

Ordinance 2024-32 Annexing to and Bringing within the Town Limits of Pittsboro, Indiana, and Amending the Zoning Ordinance for Property Located within Middle Township, Contiguous Therewith
Ordinance 2024-33 Authorizing the Issuance of General Obligation Bonds for the Purpose of Providing Funds to Pay for Infrastructure Improvements, the Acquisition of Certain Equipment of the Town and Incidental Expenses in Connection Therewith and on Account of the Issuance of the Bonds
Resolution 2024-22 Approving Pittsboro Fire Territory Levy Appeal
Resolution 2024-23 Approving Certain Matters in Connection with the Establishment of the OPUS Economic Development Area and Allocation Areas and the Approval of An Economic Development Plan for Said Area
Resolution 2024-24 Regarding the Reimbursement of Certain Preliminary Expenditures from the Proceeds of Bonds

**PITTSBORO TOWN COUNCIL MEETING
33 EAST MAIN STREET, PITTSBORO
TUESDAY, OCTOBER 1, 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: Tim Griffith, Middle TWP Trustee; Bill Zeunik, Fire Chief; Linda Thompson, 7722 Quail Creek Trace; Jeanene Karn, 7722 Quail Creek Trace; Carol Young, 238 Fawn Court; Suzanne Smith, 8831 N Co Rd 425 E; Billy Ray & Tracie Alexander; Alex Velick, OPUS Representative; Andy Kult, Comer Law

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.

OLD BUSINESS:

Next Level Trails – The association decided not to grant an easement to the town of Pittsboro for the trail around their community. Discussions were led by Steve Maple with the Department of Natural Resources, DLZ, and Eric Wathen. It was decided to go ahead and award the bid to Midwest Paving LLC removing two (2) flashing lights, 500' of trail, a culvert and miscellaneous. Jarod Baker made the motion to authorize Jason Love to sign the bid, Terry Northern seconded. All ayes, motion carried 5-0.

Jefferson Park Bonds – Eric Wathen provided several letters regarding the release of performance and maintenance bonds for Jefferson Park. The infrastructure was completed satisfactorily, and final inspection was performed on December 9, 2022. Jarod Baker made a motion to release the bond for Section 2, Bill Majeske seconded. All ayes, motion carried 5-0. Section 3 bonds do not expire until December 4, 2025, Jarod Baker made the motion to keep all bonds until then, Randy Price seconded. All ayes, motion carried 5-0. Jarod Baker made the motion to release the bonds for Section 4, Bill Majeske seconded. All ayes, motion carried 5-0. Section 5 bonds all expired on April 22, 2024, Jarod Baker made a motion to release all bonds for Section 5, Larry Compton seconded. All ayes, motion passed 5-0.

NEW BUSINESS:

Annexation Ordinance – President Jarod Baker introduced **Ordinance 2024-32 Annexing to and Bringing within the Town Limits of Pittsboro, Indiana, and Amending the Zoning Ordinance for Property Located within Middle**

Township, Contiguous Therewith. Terry Northern asked Jarod Baker to read the eight (8) parcel numbers. Terry Northern made the motion to approve the annexation, Randy Price seconded. All ayes, motion carried 5-0.

GO Bond Ordinance – President Jarod Baker introduced the first reading of **Ordinance 2024-33 Authorizing the Issuance of General Obligation Bonds for the Purpose of Providing Funds to Pay for Infrastructure Improvements, the Acquisition of Certain Equipment of the Town and Incidental Expenses in Connection Therewith and on Account of the Issuance of the Bonds**, Bill Majeske seconded. All ayes, motion carried 5-0. Jarod Baker made a motion to suspend the rules and consider Ordinance 2024-33 and forego the second reading, Larry Compton seconded. All ayes, motion carried 5-0. Jarod Baker made a motion to approve Ordinance 2024-33 as written, Bill Majeske seconded. All ayes, motion carried 5-0.

Discussion on entering into an agreement with Financial Solutions Group for bond issuance fees, not to exceed \$25,000, to be paid at closing from bond proceeds. Terry Northern made a motion to authorize Jarod Baker to sign the agreement on behalf of the Town of Pittsboro. All ayes, motion carried 5-0.

