

Ordinance 2020-06 for Appropriations and Tax Rates (2021 Budget).
Ordinance 2020-07 Annexing Certain Territory to and Bringing within the Town Limits
Ordinance 2020-08 Amending Sewage Utility Availability and Tap Rates, Charges and Fees
Ordinance 2020-09 Amending Water Utility Availability and Tap Rates, Charges and Fees

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

QUORUM:

Jim Hill
Jarod Baker
Melodi Ingalls
William Majeske
Jay Thompson - ZOOM

Jim Buddenbaum, Attorney
Shari L. Ping, Clerk Treasurer
Police Chief Scott King - ZOOM

OTHERS: Jason Love, Town Manager; Steve Maple, Building Comm; Eric Wathen, RQAW; Jon Breeding, Parks & Rec Rep.; Kevin Watson and Tyler Smith, Baker Tilley; Dan Moore, Broker; Bill Zeunik, Fire Chief – ZOOM; Carl Carson, Asst Police Chief; Tim Westerfield, MI Homes; Jon Isaacs, MI Homes; Everett (Chip) Sparks, Property Owner

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, Jay Thompson joined in via Zoom. Jim then asked the Council, staff and audience to stand for the Pledge of Allegiance and to follow with a Moment of Silence.

PUBLIC HEARING – 2021 BUDGET

Jim Hill opened the Public Hearing regarding the 2021 Budget. Jim then introduced Kevin Watson from Baker Tilley. Kevin then introduced Tyler Smith. Kevin explained he has been working with Shari and the Town for about six (6) years. Kevin went over the Cash Flows and Form 1-what the spending plan looks like. He then explained how he has met with Shari and the Town representatives to come up with a wish list and put into a spending plan which is Form 1. Then he put that into the Cash Flows and compared it to the revenue for next year. Both forms are attached. Kevin explained we can reduce the budget by fund, but we cannot increase the budget by fund once it has been submitted to Gateway. He then went on to explain Cash Flows. Jim Hill asked about 2022 since this pandemic has an effect on our taxes. Kevin explained how the taxes might be lower for the MVH since people are driving less. Kevin explained how this is the worst case scenario for the projection of revenues. Jason Love asked if the new officer included in the budget is a brand new officer or the one SDI is paying for now? Scott King said this is a new officer. The money from SDI will end at the end of 2022. Shari explained that in 2023 we will need to absorb that officer or let him go. Jim Hill asked if the Council had any questions for Kevin. There being none he closed the Public Hearing.

Jim Hill introduced **Ordinance 2020-06 for Appropriations and Tax Rates (2021 Budget)**. Bill Majeske made the motion to introduce, Melodi Ingalls seconded. All ayes, motion carries 5-0.

WISHES TO SPEAK:

Jim Hill asked Steve Maple to introduce Tim Westerfield and Jonathon Isaacs from M/I Homes. Jon Isaacs introduced Dan Moore as the Broker for the landowners. Jon went on the present their vision for the property to the Council for the Sparks & Hudson 125 acres located on US Hwy 136 (see attached map). The current barn on the property will be used in the common area at the entrance. There will be a combination of single family detached homes on the east side of the property and paired villas to the west. Jon explained the drainage for the single family homes will drain into two (2) small ponds. They will utilize the stub streets to the east as well as the stub streets to the west. Jon then explained the square footage of the single family homes. The HOA will take care of the exterior of the homes and the homeowner will take care of the inside. Snow and lawn care will be taken care of in the paired villas. Jim Hill asked about the drainage facility draining into the two (2) smaller ponds. How will this control the flow? Jon explained how it will hold back the flows. Jarod Baker had concerns about the drainage issue as well. Jon explained the engineer will answer questions as the process proceeds. Jim Hill asked about the stub road going into Woodland Hills. Jon said they will use it since it is there. Jarod Baker asked about the space between Walnut and Smith Streets

and the proposed land. Jon explained that area was dedicated to the Town and they are currently working on getting that area back to the landowner. Jarod said a couple extra streets will be beneficial to the flow of cars. Jarod asked about the HOA for the paired villas, what will the HOA for the single family homes be like. Would they pay more than the paired villas? Jon explained that they will create a master association for the development and then a sub-association for the paired villas. There will be a rate for the single family homes and another rate for the villas. Jarod asked about the amenities for the development? Jon said they will put in a community pool. There will be a farm/agricultural theme for the community. Bill Majeske how many homes? Jon said 375-400 homes. Jim Hill asked about the barn being part of the community center? Depends on the structure being sound. Jim asked about the price range of the homes and villas? Jon said the villas will range from \$225-\$250,000 per side. The single family homes will range from \$275-\$325,000. Jarod wanted to clarify the number of homes included both the paired villas and the single family homes. Jon said yes. Melodi Ingalls asked how many paired villas? Jon said 120-130 paired villas and 250-275 single family homes. Bill Majeske asked about the time frame? Jon explained they have three (3) closings scheduled with the property owners. The first one will be July of next year. Then they work through the zoning and platting, and should be able to push dirt in August 2021. The first homes would be started in 2022 and finish in a three (3) year period. Jarod asked if the basements will be full or partial? Jon said it depends on the floor plans. Bill asked about crawl or slabs? Jon said they will either be on a slab or with a basement.

