

Ordinance 2023-10 To Become a Non-Voting Member of the Central Indiana Regional Development Authority  
Resolution 2023-11 for the Town of Pittsboro, Hendricks County Adopting a Preliminary Strategic Development  
Plan for the Central Indiana Regional Development Authority  
Ordinance 2023-11 of the Town Council of the Town of Pittsboro Authorizing the Issuance of the Town of  
Pittsboro, Indiana Economic Development Revenue Bonds, Series 2023 (Fleece Performance Engineering Project)  
and Authorizing and Approving Other Actions in Respect Thereto  
Ordinance 2023 12 Amending Section 93.02 of the Code of Ordinances Concerning Prohibited Activity on Park  
Property

**PITTSBORO TOWN COUNCIL MEETING  
33 EAST MAIN STREET, PITTSBORO  
TUESDAY, NOVEMBER 7, 2023 @ 7:00 PM**

**QUORUM:**

Jarod Baker

Terry Northern

William Majeske

Jay Thompson

Jim Buddenbaum, Attorney

Shari L. Ping, Clerk Treasurer

Police Chief Scott King

Jason Love, Town Manager

OTHERS: Steve Maple, Building Commissioner; Linda Thompson, 7722 Quail Creek Trace; Brayden Fleece, 2400  
Commerce Way; Jeff Merriman, 2400 Commerce Way

VIA ZOOM: Adam Steuerwald, Barnes & Thornburg; Bob Swintz, London Witte Group

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

President Jarod Baker welcomed everyone and brought the Council Meeting to order by establishing a quorum. Four  
(4) of the five (5) members are present. Randy Price is absent. Jarod then asked the Council, staff, and audience to  
stand for the Pledge of Allegiance and to follow with a Moment of Silence.

**PUBLIC HEARING: NEW APPLICATION FORMS**

President Jarod Baker explained that there is no reason to have a public hearing for the new application forms.

**PUBLIC COMMENT:**

**OLD BUSINESS:**

*CIRDA/Membership -2<sup>nd</sup> Reading* – President Jarod Baker explained what CIRDA stands for and what our  
membership would give us. This is the 2<sup>nd</sup> reading of **Ordinance 2023-10 To Become a Non-Voting Member of the  
Central Indiana Regional Development Authority and Resolution 2023-11 for the Town of Pittsboro, Hendricks  
County Adopting a Preliminary Strategic Development Plan for the Central Indiana Regional Development  
Authority**. Terry Northern made a suggestion of putting in place the person who would be representing the Town on  
the CIRDA. Should list several members such as the Council President or Vice President. Jarod Baker went on to  
say he would suggest extending it to the Economic Development President as well. Jarod Baker made the motion to  
approve Resolution 2023-11, Bill Majeske seconded. Roll call vote: Jay-yes, Jarod-yes, Bill-yes, Terry-yes. Motion  
passes 4-0. Jarod Baker made the motion to approve Ordinance 2023-10 with a side note of the representation of  
who is available from the Town Council President, Vice President or the President of the Economic Development,  
Bill Majeske seconded. Roll call vote: Jay-yes, Jarod-yes, Bill-yes, Terry-yes. Motion passes 4-0

*New TIF Bond Ordinance for Fleece Performance Expansion* – President Jarod Baker introduced **Ordinance 2023-  
11 of the Town Council of the Town of Pittsboro Authorizing the Issuance of the Town of Pittsboro, Indiana  
Economic Development Revenue Bonds, Series 2023 (Fleece Performance Engineering Project) and Authorizing and  
Approving Other Actions in Respect Thereto**. Terry Northern thought we weren't issuing a 2023 Bond and using the  
original 2018 Bond. Jarod Baker turned to Adam Steuerwald of Barnes and Thornburg for an explanation. Terry  
Northern asked about the maturity date of 2043. Adam Steuerwald said yes. Bob Swintz, LWG, confirmed that.  
Jason Love spoke up and said they still have their existing bond; this new project won't be an amendment to the 2018

so now there is a 2018/2023. Two different bonds with the same maturity date. Terry Northern asked if there is a score sheet from FSG. Jarod said no. Terry asked how we scored this to see what the benefit to the Town would be. Terry Northern went on to give his opinion on the business being done at the Fleece Performance Engineering. Jarod Baker explained that an application/score sheet is not used on renegotiating of an already established TIF. Steve Maple explained that the Economic Development would do the evaluation. Jason Love explained that FSG isn't involved in this since London Witte Group handled the original TIF. Discussion followed. Jay Thompson asked about the cash flow positive for the Town. Bob Swintz explained that we do not pay the Bond, the TIF guaranteed by Fleece. If they don't pay, we can foreclose on the entire property. There being no more Council comments, Jarod Baker made a motion to approve Ordinance 2023-11 as written, Bill Majeske seconded. Roll call vote: Jay-yes, Jarod-yes, Bill-yes, Terry-abstain. Motion passes 3 ayes & 1 abstain.

