

Resolution 2022-04 Establishing a Fiscal Plan for the Consolidated Annexation Areas of Hiland, Donner, Alexander to the Town of Pittsboro

Resolution 2022-05 Establishing a Fiscal Plan for the Consolidated Annexation Areas of Dale Allen Bunch Property and C & J Well Company to the Town of Pittsboro

Ordinance 2022-06 Amending the Official Zoning Map of the UDO No. 2015-02 for the Town of Pittsboro

Ordinance 2022-07 for the Voluntary Annexation of the Land into the Town of Pittsboro, Indiana, and for the Zoning of the Annexed Land

Ordinance 2022-08 for the Voluntary Annexation of the Land into the Town of Pittsboro, Indiana, and for the Zoning of the Annexed Land

Ordinance 2022-09 for the Voluntary Annexation of the Land into the Town of Pittsboro, Indiana, and for the Zoning of the Annexed Land

**PITTSBORO TOWN COUNCIL MEETING
33 EAST MAIN STREET, PITTSBORO
TUESDAY, APRIL 5, 2022 @ 7:00 PM**

QUORUM:

Jarod Baker
William Majeske
Randy Price
Jay Thompson

Jim Buddenbaum, Attorney - ZOOM
Shari L. Ping, Clerk Treasurer

OTHERS: Jason Love, Town Manager; Steve Maple, Building Commissioner; Eric Wathen, ELW Consulting; Cameron Cooper, Jones Dev.; Jack Grewe, Jones Dev.; Andi Metzler, Attorney; Andy Baldauf; Andy Kult, Comer Law; Linda Thompson, 7722 Quail Creek Trace; Jeanene Karn, 7722 Quail Creek Trace; Dan Gibbs, 8620 N Co Rd 401 E.; Kyle Martin, 108 Woodview Dr.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE:

President Jarod Baker brought the Town Council Meeting to order at 7:00 pm by establishing a quorum. All four (4) members are present, Melodi Ingalls resigned as of March 31, 2022. Jarod then asked the Council, staff, and audience to stand for the Pledge of Allegiance and to follow with a Moment of Silence.

OLD BUSINESS

Discuss & Vote Fiscal Plans:

- 1) *Hiland Donner Alexander Consolidate Annexation Areas* – President Jarod Baker asked the Council if they had any questions regarding the annexation of the Baldauf Family LLC, 141.174 acres and Merritt Farms, 3.38 + 20 acres. Jay Thompson asked about the change in the NAV – Fleece has a NAV of \$5 million. Jarod Baker said there is no TIF or Abatement requests from the developer at this time. Discussion followed. Bill Majeske made a motion to approve **Resolution 2022-04 Establishing a Fiscal Plan for the Consolidated Annexation Areas of Hiland, Donner, Alexander to the Town of Pittsboro**, changing the zoning from Ag ro I2. Randy Price seconded. All ayes, motion passes 4-0.
- 2) *C & J Well Company* – President Jarod Baker asked the Council if they had any questions. Jay Thompson asked about road improvements which would cost \$47,000 to repair. Jason Love explained we have never done a center line split with the county. There are no road preparations in the immediate future. Discussion followed. Jarod Baker made a motion to approve **Resolution 2022-05 Establishing a Fiscal Plan for the Consolidated Annexation Areas of Dale Allen Bunch Property and C & J Well Company to the Town of Pittsboro**, Bill Majeske seconded. All ayes, motion carries.

Vacate Public Way/Lee Drive – tabled to April 19, 2022

NEW BUSINESS

Rezone Baldauf Farms & Merritt Farms – President Jarod Baker explained the rezoning from Ag to I2 and was approved by the Advisory Plan Commission with a 6-0 vote. Jarod Baker made a motion to approve **Ordinance 2022-06 Amending the Official Zoning Map of the UDO No. 2015-02 for the Town of Pittsboro**, Randy Price seconded. All ayes, motion passes 4-0.