ANNEXATION – 5.9 ACRES OF GREEN SPACE PARK – APPROVE FISCAL PLAN

Jim Hill asked for a motion to approve the fiscal plan. Bill Majeske made the motion and Jarod Baker seconded. All ayes, motion carries 5-0.

Jim Hill asked for a motion to approve **Ordinance 2020-07 Annexing Certain Territory to and Bringing within the Town Limits** approximately 5.9 acres of land located south of 136. Jarod Baker made the motion, Melodi Ingalls seconded. All ayes, motion carries 5-0.

APPROVAL OF MINUTES:

President Jim Hill asked if there were any additions or corrections to the minutes from the August 18th meeting. There being no corrections, Bill Majeske made the motion to approve, Melodi Ingalls seconded. All ayes, motion carries 5-0.

President Jim Hill asked if there were any corrections to the minutes from the September 1st meeting. There being no corrections, Jim Hill made the motion to approve, Jarod Baker seconded. All ayes, motion carries 5-0.

TOWN STAFF REPORTS

TOWN MANAGER:

Jason Love had nothing at this time

POLICE CHIEF:

Scott King via Zoom – went over the attached report. They have extended offers to two (2) individuals and they have accepted our offer. Next step is to send them for PERF mental and physical evaluations. The new car was to be delivered yesterday but no word from the dealership.

CLERK TREASURER:

Jim Hill asked Shari Ping to go over the 60-90 day utility customer list. Shari will send out letters again to those on the list informing that they will be shut off.

BUILDING MANAGER:

Jim Hill asked Steve Maple to go over the attached report. The stop signs and 15 mph signs are in and just waiting on the individual to install them in the park.

TOWN COMMITTEE REPORTS:

BOARD OF ZONING APPEALS:

Steve Maple reported that the BZA met on September 14. L & L Erectors want to put in storage are at 541 Mitchell Avenue. Paving will be at the entrance and parallel to Mitchell Avenue. The back part will be gravel for storage of motor homes and trailers.

FIRE BOARD

Bill Zeunik, Chief, sent out the attached report.

PARKS & RECREATION

Jon Breeding reported on the Maintenance position, they have a few more interviews to do. Farmer's Market will come to an end of September. He thanked Jason for all the paving done in the park. Jim Hill asked why the Farmer's Market was moved to the PUMC parking lot. Jon said for visibility purposes being right on 136. William Nickrand is on the Park Board and he is the Pastor for the church so he offered the parking lot to use for the market. Jon said the attendance has tripled and they average 21 vendors each week. Attendance each week has been around 140-150 people each week. The BBQ stand sales out every week.

PLANNING COMMISSION

Steve Maple reported on the plans to change the UDO. There will be three (3) Public Hearings on the changes next week. See attached report on inspections. Arbor Homes will be slowing down due to the next section not being ready.

POLICE COMMISSION

Jim Hill mentioned the Police Commission held a special meeting on September 1st to vote on extending conditional officers due to two (2) officers leaving. They have gone through the mental and physical testing for PERF.

REDEVELOPMENT & ECONOMIC DEVELOPMENT – no meeting

CONTRACTED BUSINESS:

Eric Wathen, RQAW, presented the pay application #14 from Sub-Surface of Indiana for \$55,035.00 and is asking for Jason Love to sign it once approved. Jim Hill asked for a motion to approve paying the presented pay application. Bill Majeske made the motion, Jim Hill seconded. All ayes, motion carries 5-0.

Eric reported the water plant schedule moved back to 1st of November instead of August.

Eric reported on the Water and Sewer Tap and Availability Fees have been updated and they are ready to introduce. Jim Hill and Steve Maple think they should be effective January 1st. Jarod Baker thinks we should go ahead and make them effective November 1st. Custom Builders have contracts 60-90 days out and won't have time to change the cost to the homeowner. Bill Majeske agrees with January 1st, Melodi Ingalls agrees with January 1st, Jay Thompson agrees with Jarod and November 1st. This will be tabled until October 6th meeting.

