

Resolution 2024-15 Approving Payment of Invoice
Resolution 2024-16 Approving Purchase of 41 East Main Street Property

**PITTSBORO TOWN COUNCIL MEETING
33 EAST MAIN STREET, PITTSBORO
TUESDAY, MAY 21, 2024 @ 7:00 PM**

QUORUM:

Jarod Baker
Terry Northern
William Majeske
Randy Price
Larry Compton

Courtney Darcy, Attorney
Shari L. Ping, Clerk Treasurer
Police Chief Scott King
Steve Maple, Building Commissioner
Jason Love, Town Manager

OTHERS: Eric Wathen, ELW Consulting; Linda Thompson & Jeanene Karn, 7722 Quail Creek Trace; Spring Deaton, 86 Woodview Drive; Mitch Alexander, Alexander Contractors; Billy Ray & Tracie Alexander, 8537 N Co Rd 275 E; Joan Waters, 7870 Waters Way; Bob King, 295 S Woodridge Dr.; Todd Payne, 408 Karen Court; Jeff Porch, 277 S Woodridge Dr.; Bev Austin, 2478 E US Hwy 136; Jack & Robin Swalley, 228 S Maple St.; Don Carlton, 299 S Woodridge Dr.; Ray Walker, Employee; Jon Breeding, 166 Warrington Dr.; Jeff Hines, 3519 W Co Rd 950 N; Lizton; Kyle Martin, 108 Woodview Dr.; Bill Zeunik, Fire Chief; Jeff Merriman, Fleece Performance; Brayden Fleece, Fleece Performance; Thomas & Mary Rokusek, 9769 N Co Rd 550 E; Danny Miller, 4298 E Co Rd 1000 N; Michael Parham, 9784 N Co Rd 425 E; Gerald Hayes, 9926 N Co Rd 425 E; Keith & Dayna Yeager, 4478 E Co Rd 1000 N; Chuck & Annette Childress, 9008 N Co Rd 500 E; Matt Mazelin, 4452 E Co Rd 1000 N; Kara Sheads, 8740 N Co Rd 150 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 April 16, 2024, meeting. Bill Majeske made a motion to approve, Randy Price seconded the motion. All ayes, motion passes 5-0.
President Jarod Baker asked if there were any additions or corrections to the minutes from the May 7, 2024, meeting. Bill Majeske made a motion to approve, Larry Compton seconded. All ayes, motion passes 5-0.

PUBLIC COMMENT:

Charles Childress, 9008 N Co Rd 500 E –

- He works for a concrete plant, and it is a mess. All those in the audience are here in objection to the Cash Concrete. There is no concrete plant near residential areas. Jarod Baker asked Mr. Childress to come back on June 7th to speak at the Public Hearing.

Jeff Porch, Park Board President –

- What is the fine line between the Park Board making decisions and the Council President making decisions? Jarod Baker spoke on behalf of the Council and said there are three (3) matters that the Town Council will get involved in – 1) appoint a member to a board or commission when a vacancy opens 2) if an issue should arise 3) contractual that needs to be signed off by the Town of Pittsboro, an agreement can be established with the Park Board but the final approval needs to be reviewed by the Town of Pittsboro since the Town is ultimately responsible for that contract or agreement.
- Jeff Porch then asked Jarod if the 5th Grade Party in the park was approved by the Council? They never came to the Park Board with their requests. Jarod explained that a representative came to the Council meeting and asked that the roads be closed since they are public streets. More discussion followed.
- Jeff Porch asked about presenting a name to be on the Park Board, and the Council can say yes or no? Jeff said there is a conflict of interest since he would be fundraising for the Freedom Celebration. And a

representative on the Park Board cannot fundraise. Todd Payne, 408 Karen Court, did all five (5) Council members vote on it? All five (5) members on the Council should be aware of it. Larry Compton and Terry Northern was not aware of it. Jarod Baker went back to the conflict of interest part and said that Jon Breeding is part of the Tri-West Little League and Bruin Heat. Jon Breeding spoke on his behalf and told Jarod that he is not on the Tri-West Little League or Bruin Heat. He has a son on the team, and he helps with keeping Game Changer. Jarod Baker explained that all contracts should be approved by the Attorney. Todd Payne explained that if an issue comes up regarding an invoice to the Tri-West Little League. Jarod explained that he is just trying to clean up issues and it must be rescinded. Jeff Porch said it should have come directly to the Park Board. Why did he involve the Council President? More discussion followed. Shari Ping gave her opinion on previous Town Councils that did not want to be bothered with Park issues unless they want to spend Park Impact Fees.