Opening Ambassador Drive in Hidden Hills – Discussion on removing barricades and opening Ambassador Drive in Hidden Hill to improve access for public flow, school buses, and emergency services. Council members expressed no concerns about opening Ambassador Drive, provided additional signage is installed to prevent construction traffic. Jarod Baker made the motion to open Ambassador Drive, Bill Majeske seconded. All ayes, motion carried 5-0.

RDC Spending Plan Resolution - The discussion on RDC spending plan resolutions was tabled to the October 15th meeting to ensure alignment with new DLGF requirements.

Excess Levy Appeal for Middle TWP Fire Dept. Resolution - A resolution approving the Pittsboro Fire Territory Levy Appeal was discussed and approved. Jarod Baker made the motion to approve **Resolution 2024-22 Approving Pittsboro Fire Territory Levy Appeal**, Bill Majeske seconded. All ayes, motion carried 5-0.

OPUS Economic Development Area – Resolutions – A resolution approving matters related to the establishment of the Opus Economic Development Area was discussed and approved. Jarod Baker made a motion to approve **Resolution 2024-23 Approving Certain Matters in Connection with the Establishment of the OPUS Economic Development Area and Allocation Areas and the Approval of An Economic Development Plan for Said Area**, Larry Compton seconded. All ayes, motion carried 5-0.

A resolution regarding the reimbursement of certain preliminary expenditures from the proceeds of bonds was discussed. Jarod Baker made motion to approve **Resolution 2024-24 Regarding the Reimbursement of Certain Preliminary Expenditures from the Proceeds of Bonds** as written, Randy Price seconded. Motion carried 4-1.

An expense reimbursement agreement between the Town of Pittsboro and Opus Development Company LLC was discussed and approved. Jarod Baker made the motion to authorize himself to sign on behalf of the Town of Pittsboro, Bill Majeske seconded. All ayes, motion carried 5-0.

PUBLIC COMMENT:

Linda Thompson, 7722 Quail Creek Trace

- A public comment was made regarding the water fund being \$146,000 in the red. It was clarified that the town has not yet borrowed from other funds but may need to in the future.

COUNCIL COMMENTS: No Council comments

Jason Love, Town Manager, explained that he is the signatory for all reporting with IDEM. He is requesting that Chris York be granted permission to be the signatory on the sewer plant reporting to IDEM to avoid login issues. Terry Northern supports Jason's request, Randy Price seconded. All ayes, motion carried 5-0.

ATTORNEY ITEMS:

Jim Buddenbaum had nothing to report

APPROVAL OF DRAFTS & CLAIMS:

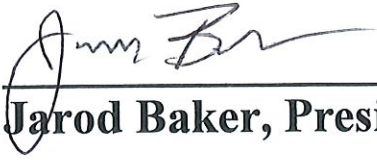
President Jarod Baker asked Shari Ping to present the drafts and claims for October 1, 2024, which includes all payments made since our September 17th meeting. Shari gave the totals for Town, Sewer and GO Bond APVs. Bill Majeske made a motion to approve drafts and claims as presented by Shari, Larry Compton 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



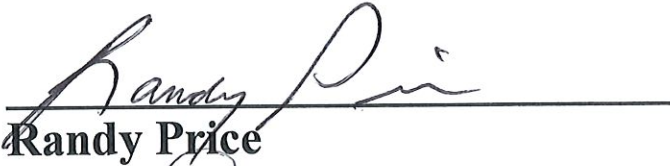
Jarod Baker, President



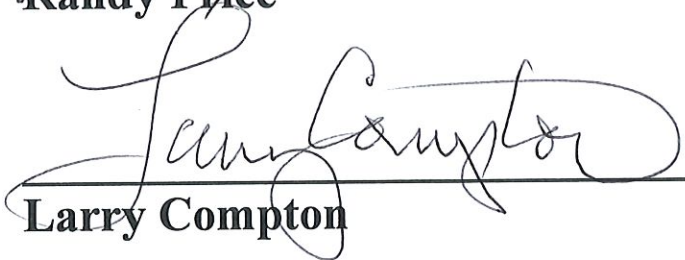
William Majeske



Terry Northern



Randy Price



Larry Compton

Attest: 

Shari L. Ping, Clerk Treasurer