

Resolution 2022-07 Designating an Economic Revitalization Area and Approving Real Property Tax Deductions  
Abatement Benefits and Setting Public Hearing and Supporting Findings of Fact and Order  
Ordinance 2022-10 Amending Ordinance 2002-09 as codified at Title V, Chapter 53, Section 53.41 of the Code of  
Ordinances for the Town of Pittsboro, Indiana for Sanitary Sewer Utility Rates and Charges

**PITTSBORO TOWN COUNCIL MEETING  
33 EAST MAIN STREET, PITTSBORO  
TUESDAY, JUNE 21, 2022 @ 7:00 PM**

**QUORUM:**

Jarod Baker  
Terry Northern  
Randy Price  
Jay Thompson  
William Majeske

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

OTHERS: Jason Love, Town Manager; Carl Carson, Asst. Police Chief; Jeff Porch, Park Board President; Robin Drew Swalley, Parks & Rec Superintendent; Jack Swalley, Building Inspector; Eric Wathen, ELW Consulting; Linda Thompson, 7722 Quail Creek Trace; Dan Keers, Ark Park (One West Business Park); Greg Guerrettaz, Financial Solutions Group

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

President Jarod Baker welcomed everyone and brought the Council Meeting to order by establishing a quorum. All five (5) members are present. Jarod 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 Jarod Baker asked if there were any additions or corrections to the minutes from the May 17, 2022, meeting. Jay Thompson sent some corrections to Shari Ping, and she made the corrections. There being no other corrections Jarod Baker made a motion to approve the minutes, Bill Majeske seconded. All ayes, motion passes 5-0.

President Jarod Baker asked if there were any additions or corrections to the minutes from the June 7, 2022, meeting. There being none, Jarod Baker made a motion to approve the minutes, Jay Thompson seconded. All ayes, motion passes 5-0.

*Preliminary Resolution – ERA – Ark Park* – President Jarod Baker went over the Property Tax Abatement application and Statement of Benefits Real Estate Improvements for 401 W Kam Drive, Pittsboro. Terry Northern investigated the process of approving the tax abatement and according to State Statute the SB1 should be submitted prior to building permits being pulled. He asked Jim Buddenbaum for his opinion. Jim explained that it has always been done that way. SB1 and application should be on file prior to building permits. The Council can approve after the construction is done. Further discussion followed. Terry Northern also pointed out that Section 4 Estimated Total Cost and Value of Proposed Project on the SB1 are reversed. Also, on the last page it should be noted that the request for tax abatement should decrease after 5 years not increase. Everyone agreed with the proposed changes. Terry Northern scored it at eight (8) which would allow for an eight (8) year tax abatement. Jim Buddenbaum went over the State Statute which reads the SB1 should be presented prior to the hearing and before the ERA is developed. Terry made note that we are talking real property and not personal property – the value of the land is excluded. Randy Price agrees with Terry and that the SB1 just needs to be corrected. Jay Thompson had a question for Greg Guerrettaz, what is the bottom line to the Town if we aren't receiving income from the area. Jay mentioned that he had at least nine (9) emails from the residents, and they feel this does not qualify for an ERA. Jarod Baker asked Jay to explain the reasons behind the nine (9) emails responding no to the ERA. Jay said they felt it did not qualify for the tax abatement. Bill Majeske agreed with the changes Terry suggested. Jarod Baker agrees with the changes to the values and according to his cheat sheet he came up with an eight (8) score as well. He would like to revise the ten (10) year to an eight (8) year tax abatement. Jarod asked Dan to explain his reasoning for asking for a ten 10 year – He feels it is a risk being the first building. Terry Northern suggest the following: Years 1,2,3 at 100%, year 4 at 80%, year 5 at 60%, year 6 at 40%, year 7 at 20% and year 8 at 10%. Jarod asked Dan about this suggestion. He feels this will be the indicator for the next guy. Discussion followed.



Jarod Baker explained that Jason Love, Dan Keers, and himself met to go over the MOU. They made an addendum to the MOU. Terry Northern has a problem with the Council revising an MOU and he feels the Plan Commission should be the ones to make changes to the MOU. Jarod explained that every abatement requires an MOU as well as an SB1. Jim Buddenbaum explained that this body could approve a new MOU. Jarod said that Dan used the old application and approved a minor adjustment to accept the \$200. Jarod feels the Town Council President should sign the MOU as well as the Town Manager. Eric Wathen explained that the Town will pay for sewer and roads for the next guy. Dan Keers paid on his own being the first guy.

Jarod asked Jim Buddenbaum to explain the process for the preliminary resolution. Jim said the process at the Public Hearing would be to confirm the designation, amend or reject.