- Council comments followed – Randy Price agrees that the Council needs to review the contract to protect the Town. We have a town Attorney that needs to review the contracts. Interested in protecting the Town going forward. Terry Northern agrees to review contracts since we are a small town, and it is governed by the Town Council. Terry does not want to hamstring the Park Board's authority or second guess or be a big brother, that is not any agenda I want to be involved in. Todd Payne asked the Council if going forward that any time we get a quote we need to get at least three (3) quotes. Jarod said yes.
- Todd Payne asked the Council to provide them with a reprimand form to sign when reprimanding an employee. Jarod explained that we are currently working on a form since we are working on a new handbook. As soon as a form is available, he will definitely get one to them to use.
- Terry Northern explained that when there is a vacancy on a board or commission, that it is advertised, and you take any interested parties to the Park Board for their recommendation. Todd agreed that is a great way to do it, but that is not the way it was handled this time.
- Jason Love asked if the Park Board has authority to enter into multi-thousand-dollar contracts without the Council's consent? He doesn't know of any board or commission who can do that.

Matt Mazelin, 4452 E Co Rd 1000 N –

- spoke about 74 being a great interchange and bringing business in. We have to protect and hope you guys will listen and think about the protection of what types of business those are and how it will affect those people in the area with electrical power and water with everyone being on wells. We really need to keep what we approve in a smaller area, most of the people moved here to be in a small town and want to keep it that way.

Billy Alexander, 8537 N Co Rd 275 E –

- His dad purchased that farm in 1952 and he has lived in that house for 50 of his 65 years. During those years, I've seen a lot come to Pittsboro. I saw the Steel Mill come to Pittsboro, I used to farm where Deer Meadows is, I used to farm 1000 N, it's a housing subdivision, I used to farm where Brixton is. You know what, the owners had a right to sell their property. Cash Concrete wanted to put the plant next to the road, but we moved it to the middle of a cornfield. Find out where it is, all I ask is be respectful.

Bev Austin, 2478 E US Hwy 136 –

- We all bitch about progress, I didn't want a Steel Mill but it is in my backyard. I had cancer at 39 but it wasn't caused by the Steel Mill, there's train tracks in my backyard and I hear the horns all and beeping all day and night long...you get used to it. Let Billy Ray do what he wants with his property.

Mary Rokusek, 9769 N Co Rd 550 E –

- She has been in the area for seven (7) years, and she loves the community. We moved here because we love rural areas. 2006 Hendricks County Comprehensive Plan was quoted. Jarod stopped her and said she is quoting the County, and the Town has a different one we follow. 1000 N is not for ease or consideration. Speak up. We want peace and quiet. We don't support the infrastructure. Support the people of Pittsboro and the life we came here to live.

Jon Breeding, 166 Warrington Drive –

- I don't want to do this to the Park Board because I like the Board. But I have a lot going on right now and I don't need to put up with you taking someone else's word and not coming directly to me. I resign from the Park Board.

Jarod Baker, Council President –

- Thanked everyone for speaking about your concerns and he explained that he didn't have to open it up for the comments. Please come back on June 4th for the Public Hearing. We have a lot more to cover and you all are welcome to stay. Terry Northern invited everyone to attend the Advisory Plan Commission meeting

next week. The Advisory Plan Commission will give a recommendation to the Council about the zoning of the property being annexed. We can't vote on anything at our next meeting, it will be decided at the June 18th meeting.

Billy Ray Alexander also mentioned that he is not going anywhere, they are not moving.

STAFF REPORTS:

TOWN MANAGER:

Jason Love reported that he needed approval to pay an invoice from Alt & Witzig Engineering in the amount of \$5180 for Geo Technical. Jarod Baker made the motion to approve, Randy Price seconded. All ayes, motion passes 5-0. Jason also reported that the parts for the vault have all been ordered and should be here soon.

POLICE CHIEF:

Chief Scott King had nothing to report.

CLERK TREASURER:

Shari Ping gave a report that 12 people were shut off and all but two (2) have paid.

BUILDING COMMISSIONER:

Steve Maple reported on the following:

- Hidden Hills is progressing well. Section 3 is under construction of roads and paperwork for Section 4 will be coming in soon.
- Jack Swalley, Building Inspector, has resigned and will be leaving for a new job.

WEB DEVELOPMENT UPDATE (see attached report):

Scott Smith sent the attached report but was unable to attend.

TOWN COMMITTEE REPORTS:

BZA:

FIRE BOARD:

Bill Zeunik, Fire Chief, sent the attached reports.

PARK & RECREATION:

Robin Swalley, Park Superintendent, sent the attached report.

ADVISORY PLANNING COMMISSION:

Steve Maple had two (2) things on the agenda and the Town Council voted on it two (2) weeks ago.

POLICE COMMISSION:

Scott King reported that they extended two (2) conditional offers and they were accepted. One (1) will begin May 31 and the other will start July 1. They are lateral transfers with 16 years and the other with seven (7) or eight (8) years.

REDEVELOPMENT AND ECONOMIC DEVELOPMENT COMMISSIONS:

President Jarod Baker reported that they met last Thursday and passed the 2024 pay 2025 TIF report.

CONTRACTED BUSINESS:

Eric Wathen, ELW Consulting, reported they will advertise for Community Crossing bids next week, bids to be opened on the 14th and awarded at the June 18th meeting. Contracts have been signed for the new lift station and should start construction in September to be completed at the end of January.

