

Resolution 2024-03 Approving Revisions to the Tax Abatement Policy by adding a Tax Abatement Agreement  
Resolution 2024-04 Approving Revisions to the Tax Abatement Policy and Application  
Ordinance 2024-01 Amending Section 3.1 of the Unified Development Ordinance (UDO) Accessory Uses  
Ordinance 2024-02 Amending Section 4.2 of the UDO Agricultural District  
Ordinance 2024-03 Amending Section 5.2 of the UDO Jeff Gordon Overlay  
Ordinance 2024-04 Amending Section 5.3 of the UDO Interstate Overlay  
Ordinance 2024-05 Amending Section 8.10 of the UDO Outdoor Storage  
Ordinance 2024-06 Amending Section 8.12 of the UDO Parking Standards  
Ordinance 2024-07 Amending Section 11.8 of the UDO Process & Procedures  
Ordinance 2024-08 Amending General Section of the UDO General Changes

**PITTSBORO TOWN COUNCIL MEETING  
33 EAST MAIN STREET, PITTSBORO  
TUESDAY, MARCH 5, 2024 @ 7:00 PM**

**QUORUM:**

Jarod Baker  
Terry Northern  
William Majeske  
Larry Compton  
Randy Price

Jim Buddenbaum, Attorney  
Shari L. Ping, Clerk Treasurer  
Jason Love, Town Manager

OTHERS: Steve Maple, Building Commissioner; Jack Swalley, Building Inspector; Robin Swalley, Parks & Rec Superintendent; Eric Wathen, ELW Consulting; Mitchell Alexander, 4490 N Co Rd 200 E, Danville; Samantha Crouse, 121 Lakeside Drive; Lynn Love

**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.

**SPECIAL REQUEST:**

*Samantha Crouse – Request for Assistance with 5<sup>th</sup> Grade End of Year Party in Scamahorn Park:*  
President Jarod Baker introduced Samantha Crouse. She reported the 5<sup>th</sup> Grade classes will be walking from the Elementary School to Scamahorn Park for an end of year celebration. She is concerned about the children walking across the parking lot to the soccer fields and would like the Town to close the East entrance into Scamahorn Park and block the parking lot off to traffic. She would also like to ask the Police Department to assist with crossing Meridian and Maple Streets to the Park. Discussion followed. Jarod Baker made a motion to approve closing the East entrance on May 20<sup>th</sup> from 11:30 am – 2:00 pm and ask the Police Officers (if available) to assist with crossing the kids on the two (2) streets, Bill Majeske seconded. All ayes, motion carried 5-0.

**PUBLIC COMMENT:**

None

**OLD BUSINESS:**

*Establish a Timeline to Resolve Open Items with SDI* – President Jarod Baker turned this discussion over to Terry Northern. Terry went over the attached report. Jason Love, Town Manager, gave an update on several items listed in the report. Discussion followed.

*Review Options to Improve Accessibility & Visibility of the Proposed Police Station* – President Jarod Baker turned to Terry Northern since he asked for it to be on the agenda. Terry feels there are three (3) different locations more suitable for placement of the Police Station/Town Hall. 1) Current location after purchasing homes around it, 2)

Charlie Porter's Car Lot and 3) Lot west of the Fire Station. Terry feels the Police and potential Civic Center buildings should be in a highly visible location. Terry spoke with Scott Morgan regarding his property located west of the fire station and he would be interested in selling or trading for a portion of the 20 acres we currently own. He would trade his 3.22 acres for 15 acres of our 20. This lot already has access to utilities which would save on infrastructure costs. Discussion followed. Jack Swalley spoke up and gave his opinion about putting the Police Station in its current location with one (1) entrance and exit onto South Maple. Jarod Baker asked Lynn Love if he was interested in selling a portion of his property on South Meridian. Lynn Love replied not at this time. After more discussion, it was decided to pursue obtaining appraisals and costs associated with moving to the East Main Street location. Bill Majeske is not interested in the land swap, Terry estimates ½ million dollars to put in infrastructure or ½ million to buy the 3.22 acres. Larry Compton, Randy Price, and Jarod Baker are not interested in the land swap option. Terry Northern would be in favor of either option since he feels strongly that it should move to East Main. More discussion followed. Jason Love suggested building on our current location and tear down all buildings located at 80 N Meridian, 108 W Main, 110 W Main, and 111 Osborne Ave. and purchase the corner house. Jarod Baker made a motion to proceed with obtaining appraisals for 312 E Main Street, Larry Compton seconded. All ayes, motion carried 5-0.

#### **NEW BUSINESS:**

*Vietnam War Veterans' Proclamation* – President Jarod Baker read the attached Proclamation (Welcome Home Vietnam Veterans' Day). All Council members thanked Bill Majeske for his service. Jarod Baker made a motion to approve the Proclamation, Terry Northern seconded. All ayes, motion carried 5-0.

