

Ordinance 2021-08 Annexing to and Bringing within the Town Limits of Pittsboro, Indiana and Amending the Zoning Ordinance for Contiguous Property Located within Middle Township, Hendricks County, Indiana
Ordinance 2021-07 Annexing to and Bringing within the Town Limits of Pittsboro, Indiana and Amending the Zoning Ordinance for Contiguous Property Located within Middle Township, Hendricks County, Indiana
Ordinance 2021-09 To Amend Sections 1.14, 8.1, 10.9, 10.15, and 10.24 of the Unified Development Ordinance (No. 2015-02), for the Town of Pittsboro, Indiana
Resolution 2021-04 of the Hendricks County, Town of Pittsboro Adopting the Hendricks County Multi-Hazard Mitigation Plan (MHMP)

**PITTSBORO TOWN COUNCIL MEETING
TUESDAY, APRIL 20, 2021 @ 7:00 PM**

QUORUM:

Jarod Baker
Melodi Ingalls
William Majeske
Jay Thompson – ZOOM
Randy Price – ZOOM

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

OTHERS: Jason Love; Town Manager (ZOOM); Steve Maple, Building Commissioner; Troy Hanna, Tech Support
ZOOM attendees: Carl Carson, Asst. Police Chief; Bill Zeunik, Fire Chief; Eric Wathen, RQAW; Andy Kult, Attorney for Ark Park property; Dawn Mason; Adam Peaper, Rundell Ernstberger; Darrell Fife, 1114 E Wall Street; Jason Semler, Baker Tilly; Others listed on a separate page

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE:

President Jarod Baker brought the Council Meeting to order by establishing a quorum. All five (5) members are present. In person: Jarod Baker, William Majeske, Melodi Ingalls. Via ZOOM: Randy Price and Jay Thompson. 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 March 16, 2021 meeting. Jay Thompson questioned the way our vote count is listed (0-5 or 5-0). Jim Buddenbaum suggested changing the wording to include “Vote in favor to approve the APC rejection”. Bill Majeske made a motion to approve the minutes as amended, Melodi Ingalls seconded. Jarod took a roll call vote: Melodi-yes, Bill-yes, Jay-yes, Randy-yes, Jarod-yes. Motion passes 5-0.

TOWN STAFF REPORTS

TOWN MANAGER:

Jason Love gave the following report:

Jefferson Park, Section 5 had a proof roll on their pavement and found five (5) bad spots. They will dig and repair and should be able to proof roll on Thursday. Hopefully start laying the pavement soon.

The Water Plant on Monday morning the power went out. Called REMC to see what was going on and found during the fence installation they nicked the power line and burned it into. They are going to reinstall the power.

The Vactron you approved for me to purchase did not happen so I’m still in the market for a Vactron.

The backhoe will be going to RPM Equipment to sit on their lot to try and sell. The backhoe is 20 years old and it’s time to move that piece of equipment.

Our Sewer Plant uprating caused us to have new classification of inspections. IDEM picked on our plant since we do not have monitoring or dialer that we don’t have. We’ve been battling some numbers at the plant and are currently working on the rotor won’t run in high so we have an electrician working on it now.

New office – the kitchen cabinets are hung, carpet has been measured, laminate flooring is in the process of being put down, the plumber will be in to finish out all fixtures and water heater.

Jay Thompson thanked Jason for picking up the dead animal on the road. Jason said that was Randy Warthen who did it since he is our wildlife picker upper.

POLICE CHIEF:

Chief Scott King gave the following report:

The April 5th Police Commission meeting was cancelled.

Update on the Police Station remodel – still waiting on funding and the different resources.

Jay Thompson asked Scott about the expense paid to Teri Crouch-Siple. Scott reported that the Town is responsible for paying for therapy for a limited amount of time.

Jay Thompson asked about walking along the railroad tracks. Scott said that it is considered trespassing by CSX, which is a private right of way. Scott asked that the residents report this when it is happening so that they can take appropriate action.