Jim Hill introduced **Ordinance 2020-08 Amending Sewage Utility Availability and Tap Rates, Charges and Fees**. Bill Majeske made the motion to introduce, Melodi Ingalls seconded. All ayes, motion carries 5-0.

Jim Hill introduced **Ordinance 2020-09 Amending Water Utility Availability and Tap Rates, Charges and Fees**. Melodi Ingalls made the motion to introduce, Jim Hill seconded. All ayes, motion carries 5-0.

Jim Buddenbaum asked about introducing the ordinance for Storm Water. Yes it was introduced at our last meeting so Jim Buddenbaum will get Shari the notice to advertise.

OLD BUSINESS

Audio and Visual Upgrades – Jim Hill reported that Chad Gray from Lifestyle Integration gave a partial bid. We have another meeting with another company tomorrow at 3 pm. Update at the October 6th meeting. Jason asked if Jay Thompson had an update. He reached out to several of his contacts that work with wireless mics, no response. They are independent individuals and work with this type of audio and visual.

Drive-thru Window update – Jason Love reported he has reached out to Michael Baumer but no response.

Trash RFP update – Jim Hill asked Jim Buddenbaum if he had the packet of information ready. Jim B said he sent it to Steve just now to print out. He has the bid packet which includes all of the notices to advertise, bond information and contracts. He included curbside recycling in the packet. But it can be taken out. It was decided to remove the recycling and leave that for each resident to decide to do on their own. We need to form a Committee to look over the bid packet: Jim Buddenbaum, Jason Love, Jim Hill and Shari Ping

NEW BUSINESS

PUBLIC COMMENT: None

COUNCIL COMMENT:

Jim Hill asked each Council member if they had any comments. Jarod had nothing, Bill had nothing, Melodi had nothing, Jay Thompson asked about the ½ acre property that Jim B has been working on. Does he have an update? Jim B said he will work on and report next meeting. Jay then asked about the Panhandle Eastern case? Jim B said he is watching the progress and it's not going as planned. They are wanting a 400% increase in transporting gas.

Jim Hill reported that a Civil War Buggy has been offered to the Town. Jim Hill and Jason Love talked about it and both agree that we don't have the resources to refurbish and take care of. Jarod suggested contacting M/I Homes and see if they would be able to use in the barn they are using in their development. Jason said we have a Veteran's Memorial and it would be neat to park beside it but we don't have a glass house to put it in. Steve Maple offered to give the information to M/I representative.

Jim Hill reported that he and Jay Thompson received an email from Mrs. Sheets that there is a baby fox in Scamahorn Park. Jim suggested she call DNR, do not approach. Melodi Ingalls reported on one at the school and it just watches the kids at recess. Jarod Baker reported one has been seen in Jefferson Park in the middle of the afternoon. Do not feed them.

ATTORNEY:

Jim Buddenbaum will follow up with Steurwald on the ½ acre piece of ground in the county

ACKNOWLEDGEMENT OF CORRESPONDENCE:

Shari received a letter from Stan Shepherd addressed to the Town Council. He would like to see the Town of Pittsboro pass an ordinance making it a crime for Pittsboro residents to be forced to pay any portion of tax used to pay California state debt. It was decided this does not have any bearing on the Town.

REVIEW & APPROVE SEPTEMBER DRAFTS AND CLAIMS:

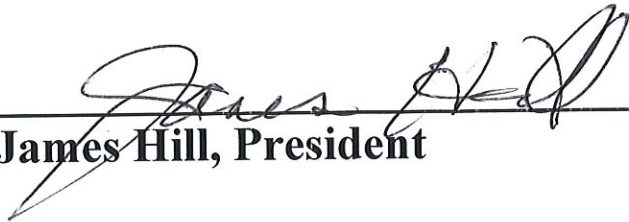
Shari Ping presented the drafts and claims for September 15, 2020. Jim Hill asked for a motion to approve the drafts and claims, Bill Majeske made the motion, Jarod Baker seconded. All ayes, motion carries 5-0.

ADJOURNMENT:


Jim asked for a motion to adjourn. Melodi Ingalls made the motion, Jim Hill seconded. All ayes, motion carries 5-0.

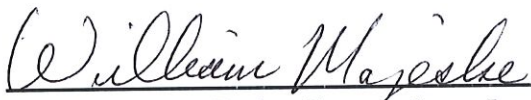
Respectfully submitted,

Shari L. Ping
Clerk Treasurer


James Hill, President


Jarod Baker, Member


Melodi Ingalls, Member


William Majeske, Member

Jay Thompson, Member

Attest: 
Shari L. Ping, Clerk Treasurer