

**PITTSBORO TOWN COUNCIL MEETING
33 EAST MAIN STREET, PITTSBORO
TUESDAY, APRIL 19, 2022 @ 7:00 PM**

QUORUM:

Jarod Baker
William Majeske
Terry Northern
Randy Price
Jay Thompson

Jim Buddenbaum, Attorney - ZOOM
Shari L. Ping, Clerk Treasurer
Assist Police Chief Carl Carson

OTHERS: Jason Love, Town Manager; Steve Maple, Building Commissioner; Robin Drew Swalley, Parks & Rec Superintendent; Eric Wathen, ELW Consulting; Mike Lewis, Ryan Homes; Courtney Wilt, Ryan Homes, Dan Moore, 124 E Main St, Brownsburg; Linda Thompson, 7722 Quail Creek Trace; Jeanene Karn, 7722 Quail Creek Trace; Travis Stonebraker, 150 Stamford Dr; Greg Guerrettaz, Financial Solutions Group; Ken Wass, 96 Woodview Dr; Spring Deaton, 86 Woodview Dr; Christy Davenport, 404 Wind Drift Ct; Mai G., 375 E (???)

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 March 15, 2022, meeting. There being none, Jarod Baker made a motion to approve the minutes, Randy Price seconded. Four (4) ayes, one (1) abstained; motion passes 4-0-1.

President Jarod Baker asked if there were any additions or corrections to the minutes from the April 5, 2022, meeting. There being none, Jarod Baker made a motion to approve the minutes, Jay Thompson seconded. Four (4) ayes, one (1) abstained; motion passes 4-0-1.

PRESENTATION FROM RYAN HOMES:

President Jarod Baker turned the meeting over to Mike Lewis of Ryan Homes –

Mike Lewis went over the development for the Sparks/Hudson property south of Hwy 136 and west of Woodland Hills (see attached Sketch Plan and comments from Jarod Baker to the Council). It will consist of 383 lots on approximately 170 acres.

The Green Section will be “Age Targeted Homes” and consist of 191 homes with 36” doors, elevated outlets, walk in showers, HOA fees will include snow removal and grass mowing. The price range will be \$325,000.

The Yellow Section will be the larger homes and most expensive at \$425,000 and up.

The Blue Section will be geared for families wanting to move up with a 2-story home with 1800-3000 square feet. The price range will be \$375,000-\$425,000.

There will be no vinyl siding on any of the homes. They will have hardy plank siding or masonry according to the UDO and Comprehensive Plan standards. The amenities will consist of a pool and pool house, bike path, dog park.

Comments:

Spring Deaton, 86 Woodview Dr, asked if there were any examples of the yellow lot homes she could look at in person. Mike told her Turnberry has the hardy plank, stone or brick, shaker, or board & batten finishes.

Discussion followed. Please go to “townhallstreams.com” to listen to the discussion in detail.

TOWN STAFF REPORTS

TOWN MANAGER:

Jason Love had nothing to report on at this time

POLICE CHIEF:

Asst. Chief Carl Carson reported for Scott King. New officer, Nate Schaller, started on April 11th. He comes from IMPD and has 7 years' experience.

The new vehicles are at the installer just waiting on electronic equipment to arrive.

K9 Officer Riley will graduate on April 29th and be on the road as soon as possible.

Received a quote from Roseboom Contracting (see attached) to build walls and widen doors at 108 W Main St of \$12,000.

Carl reported that there are rodent droppings in the attic and crawl space of 108 W Main St. We received a quote from Spaulding Decon (see attached) to go in and remove all droppings and decontaminate the house for \$2006.40. Jarod asked for a motion to approve the quote from Spaulding Decon, Bill Majeske made the motion, Randy Price seconded. All ayes, motion passes 5-0.

CLERK TREASURER:

Shari Ping went over the 60/90-day report. The Council agreed to shut off those in the 90-day balances and send letters to the ones with a 60-day balance.

BUILDING COMMISSIONER:

Steve Maple reported that the building of new homes has slowed down since Jefferson Park only has one (1) home without a Certificate of Occupancy. He is working with Arbor Homes on the HOA transfer.

TOWN COMMITTEE REPORTS:**BOARD OF ZONING APPEALS:**

No meeting

FIRE BOARD:

Bill Majeske reported for Bill Zeunik. They hired five (5) new firefighters.

PARK AND RECREATION:

Robin Swalley sent the attached report. She wanted to go on record as personally thanking Mike Sheeds with Sheeds Excavating for donating the 100 yards of mulch to be spread in the playground areas. She also thanked all the volunteers who came out for Park Clean Up on Saturday, April 9th. Hopefully the new concession stand will begin this month. She has a new tenant for the Kitchen, 3 Wings & A Prayer. Nancy Weddle donated \$100 for the purchase of new flags for the Veteran's Memorial. Duke Energy donated \$300 to purchase a tree since they had to cut one down in Scott Park. The parks received a grant from Hendricks County Parks Foundation for \$500 to put toward purchasing a picnic table for the new concession stand.

ADVISORY PLAN COMMISSION:

Steve Maple reported that Jason Love resigned from the commission since we had too many town employees on it. Will need to appoint someone to take his place that is a citizen of town.