CLERK TREASURER:

Shari Ping presented the 60/90 list. She reported that residents are getting their stimulus checks and paying their bills. She also reported that one resident stopped by the office today asking for information on assistance. Council agreed that those with 90 day balances should be shut off, as well as those with 60 days.

Jay Thompson asked about the Fund Report. Do we need to be concerned about the balances? Shari explained that some of the funds are paid out in the first quarter so it makes that fund low. Shari said that we don't need to worry about any funds at this time.

BUILDING MANAGER:

Steve Maple went over the attached report. There is a large number of developers looking at the Fisher-Hill property as well as property on Baldauf south of the railroad tracks.

Jay Thompson noted that during last week's Commission meeting that in Guilford Township that their lots will be one (1) acre in size. Jason Love asked Jay if they would be on a septic.

President Jarod Baker explained why Jason Semler from Baker Tilly was on tonight. Jason explained at our last meeting about the bond option for the Police Station rehab. Jason explained that they are still waiting for more guidance for the ARP funds and as soon as they have the information he will relay it to us. Jarod asked if there were any questions for Jason Semler at this time. There being none he turned back to the Town Committee Reports.

BOARD OF ZONING APPEALS:

No meeting

FIRE BOARD:

Fire Chief Bill Zeunik went over the attached report.

The Fire Department submitted an application for FEMA Grant, waiting to hear back in a couple of months.

PARK AND RECREATION:

Rachel Miller sent the attached report.

Jason Love spoke for Rachel. She has been in contact with a paving company to repair the parking lot south of the Shelter Kitchen over to the two (2) alleys. She has a couple of quotes. Jason feels she should go ahead and take the Hendricks Paving quote. Jason said the MVH funds would take care of part of the cost.

Jason Love said his crew will be working in Scamahorn Park to get water to the new part of the park as well as increasing the pressure to other parts of the park. They will also be running electricity to the Veteran's Memorial area for the lighting.

ADVISORY PLANNING COMMISSION:

Steve Maple reported they had three (3) Public Hearings: 1) Section 6.5 of the UDO-change to match the state stating the PUD could come back to the Plan Commission if needed, 2) Several amendments to other sections-these were continued to the next meeting, 3) Add a new section of 'Mixed Use'-also continued.

POLICE COMMISSION:

Meeting was cancelled

REDEVELOPMENT & ECONOMIC DEVELOPMENT COMMISSIONS:

No meeting

CONTRACTED BUSINESS:

Eric Wathen, RQAW, reported that they are looking for direction on the ARP funds.

Offered to help with the SCADA and telemetry at the Wastewater Treatment Plant.

No response from IDEM regarding the Water Plant. As soon as we hear from them we can put the Water Plant on line.

Jarod Baker asked Eric about the Pay Application from SSI in the amount of \$236,198.50. Eric explained that SSI is requesting 50% of the retainage be paid since the work is almost complete. Jarod Baker made the motion to approve the Pay Application from SSI in the amount of \$236,198.50, Bill Majeske seconded. Jarod took a roll call vote: Melodi-yes, Bill-yes, Jay-yes, Randy-yes, Jarod-yes. Motion passes 5-0.

OLD BUSINESS

Finalize Annexation for Ark Park and Fife Property – Jarod Baker asked for any discussion on the Fiscal Plan for Ark Park. There being none, Jarod Baker made the motion to approve, Melodi Ingalls seconded. Jarod took a roll call vote – Melodi-yes, Bill-yes, Jay-yes, Randy-yes, Jarod-yes. Motion passes 5-0. Next Jarod explained about the zoning change from Agriculture to Highway Business. There are 6.38 acres to be annexed in as Highway Business. No discussion followed. Bill Majeske made the motion to approve the zoning, Randy Price seconded. Jarod took a roll call vote: Melodi-yes, Bill-yes, Jay-yes, Randy-yes, Jarod-yes. Motion passes 5-0. Next Jarod introduced **Ordinance 2021-08 Annexing to and Bringing within the Town Limits of Pittsboro, Indiana and Amending the Zoning Ordinance for Contiguous Property Located within Middle Township, Hendricks County, Indiana**. Jarod Baker made a motion to approve Ordinance 2021-08, Melodi Ingalls seconded. Jarod took a roll call vote: Melodi-yes, Bill-yes, Jay-yes, Randy-yes, Jarod-yes. Motion passes 5-0.