*Tax Abatement Agreement – Form/Resolution* – President Jarod Baker explained that this agreement was recommended by Brian Bilger, HCEDC and should accompany any tax abatement application we receive. Jarod went over the different sections of the agreement. Terry Northern suggested removing Personal Property and adding Real Property at the top. Terry asked if there is an application besides Form SB1. Jarod explained they will file an application, pay fees, and file an SB1 form. Terry is concerned that the Council is not signing the application. The Council acts on the EDC recommendation. Jarod does not see an issue with the Council signatures. Jim Buddenbaum explained that there will be a resolution to go along with the agreement and it is signed by the Council. No other Council Comments. Jarod made a motion to approve **Resolution 2024-03 Approving Revisions to the Tax Abatement Policy by adding a Tax Abatement Agreement**, Randy seconded. Roll call vote: Randy-yes, Terry-yes, Jarod-yes, Larry-yes, Bill-yes. All ayes, motion carried 5-0.

*Amend Tax Abatement Application – Resolution* – President Jarod Baker explained the suggested edits in red on the Tax Abatement Application. Terry Northern said it is critical to have the information listed on the last page. Item G & H should strike the words “if applicable”. Randy Price agrees. Terry Northern made a motion to approve **Resolution 2024-04 Approving Revisions to the Tax Abatement Policy and Application** with the suggested edits, Randy Price seconded. All ayes, motion carried 5-0.

*Various UDO Amendments – Ordinances* – President Jarod Baker went over the following UDO Amendments that came from the Advisory Plan Commission with a favorable recommendation:

- 1) **Ordinance 2024-01 Amending Section 3.1 of the Unified Development Ordinance (UDO) Accessory Uses** – Jarod Baker made the motion to approve Ordinance 2024-01, Bill Majeske seconded. All ayes, motion carried 5-0.
- 2) **Ordinance 2024-02 Amending Section 4.2 of the UDO Agricultural District** – Terry Northern suggested the title be changed to reflect as presented by the APC. Jarod Baker made a motion to approve Ordinance 2024-02, Bill Majeske seconded. All ayes, motion carried 5-0.
- 3) **Ordinance 2024-03 Amending Section 5.2 of the UDO Jeff Gordon Overlay** – Jarod Baker made the motion to approve Ordinance 2024-03, Randy seconded. 4 ayes, 1 nay, motion carried 4-1.
- 4) **Ordinance 2024-04 Amending Section 5.3 of the UDO Interstate Overlay** – Jarod Baker made a motion to approve Ordinance 2024-04, Bill Majeske seconded. 4 ayes, 1 nay, motion carried 4-1.
- 5) **Ordinance 2024-05 Amending Section 8.10 of the UDO Outdoor Storage** – Jarod Baker made a motion to approve Ordinance 2024-05, Larry Compton seconded. All ayes, motion carried 5-0.
- 6) **Ordinance 2024-06 Amending Section 8.12 of the UDO Parking Standards** – Jarod Baker made a motion to approve Ordinance 2024-06, Terry Northern seconded. All ayes, motion carried 5-0.

- 7) **Ordinance 2024-07 Amending Section 11.8 of the UDO Process & Procedures** – Discussion followed regarding an expiration date on site plans. Jarod Baker made a motion to approve Ordinance 2024-07, Larry Compton seconded. All ayes, motion carried 5-0.
- 8) **Ordinance 2024-08 Amending General Section of the UDO General Changes** – Jarod Baker made a motion to approve Ordinance 2024-08, Bill Majeske seconded. All ayes, motion carried 5-0.

**COUNCIL COMMENT:**

None

**ATTORNEY ITEMS:**

Jim Buddenbaum received a couple of Class Actions for Opioid and Libor. He feels it would not be money well spent for him to pursue these actions. If Shari Ping would like to fill out the requested information and file it, she can in her spare time.

**INSURANCE RENEWAL:**

President Jarod Baker turned to Shari Ping to present the Insurance Renewal for March 12, 2024-March 12, 2025, from Hometown Insurance (see attached). Shari reported there was a 12% increase for a total of \$112,479.00. Jarod Baker made a motion to approve the renewal, Terry Northern seconded. All ayes, motion carried 5-0.

**APPROVAL OF DRAFTS & CLAIMS:**

President Jarod Baker asked Shari Ping to present the drafts and claims for March 5, 2024, which includes all payments made since our February 20<sup>th</sup> meeting. Jarod Baker made a motion to approve drafts and claims as presented by Shari, Randy Price seconded. All ayes, motion carried 5-0.

**ADJOURNMENT**

Jarod Baker made a motion to adjourn, Bill Majeske seconded. All ayes, motion carried 5-0.


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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**Larry Compton**

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