POLICE COMMISSION:

Carl Carson reported that they approved the hire of Nate Schaller at a special meeting held on April 7th. They did not have a quorum for the meeting on Monday, April 4th. Jay Thompson asked if they could notify the Council when there is a change in the meeting date.

REDEVELOPMENT & ECONOMIC DEVELOPMENT COMMISSIONS:

No meeting

CONTRACTED BUSINESS:

Eric Wathen, ELW Contracting, reported they met with the paving company, and they should start paving in the middle of May.

Eric then reported that Banning Engineering is working on the lift stations and a force main across I74.

OLD BUSINESS

Website Vendors – President Jarod Baker went over the proposals from Civic Plus and Municipal Impact. He asked for discussion from the Council and Steve Maple. After much discussion, Jarod Baker made a motion to go with Civic Plus/Municode, Randy Price seconded. All ayes, motion passes 5-0.

NEW BUSINESS

Proposed Abatement Guidelines & Application – President Jarod Baker turned the meeting over to Greg Guerrettaz, Financial Solutions Group. Greg presented the draft of an application for property tax abatement (see attached). He then opened for Council questions. After several changes were suggested, Jarod Baker made a motion to approve with edits, Terry Northern seconded. All ayes, motion passes 5-0.

RFP – Police Station – President Jarod Baker explained the reason for going with and RFP to build the new Police Station. After much discussion, Jarod Baker made a motion to approve RFP with changes to remove the prisoner hold cell, Jay Thompson seconded. All ayes, motion passes 5-0.

Advisory Plan Commission Vacancy – Jarod Baker explained that Jack Swalley will move into the space vacated by Jason Love as employee. Jarod would like to appoint Lisa Abbott Porch as the new member of the Commission with a term expiring 12/31/2022.

Police Commission Vacancy – Jarod Baker explained that when Melodi Ingalls resigned from the Council, she also resigned from the Police Commission. We will need to appoint a citizen to take her place. After much discussion, it was decided that we will take resumes from interested citizens until May 10th and review on May 17th. The Council will need to vote on who they want to appoint to the vacancy.

Sewer Debt – Shari Ping reported the balance is \$381,836.00. Shari reported that we can not pay off early to save on interest. We will need to give a three (3) month notice prior to the maturity date, that we are paying off the debt.

PUBLIC COMMENT:

Travis Stonebraker, 150 Stamford Dr, would like to purchase the access road next to his property. Jason Love explained that it is considered a right of way and not a parcel. Would need to vacate the right of way.

COUNCIL COMMENT:

Jay Thompson thanked Terry Northern for running for Council.

Jay Thompson asked Jason Love if the 10 days bereavement were enough to help with his dad's passing. Jason said yes.

Jay Thompson would like to see the Public Comment section moved up on the agenda, maybe after approval of the minutes.

Jay had several other comments...too many to mention. See recording on "townhallstreams.com" to get all of them.

President Jarod Baker received letter from David Hatchett regarding Steel Dynamics for a request for records of the last 12 months. Chris York has put all the information together and it is ready to be handed off to SDI.

Jason Love would like to go ahead and have the paving company while in town doing our streets to pave the parking lot in Scamahorn Park to add to the parking area. Jarod Baker made a motion not to exceed \$80,000, Bill Majeske seconded. All ayes, motion passes 5-0.

ATTORNEY:

Jim Buddenbaum had nothing to report on

ACKNOWLEDGMENT OF CORRESPONDENCE:

President Jarod Baker read letters from several residents regarding the resignation of Jay Thompson from the Town Council. Jarod also informed everyone that he had received the flash drive from the election board concerning the case Zach Buchanan filed against Linda Thompson.

APPROVAL OF DRAFTS & CLAIMS

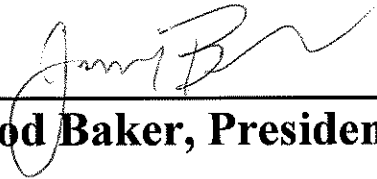
President Jarod Baker asked Shari Ping to present the drafts and claims for April 19, 2022, which includes all payments made since our March 15th meeting. Bill Majeske made a motion to approve drafts and claims as presented by Shari, Jarod Baker seconded. All ayes, motion passes 5-0.

ADJOURNMENT


President Jarod Baker reported the next meeting will be on May 19th. He then asked for a motion to adjourn. Jay Thompson made the motion, Randy Price seconded. All ayes, motion passes 5-0.

Respectfully submitted,

Shari L. Ping
Clerk Treasurer

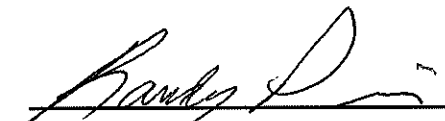


Jarod Baker, President

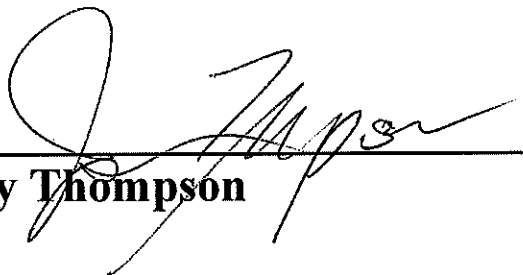


Terry Northern


William Majeske



Randy Price



Jay Thompson

Attest: 

Shari L. Ping, Clerk Treasurer