Jarod Baker then explained the Fiscal Plan for the Fife Property located at 1114 E Wall Street consists of 21.02 acres and requesting a change in zoning and annexed into Town. Jarod Baker asked for a motion to approve the Fiscal Plan. Jarod Baker made the motion to approve the Fiscal Plan, Bill Majeske seconded. Jarod took a roll call vote: Melodi-yes, Bill-yes, Jay-yes, Randy-yes, Jarod-yes. Motion passes 5-0. Jarod Baker then asked for a motion to approve the annexation of the property to remain as Agriculture. Bill Majeske made a motion to approve the annexation, Randy Price seconded. Jarod took a roll call vote: Melodi-yes, Bill-yes, Jay-yes, Randy-yes, Jarod-yes. Motion passes 5-0. Jarod Baker then introduced **Ordinance 2021-07 Annexing to and Bringing within the Town Limits of Pittsboro, Indiana and Amending the Zoning Ordinance for Contiguous Property Located within Middle Township, Hendricks County, Indiana**. Jarod Baker made the motion to approve Ordinance 2021-07, Bill Majeske seconded. Jarod took a roll call vote: Melodi-yes, Bill-yes, Jay-yes, Randy-yes, Jarod-yes. Motion passes 5-0.

Construction Standards Manual – Jarod Baker explained that Jay Thompson sent out some emails for some edits that needed to be done. Jay Thompson explained that there are a lot of typo mistakes in the manual. Jay also asked about the tornado sirens being under our maintenance. Bill Zeunik explained that the Fire Department handles all the tornado sirens in Middle Township and Hendricks County Dispatch flips a switch to turn the sirens on. Jason Love requested that the section on the tornado sirens be taken out of our manual. Jay doesn't feel comfortable approving this manual tonight. Jay asked Steve if there is a need to approve this tonight. Steve Maple said to wait another month but not any longer than that. We need this in place before any other developers come into Town. Discussion followed about putting a camera in our sewer lines. Jarod Baker asked about the attachments and questioned the pavement options. Discussion followed regarding the size of the streets and parking on sides of the streets. Eric Wathen explained the reason for leaving this section the same. Some communities require narrow roads or no street parking at all. Steve Maple explained the cost of repaving the streets would be greater for 60' streets. Jarod Baker asked about the one-way streets. Steve Maple said the Town can make a street a one-way street. Jason Love explained the difference is the aggregate (thickness). Jason explained with wider streets the set back on the front yards would push the houses back farther and leave no back yard. Jarod said we will table this until May meeting.

Amend current Resolution for Town operating under COVID-19 – Jarod Baker explained we have been operating under the Indiana Executive Order. Our current Resolution needs to be revised to include the drive thru window helps with handling business on a daily basis. Steve Maple and Jason Love feel the appointment only is working out well. Jarod would like to limit the traffic in our Town Hall. We are limited on space in the meeting room and try to limit the number of people in the Town Hall. Face coverings should be worn when in a Town building and social distance as much as possible. Jay Thompson explained how several of his constituents would like to see the lobby open up to traffic. Bill Majeske would like to see everything stay the same. Melodi Ingalls refers the decision to

Shari, Steve and Jason. If the meetings by appointment only are working out for them, then keep it that way. She would like to see the masks be optional. Randy Price agrees with Bill and keep everything the same. Jarod would like to see the meetings via ZOOM continue. Jarod asked Jim Buddenbaum to draft an Ordinance to update our policy on COVID-19 and to bring it back in May. Jarod then asked about outdoor activities in our Parks. He feels we should leave it up to the leagues to encourage social distancing and wearing a mask.

Jarod Baker read comments from Brian Estes and Spring Deaton.

Jay Thompson asked Jim Buddenbaum about whether the ZOOM meetings can continue since we are operating under a State Executive Order. Jim explained that this could go away if the State Executive Order changes. Jim will look into this. Steve Maple said it is to be looked at next week.

