. He said he would do that. Jarod asked about ordering the signage while the ordinance is being made. Jason said we have the signs. Steve Maple reported on the naming of the alley to Ash Avenue. This alley will be dedicated sometime in the spring with Linda's family being there.

*Cares Act* – Jim Hill asked Jay to give an update. Jay reported that the first request was for the cleaning and sanitizing of the Town Hall and supplies. The second request was for the audio/visual quote and the drive thru window.

*M/I Homes & Arbor Homes update* – Steve Maple reported they had ZOOM meetings with M/I Homes. The Advisory Plan Commission meets tomorrow night can be watched via ZOOM. Public Meeting with M/I Homes with their presentation to the Plan Commission, the commission members will give their opinions and then they will open it up to public comments. Robert Foreman commented that he doesn't want to lose the value of their homes.

*Code of Ethics for Town Council* – Jim Hill presented **Ordinance 2020-16 Code of Ethics for the Town Council of Pittsboro, Indiana** being sent out to everyone. He then opened it up for discussion. Melodi asked about the general principles language that sounds negative. She doesn't like the use of "public clamor" or "fear of criticism". Bill-agreed, Jarod-agreed, Jay-sent this out to his constituents and a lot of comments came back with the same feelings. They don't feel Jim should be voting on it since he is leaving and the new member won't be elected until January meeting. Jim recommends putting this back on the agenda for January. Jim took a roll call vote: Melodi-agrees, Bill-agrees, Jarod-agrees, Jay-agrees, Jim-agrees.

### **NEW BUSINESS**

*Board & Commission Appointments* – Jim Hill went over the new appointments for the Police Commission. Landon Karst agrees to continue so Jim appoints him. Melodi Ingalls agrees to continue as well so Jim appoints her. Advisory Plan Commission appointments – Samantha Crouse wants to continue so Jim appoints her; Don Joiner wants to continue so Jim appoints him; Cathy Vandivier wants to continue so Jim appoints her. Redevelopment Commission – wait until January to appoint. All one (1) year terms. Fire Board – Lynn Love's term is up, Zach Buchanan took Jim Hills place on the board. Jarod asked about him representing the Council on the Advisory Plan Commission. Jarod is good until 2022. Jason asked about Lynn Love being a resident of the town now if that messes up his appointment. He is a Middle Twp. Board member and represents them on the fire board.

### **PUBLIC COMMENT**

Jay Thompson read the comments on ZOOM. Chris Parks questioned the sale of the firearms. Scott explained the Value is about \$500. Kyle Martin asked about the 310 gallons per day, is that for a single family home. Jason said we have a lot of infiltration by homeowners sewer lines. Chris Yakubesan wants to make a statement but we can't hear him. Kyle Martin wants to know how the appointments are handled by a Town Council President only. Jim said no some are done by Council. He would like to see these openings opened up to someone else to serve. Jim Hill reported that we have an opening on the Board of Zoning Appeals. Kyle Martin asked about the IDEM budgets the 310 gallons per day per house or duplex. Jason explained that 310 gallons per day is high, he feels it is more like a 125 gallons per day. This 310 number is elevated. Chris Yakubesan commented on the Code of Ethics policy that is being pushed to January. Linda Rutherford commented that we briefly mentioned M/I Homes and Arbor Homes issue. When can I speak about this? Jim Hill told her tomorrow night via ZOOM only. Linda feels this is too much growth for our town. You should have the town's best interest in mind and not lining the pockets of the developer.

### **COUNCIL COMMENT**

Jim Hill asked for any other comments from the Council. Melodi – none, Bill – none, Jarod – really appreciate the residents being active during our meetings via ZOOM, really enjoy your feedback, thanked Jim Hill for his time served on the board and wished him luck, Jay – Jarod and I were on a ZOOM meeting last week with Arbor Homes and the residents from Deer Meadows. Nice to get the feedback regarding M/I Homes and Arbor Homes. We all have a common goal and we want to see the town to grow but with decent sized lots.

### **CORRESPONDENCE**

None

### **ATTORNEY**

Jim Buddenbaum has had some correspondence with Greg Steurwald and he hopes to get it on the agenda for the next meeting. The ½ acre lot should be done soon.

### **APPROVAL OF DRAFTS & CLAIMS**

Jim Hill asked Shari Ping to present the drafts and claims for December 15<sup>th</sup>. Bill Majeske made a motion to approve, Jim Hill seconded. Roll call vote: Melodi-yes, Bill-yes, Jarod-yes, Jay-yes, Jim-yes. Motion carries 5-0.

Jim Hill thanked Troy Hanna for the use of his microphone for our meetings. He appreciates the input from the public. Next meeting is January 19, 2021. Shari reminded everyone to sign the minutes and ordinances to come to the drive-thru window.

Jim Hill thanked everyone for their support for the last year on the Council.

### **ADJOURNMENT**

Jim Hill asked for a motion to adjourn the meeting. Jim Hill made the motion, Jay Thompson seconded. Jim Hill took a roll call vote: Melodi-yes, Bill-yes, Jarod-yes, Jay-yes, Jim-yes. Motion passes 5-0.

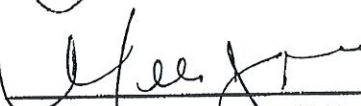
Jim Hill thanked the staff for all their assistance and support.

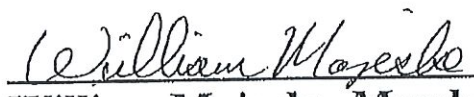
Respectfully submitted,

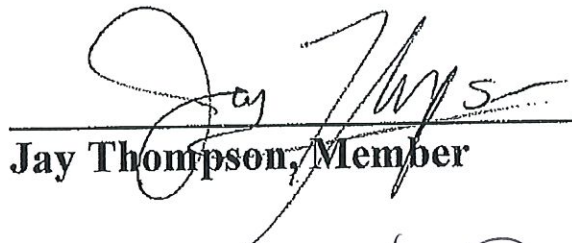
Shari L. Ping  
Clerk Treasurer

  
James Hill, President *RANDY PRICE*

  
Jarod Baker, Member

  
Melodi Ingalls, Member

  
William Majeske, Member

  
Jay Thompson, Member

Attest:   
Shari L. Ping, Clerk Treasurer