Discuss & Vote Annexation – Hiland Donner Alexander Consolidated Areas – President Jarod Baker asked if the Council had any questions. Jay Thompson asked about the cost to the Town for infrastructure. Cameron Cooper, Jones Development explained the budgetary dollars with detail/design are not complete. Discussion with the Town regarding utility and backbone costs have not happened yet. Will probably ask for a TIF or Tax Abatement. More discussion followed. Randy Price said he is not in favor of the Town paying \$15 million for infrastructure. Jay Thompson asked about the Keeney Ditch that runs through the property. They will be building a bridge over the ditch at the cost of \$350,000. Jay Thompson asked Eric Wathen about the Wastewater Sewer Plant being able to handle this development. Eric explained that the buildings being built on the property will not be sending a lot of waste to the plant so the plant can handle it. Plus, there are plans to upgrade the plant in the next three (3) years. Jarod Baker made a motion to approve **Ordinance 2022-07 for the Voluntary Annexation of the Land into the Town of Pittsboro, Indiana, and for the Zoning of the Annexed Land**, consisting of 104 acres, zoning from ag to I2, Bill Majeske seconded. All ayes, motion passes 4-0. Jarod made note this will be in the Voting District of Ward 1.

Discuss & Vote Annexation – Dale Bunch Allen Property/C&J Well Company – President Jarod Baker went over the property details consisting of 34 acres, changing from Agriculture to I2 zoning. Jay Thompson wanted clarification that we will not be committing \$40,000 to improve the roads, Jason said we are not. Jay Thompson made the motion to approve **Ordinance 2022-08 for the Voluntary Annexation of the Land into the Town of Pittsboro, Indiana, and for the Zoning of the Annexed Land**, Bill Majeske seconded. All ayes, motion passes 4-0.

Discuss & Vote Annexation – ½ Acre Within Brixton/Town of Pittsboro – President Jarod Baker explained the reason behind this annexation. Jarod Baker made the motion to approve **Ordinance 2022-09 for the Voluntary Annexation of the Land into the Town of Pittsboro, Indiana, and for the Zoning of the Annexed Land**, designated as an “OS” Open Space District zoning classification, assigned to Town Legislative District No. 2, Bill Majeske seconded. All ayes, 4-0.

PUBLIC COMMENT:

Eric Wathen, County Council member, discussed the changing of the Public Safety LOIT and would give the Town \$44,000 to split between the Fire Department and the Police Department.

Andy Baldauf, 6632 Baldauf Dr., Pittsboro, discussed an issue with 911 dispatch not being able to find Baldauf Drive when there was a grass fire across the street from his home. Eric Wathen offered to speak with dispatch to make sure they have updated their files/maps. Jay Thompson offered to help as well.

COUNCIL COMMENT

President Jarod Baker shared information regarding Hendricks Power outages within the next 60 days to install new meters on the side of your house. Jason Love wanted the residents of the Town know that they will be installing 300 new electric meters, door hangers will be used to notify those being affected.

President Jarod Baker announced that he closed on the property located at 108-110 W Main Street. The Police Department will be moving into the front house (108) as soon as some remodeling takes place.

Jay Thompson announced early voting opened today at the County Courthouse. He announced that they went and voted today.

Jay Thompson asked Steve Maple about the fires at the Brownsburg construction site and procedures for water hydrants being put into service. Jason Love explained the procedure the Town uses. Jay also explained the Fire Chief couldn't find anyone that spoke English to find the person who was entrapped.

Jay asked Jason about a resident who has a damp line running across his drive after the boring was done. Jason explained what it could be.

Jay asked Steve when the storage units on Mitchell will be open as soon as he is ready. He has temporary occupancy until mid-June. Steve also explained he can not store boats or trailers at this time.

ATTORNEY ITEMS:

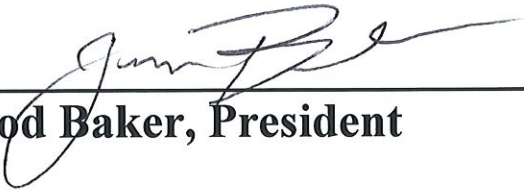
Jim Buddenbaum explained that the vacating of Lee Drive has to be noticed in the paper and all neighbors need to be notified. Move to a later date.

ADJOURNMENT:

Jarod Baker reminded everyone that the next meeting will be April 19th at 7:00 pm. Jarod asked for a motion to adjourn. Jay Thompson made the motion, Randy Price seconded. All ayes, motion passes 4-0

Respectfully submitted,

Shari L. Ping
Clerk Treasurer

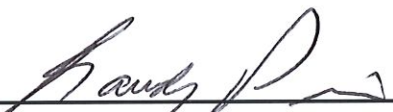


Jarod Baker, President

Terry Northern



William Majeske



Randy Price

Jay Thompson

Attest: 

Shari L. Ping, Clerk Treasurer