Jay Thompson asked Jason Love about the progress on the new building. Jason said should be done in time for the June meeting.

NEW BUSINESS

UDO Amendment to Section 6.5 – Jarod Baker read some highlights of the changes. Jay Thompson made a motion to approve the changes, Bill Majeske seconded. Jarod took a roll call vote: Melodi-yes, Bill-yes, Jay-yes, Randy-yes, Jarod-yes. Motion passes 5-0. Jarod Baker introduced **Ordinance 2021-09 To Amend Sections 1.14, 8.1, 10.9, 10.15, and 10.24 of the Unified Development Ordinance (No. 2015-02), for the Town of Pittsboro, Indiana.** Jay Thompson made the motion to approve Ordinance 2021-09, Bill Majeske seconded. Jarod took a roll call vote: Melodi-yes, Bill-yes, Jay-yes, Randy-yes, Jarod-yes. Motion passes 5-0.

Jarod Baker read comment from Kyle Martin and answered it.

FEMA Resolution to comply with County – Jarod Baker introduced Dawn Mason and asked her to explain the Multi-Hazard Mitigation Plan. This plan is updated every five (5) years and the last time it was done was in 2009. They ask each Town in the County to adopt a resolution in order to be included under the umbrella of the County. If we don't adopt the Resolution, we could be excluded from grant assistance in the event of a hazard. Jarod asked the Council had any questions for Dawn. Jarod asked for a motion to approve **Resolution 2021-04 of the Hendricks County, Town of Pittsboro Adopting the Hendricks County Multi-Hazard Mitigation Plan (MHMP).** Jay Thompson made the motion to adopt Resolution 2021-04, Jarod Baker seconded. Jarod took a roll call vote: Bill-yes, Melodi-yes, Jay-yes, Randy-yes, Jarod-yes. Motion passes 5-0.

Lee Drive – Jarod Baker turned to Jason to explain what this is. Jason explained this is a right-of-way south of 136 and in the 60's a developer was going to build on 6 or 7 lots and dedicated to the Town several years ago. The minister from the Baptist Church contacted the Town about trees that are falling over onto the property east of Lee Drive. The Church is clearing the lots that they own and would like the Town to clear the right-of-way. Jason offered the right-of-way to the Church and they do not want it. There is a homeowner next door that is interested. Jason is looking to vacate the right-of-way. Jim Buddenbaum mentioned that if there are no improvements on the property then it could be abandoned instead of vacating. One half of each side of the property would go to each landowner on each side. There is a stretch of ground in front of Marty Cain's house that would need to be given to him.

Jarod Baker read David Yoder's comment – need to talk with Marty Cain as well. Yes he will be included in all talks.

Jarod explained that they are starting a special session to go over the Comprehensive Plan in the UDO. Jack Swalley and Jarod will be conducting the open sessions on the first and third Wednesday of each month starting May 5th from 6:00 – 7:30 pm and ending in three (3) months to be held at the Town Hall. Jarod said they can join via ZOOM and Adam Peaper will join as well. David Price asked how does someone register to be included in these special sessions? Jarod said Shari Ping will post on our website and it will be open to all residents. This will be advertised as a public meeting as well.

PUBLIC COMMENT

No comments

COUNCIL COMMENT

Jarod Baker read the offer to purchase 32 E Main Street from Jas Lalli, Owner of Cork & Cap Liquor Store. He is offering \$48,500 in cash and would give \$5,000 in earnest money and closing on March 31st. Jarod Baker explained this is lower than our purchase price and the appraisal. We can't sell for less than purchase price unless the appraisal comes in lower per Jim Buddenbaum. Jarod asked the Council members if they are interested in selling this property. Melodi-yes, Bill-yes, Jay-no problem but thinks we should refer this to the Redevelopment Comm., Randy-no problem and agrees with Jay. Steve Maple explained that it belongs to the Redevelopment Comm. and they would be the ones to sell it. Jarod asked Jason to get back with the potential buyer and explain to him that due to timing we didn't have a meeting until now and this has to go before the Redevelopment Comm. Jason asked if he needs to schedule a RDC meeting. Jason asked Jim Buddenbaum if he can counter offer to the buyer to fund the appraisal and his purchase price will be the appraisal. Jim said that would be fine. Steve Maple asked if we need to get more than one (1) appraisal? Jim will check into this but he thinks it is yes.