Jason Love asked Greg Guerrettaz about doing a TIF and Abatement at the same time. Greg said they normally go together. TIF revenue will be less because of the tax abatement. The developer buys the TIF bonds for ten (10) years. Standard abatement is 50/50. Jim Buddenbaum explained there is no tax on the improvements – improved land only. Discussion followed. Dan Keers asked Greg what the standard abatement is, Greg said the 100, 90, 80, 70, 60, 50, 40, 30, 20, 10. Jarod Baker would like to use the years and adhere to the point system – 1-4 at 100%, 5 at 80%, 6 at 50%, 7 at 20%, and 8 at 0%. Terry Northern suggests doing 3 years at 100%, year 4 at 80%, year 5 at 60%, year 6 at 40%, year 7 at 20% and year 8 at 10%. Randy Price agrees with Jarod, Jay Thompson would like to use whichever one hurts the town the least. Bill Majeske agrees with Terry Northern.

Jarod Baker made the motion to approve Preliminary **Resolution 2022-07 Designating an Economic Revitalization Area and Approving Real Property Tax Deductions Abatement Benefits and Setting Public Hearing and Supporting Findings of Fact and Order**, along with the proposed changes to the SB1 and page 5 with the tax abatement of eight (8) years with years 1, 2, 3 at 100%, year 4 at 80%, year 5 at 60%, year 6 at 40%, year 7 at 20% decrease and year 8 at 10%. Terry Northern seconded the motion. There were four (4) ayes and one (1) nay. Motion passes 4-1.

## **TOWN STAFF REPORTS**

### **TOWN MANAGER:**

Jason Love reported that we had five (5) fuse blow on main power lines due to overgrown trees. Hendricks Power suggested Williams Tree Service to trim the back lot line on Osborne, Meridian, and Maple Streets.

Jason reported that he hired VanValkenburg Concrete to repair some bad joints on sidewalks in Ashton Park due to the Bradford Pear Trees in the right of way. School buses are having issues with the Bradford Pear trees covering the roads now. Jason said he will have to be the bad guy and go in and cut a bunch of the trees down.

Jason reported his guys have been working in Scamahorn Park putting in hydrants in preparation for the concession stand.

Jason reported on a meeting held to discuss the wastewater treatment plant. Banning has been doing some surveying in preparation for the expansion.

Jason reported that he has reached out to Donnie Matthews four (4) times only to be told he will need to call me back. Never would make contact. He recommends going ahead with the July 16 date and deal with the left-over trash by getting dumpsters and deal with it.

### **POLICE CHIEF:**

Scott King had nothing to report.

### **CLERK TREASURER:**

Shari Ping reported on the heavy trash being limited to two (2) items and notifying everyone by putting it on Facebook and a new Heavy Trash Flyer on our website.

Shari Ping reported on the 60/90-day report. Letters have been mailed to those on the 90-day list telling them they will be shut off on July 5 if not paid. Shari reported that they shut off 13 residents and only one (1) is still shut off. Shari reported that one on the list is gas only and is a little more difficult to shut off. Jason Love asked about shutting off the electric. Discussion followed.

### **BUILDING COMMISSIONER:**

Steve Maple was not present. .

### **TOWN COMMITTEE REPORTS:**

#### **BOARD OF ZONING APPEALS:**

No meeting



**FIRE BOARD:**

Bill Zeunik sent the attached report and Jarod Baker went over.

**PARK AND RECREATION:**

Robin Drew Swalley reported that the Concession Stand has been moved to the 2<sup>nd</sup> Shelter House. They switched it to metal from block.

Robin went over the attached report

Bill Majeske asked about the movie night advertisement. Robin said it is on Facebook, marquee, and website.

Jason Love asked Greg Guerrettaz about the Town helping with the 4<sup>th</sup> of July festivities. Can we create a Fund? Greg will have to investigate. Greg suggested using the food and alcohol tax which we don't have. He said we could use the CEDIT Fund if appropriated. He also suggested using the Riverboat Wagering Fund. Discussion followed regarding the food & beverage tax.

**ADVISORY PLAN COMMISSION:**

Jarod Baker reported on the attached report from Steve Maple for the meeting held on May 24, 2022.

**POLICE COMMISSION:**

Scott King reported that they donated the 2014 Dodge Charger to the EVOC program. We have four (4) of the new cars on the road now. ILEA will use the car for training, and we received 100 credit hours to use the facility.

Jay Thompson asked about the Durango versus the Explorer? Scott explained we don't use our own cars.

Terry Northern asked about the new member of the board. Scott explained she was there and ready to go.

**REDEVELOPMENT & ECONOMIC DEVELOPMENT COMMISSIONS:**

No meeting

**CONTRACTED BUSINESS:**

Eric Wathen, ELW Contracting, reported the road paving is finished by Midwest Paving. Unfortunately, we do the estimate a year before, and the roads continue to deteriorate. Jason decided to go ahead and finish Wall Street out to Quail Creek. The final cost is \$254,609.99 and Eric recommends paying the invoice. Discussion followed.