*Vandalism Ordinance* – President Jarod Baker presented the **Ordinance 2023-12 Amending Section 93.02 of the Code of Ordinances Concerning Prohibited Activity on Park Property**. Jay Thompson reported all the feedback would like to see the age limit removed all together. Jarod Baker also mentioned removing loitering, which has been done. Jarod Baker suggested leaving the age of 13 on (7) Minors under the age of thirteen (13) on park property without the supervision of an adult, parent, or guardian. Bill Majeske and Terry Northern both agreed. Jay Thompson said Robin Swalley was concerned about climbing on equipment. Jarod Baker said it is covered under (9) Climbing on any non-playground equipment structures. Jim Buddenbaum gave a brief description of the risks of putting a fine along with the ordinance. Jarod Baker made a motion to approve Ordinance 2023-12 with the suggested notes made tonight, Terry Northern seconded. Roll call vote: Jay-Ward 1 votes no, Jarod-yes, Bill-yes, Terry-yes. Motion passes 3-1.

#### **COUNCIL COMMENT**

Jay Thompson –

asked Jason Love about the trash update. Jason Love is still working on it.

Concrete on Woodland Place – is it finished? Jason Love reported several driveways will be redone since the concrete was not done properly.

Asked Scott King about Rachel's crash – Scott reported she was in a crash, and no one was hurt.

Asked Scott King about the kennel charges for Zach's dog, is it ongoing? Scott King reported Zach is not on the road so kennel charges will continue.

Asked if the IT policy was going to be discussed tonight. Jarod said no, he did not put anything on the agenda.

Asked Jason Love about the sliding gates. Jason is still working on getting quotes.

Asked about the INDOT – signed up with them this time. Jason Love explained the sensor loops are put in the ground and will be destroyed when they redo the road. He is still waiting to hear from them.

Asked Jason Love about the boot allowance. Jason said he had several employees who spent their clothing allowance and don't have any money left over for boots. So, they didn't have money to get what they really needed. Jarod Baker made a motion to allow \$175 for a boot allowance. Bill Majeske seconded the motion.

All ayes, motion passes 4-0.

Jason Love mentioned we have a limb and leaf policy. He would like to move the leaves to Friday instead of Monday in November. Discussion followed.

Jay Thompson heard Hidden Hills passed the chlorine test and will pave Wall Street. Jason Love will pave with his crew coming into Town to do other projects.

Jay Thompson asked about the gas rates locked in. Jason Love said yes, and the tracker will go down. Discussion followed.

Jarod Baker –

Reported that the old water plant and 6 ½ acres is not being used. Jason Love said the only thing it is used for is to store our Christmas wreaths. Sell it. We need three (3) appraisals and we take the middle one or an average of the three (3) appraisals.

#### **ATTORNEY ITEMS:**

Jim Buddenbaum reported that there is a class action lawsuit, LIBOR rates from 2007-2010. The Town fits into it.

**APPROVAL OF DRAFTS & CLAIMS**

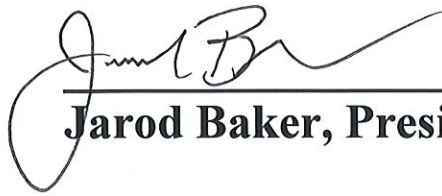
President Jarod Baker asked Shari Ping to present the drafts and claims for November 7, 2023, which includes all payments made since our October 17<sup>th</sup> meeting. Jarod Baker made a motion to approve drafts and claims as presented by Shari, Jay Thompson seconded the motion. Roll call vote: Jay-yes, Jarod-yes, Bill-yes, Terry-yes. Motion passes 4-0.

**ADJOURNMENT**

Jarod Baker made a motion to adjourn, Jay Thompson seconded. Roll call vote: Jay-yes, Jarod-yes, Bill-yes, Terry-yes. Motion passes 4-0.

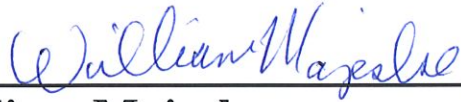
Respectfully submitted,

Shari L. Ping  
Clerk Treasurer



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**Jarod Baker, President**



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**William Majeske**

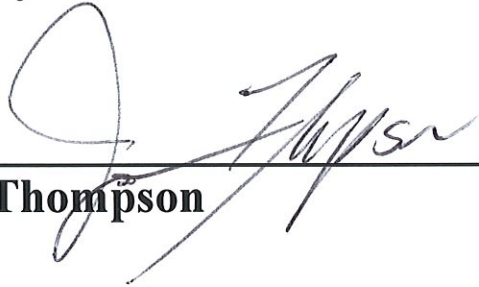


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**Terry Northern**

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**Randy Price**



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**Jay Thompson**

**Attest:**



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**Shari L. Ping, Clerk Treasurer**