Jay Thompson reported we have 15 citizens on ZOOM and thinks that is great. He received an email from Doug and Mary Harp and would like to know if the Town could get a discount from the Brownsburg Library. Jay Thompson has contacted the library and reported that they would be interested but it would need to come from their Board. Jarod Baker feels we should explore with the library and see if they are open to offering our residents a reduced rate. Jay then explained that Greg Smith has an issue with his address being changed from 401 to Waters Way, the County CAD is not in line with Beacon and Google has not updated their system at this time. The Coss family contacted Jay and is requesting looking into trespassing on their property along with people walking their dogs and getting into their back yard and aggravating their dog. Jarod explained that the parks department is working with all the leagues to get the word out to stay off the berm and private property. Jay reported that the bridges on Wall Street will be worked on this summer. And next year they will work on Jeff Gordon Blvd bridge.

Jason Love received a note from the McDaniel's about putting up a fence along the east side of Scamahorn Park.

Jarod Baker read a comment from David Price regarding Library access.

Jason Love was approached about UTV and RTV and side by side being approved in the County to ride on the county streets. Most of them need to ride on our Town Streets to get from one side of town to the other. Jason asked those that have them should come to the Council. Jason said they are like golf carts only safer. Eric Wathen explained they must be approved by the DNR before allowing on the streets. North Salem is on board with allowing them on their streets. Jarod feels we should tackle all of this together in unison. Jarod asked Jason to have those interested should come to the Council.

ATTORNEY

Jim Buddenbaum had nothing to add. Jay asked him about the ½ acre lot in Brixton....nothing at this time.

ACKNOWLEDGMENT OF CORRESPONDENCE

None

APPROVAL OF DRAFTS & CLAIMS

Jarod Baker asked Shari Ping to present the drafts and claims for April 20, 2021. Bill Majeske made a motion to approve, Melodi Ingalls seconded. Jarod took a roll call vote: Melodi-yes, Bill-yes, Jay-yes, Randy-yes, Jarod-yes. Motion passes 5-0.

ADJOURNMENT

Jarod Baker reminded the Council will not need to meet on May 4th. Jarod Baker asked for a motion to adjourn the meeting. Jay Thompson made the motion, Bill Majeske seconded. Jarod took a roll call vote: Melodi-yes, Bill-yes, Jay-yes, Randy-yes, Jarod-yes. Motion passes 5-0.

Respectfully submitted,

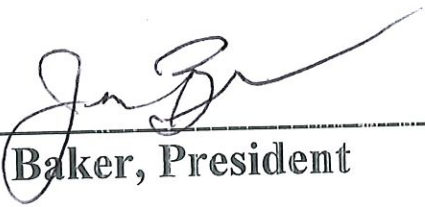
Shari L. Ping
Clerk Treasurer

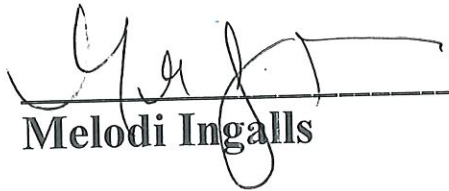
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04.20.2021 ZOOM ATTENDEES:

1. Ann Emery
2. Ben Wolfe
3. Brian Estes
4. Carolyn Nohr
5. David Price
6. David Yoder
7. Doug Harp
8. Ernie Alexander
9. James McDaniel
10. Kim
11. Kristy Graebner
12. Kyle Martin
13. Linda Thompson
14. Margaret Osmon
15. Mark Ball
16. Sharry Fears
17. Spring Deaton
18. Tom Caldwell
19. Tom Stinson
20. 317-417-3479
21. 317-650-0210


Jarod Baker, President


Melodi Ingalls


William Majeske


Randy Price


Jay Thompson

Attest: 
Shari L. Ping, Clerk Treasurer