Jay Thompson asked about the next time paving S Maple to Co Rd 375. Jason and Eric both said they are getting that ready for the fall application. Along with Ashton Park and Co Rd 150. Randy Price asked about the intersection of Wall Street and Baldauf. Jason explained that we will need to replace the culvert and run tile to the pond.

**OLD BUSINESS**

*Heavy Trash/Ray's Update* – See above report from Jason and Shari.

*WWTP Update* – See above report from Jason Love. Jarod reported that we received the \$1,800,000.00 on June 18, 2022, for improvements to the plant.

**NEW BUSINESS**

*FSG – Sustainability/Revenue and Spending Plan* – Jarod Baker turned the meeting over to Greg Guerrettaz to go over the Sustainability/Revenue and Spending Plan. Jarod asked Greg to explain #7 Public Safety Income Tax. Greg explained the Council members around the County are encouraged to lobby the Public Safety Income Tax. He explained how we would benefit from it. Discussion followed. Greg went over the plan in detail.

Terry Northern asked how many days of revenue the Town should have on hand? Greg said 100 days.

Jay Thompson asked if we are in a unique position or is everyone the same? Greg replied that Hendricks County is growing income and the income tax goes up. LIT is based on property tax we levy.

Jarod Baker announced that we received the TIF Application Draft from FSG. Thanked Greg for their work on it. He asked the Council to review and be ready to discuss next meeting.

Jason Love reported that we have an RFP for the Police Station on the table, is that strictly going to be GO money or is it going to hit the General fund? Greg reported it would be GO only. Jason reviewed the detail of the RFP. Jarod

reported there is no dollar figure on the RFP. Jason thinks we need to do another one (1) year GO Bond and resubmit for an RFP. Jason will get to Eric Wathen.

*Hose Meter Ordinance* – Jarod Baker explained that the cost to purchase the meters has gone up, so we need to increase the cost to the public. Jarod Baker made a motion to introduce **Ordinance 2022-10 Amending Ordinance 2002-09 as codified at Title V, Chapter 53, Section 53.41 of the Code of Ordinances for the Town of Pittsboro, Indiana for Sanitary Sewer Utility Rates and Charges** with changes. Bill Majeske seconded. All ayes, motion passes 5-0. The Public Hearing will be July 19, 2022.

*Daily Fine System – Commercial & Residential C of O's* – Tabled until July 19<sup>th</sup>.

**PUBLIC COMMENT:**

**COUNCIL COMMENT:**

Jay Thompson had the following comments:

Thanked Brian Estes for listening to the meeting tonight.

Asked if Wall Street will hold up once Hidden Hills starts developing?

Asked about an update on the new website? Jarod reported on this

Asked Jim Buddenbaum about the Panhandle Eastern Case? Jim had nothing to report on

Asked about the Lee Drive survey?

Asked about the flow meter with Steel Dynamics? Jason Love reported they have set a date to install

Asked about the 2<sup>nd</sup> well for the water plant? Jason reported that Gary Golay heard from Peerless

Asked about the billing from Ray's? Shari Ping reported they bill per house

Asked about the parking in the park?

Asked about billing, repaying for trucks/cars? Shari explained that the sewer paid for them, and the other utilities must repay them.

Asked about the different rates for the internet? He recommends looking into changing them.

Randy Price thanked Scott King for camping out in Deer Meadows and Wall Street. Keep up the good work.

Jarod Baker reported once Hidden Hills is complete, we need to investigate changing the truck route off Wall Street.

Terry Northern thanked Shari Ping for sending the Drafts & Claims early.

**ATTORNEY:**

Jim Buddenbaum would like to bring a desktop computer to leave here for meetings.

**ACKNOWLEDGMENT OF CORRESPONDENCE:**

No correspondence

**APPROVAL OF DRAFTS & CLAIMS**

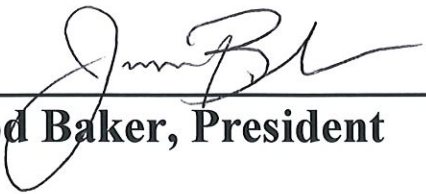
President Jarod Baker asked Shari Ping to present the drafts and claims for June 21, 2022, which includes all payments made since our May 17<sup>th</sup> meeting. Jarod Baker made a motion to approve drafts and claims as presented by Shari, Randy Price seconded. All ayes, motion passes 5-0.

**ADJOURNMENT**

President Jarod Baker reported the next meeting will be on August 2<sup>nd</sup>. He then asked for a motion to adjourn. Bill Majeske made the motion, Jay Thompson seconded. All ayes, motion passes 5-0.

Respectfully submitted,


Shari L. Ping  
Clerk Treasurer

  
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**Jarod Baker, President**

  
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**Terry Northern**

  
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**William Majeske**

  
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**Randy Price**

  
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**Jay Thompson**

Attest:   
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**Shari L. Ping, Clerk Treasurer**