OLD BUSINESS:

Garmong Invoice for Government Center – President Jarod Baker introduced **Resolution 2024-15 Approving Payment of Invoice** of \$28,750.00 to Garmong & Son. Jarod Baker made the motion to approve said Resolution, Bill Majeske seconded. All ayes, motion passes 5-0.

NEW BUSINESS:

Introduce Cash Concrete Annexation – Steve Maple explained the annexation will include four (4) parcels, three (3) owned by Alexander, and one (1) owned by Warren. Jason Love pulled the area up on the TVs for all to see. Steve Maple handed Shari Ping Permit #C-2024-200C, dated April 22, 2024, from Petitioners: Billy Ray & Tracie L. Alexander, Lando Jay Warren and Cash Concrete Products Inc. Discussion followed.

Park Board Appointment – President Jarod Baker explained that William Nickrand is moving so he resigned. His term would end on December 31, 2025. The appointment is made by the Council President. Jarod Baker appoints Keith Gurley for a term commencing June 1, 2024, and ending December 31, 2025.

41 E Main Street – Authorizing Jason Love as Purchasing Agent – President Jarod Baker explained that we have been looking at alternative locations for building the Government Center. Jarod introduced **Resolution 2024-16 Approving Purchase of 41 East Main Street Property**. Terry Northern asked if we are still pursuing the other location. Jarod explained that we are pursuing both locations in case the other location falls through. Terry also asked why Jarod and Jason are listed? Jarod explained that if Jason was not available, then he would go to closing. Jarod Baker made the motion to approve Resolution 2024-16, Terry Northern seconded. All ayes, motion passes.

Sanitation Container – Distribution and Quantity – President Jarod Baker turned to Jason Love to explain the reason for using containers. Jason Love explained that he would like to see everyone use the tipper totes in the Town. They would be 96-gallon totes and the cost would be \$59 each. This would ultimately save our trash collectors' backs. Ray Walker, Sanitation Superintendent, spoke about the safety and beautification of the Town. The totes are cleaner, healthier and would make the Town look uniform. Terry Northern asked if anyone had a rough idea of how many of the 1358 residents do not have or use totes. Ray answered approximately 60% do not use totes. Terry Northern would like to see us move toward using totes within the next year. We could increase the sanitation rate to cover the cost of the totes. Everyone felt that two (2) 96-gallon totes would be sufficient for each resident to use. Discussion followed. It was agreed that the Town would come up with a policy and notify our trash customers.

CFIs for Ark Park – There are four (4) properties to approve the CFIs for. They are:

- 101 W Kam Dr – Jarod Baker made the motion to approve, Terry Northern seconded. All ayes, motion passes 5-0.
- 201 W Kam Dr – Jarod Baker made the motion to approve, Randy Price seconded. All ayes, motion passes 5-0.
- 301 W Kam Dr – Jarod Baker made the motion to approve, Bill Majeske seconded. All ayes, motion passes 5-0.
- 401 W Kam Dr – Jarod Baker made the motion to approve, Terry Northern seconded. All ayes, motion passes 5-0.

Introduce Amendment to Bond Ordinance for Fleece Performance – President Jarod Baker read the Whereas paragraphs and highlighted the other paragraphs as well as reading Exhibit A of the Ordinance. The second reading will be done at the June 4th meeting.

Introduce MS4 Ordinance Amendment – President Jarod Baker read the entire ordinance. The second reading will be done at the June 4th meeting.

COUNCIL COMMENT: None

ATTORNEY ITEMS: None

DRAFTS & CLAIMS:

President Jarod Baker asked Shari Ping to read the dollar amounts from the Drafts & Claims for May 21st. Shari gave the totals from the Town, Sewer and GO Bond APVs. Jarod Baker made the motion to approve the drafts and claims, Bill Majeske seconded. All ayes, motion carries 5-0.

ADJOURNMENT:

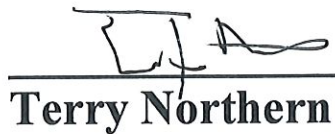
President Jarod Baker reminded everyone the next meeting will be June 4th . Jarod Baker made a motion to adjourn, Terry Northern seconded. All ayes, motion carries 5-0.


Respectfully submitted,

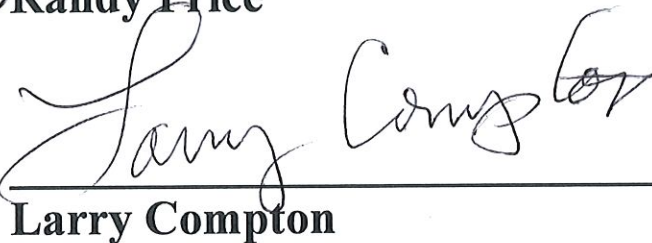
Shari L. Ping
Clerk Treasurer


Jarod Baker, President


William Majeske


Terry Northern


Randy Price


Larry Compton

Attest: 
Shari L. Ping, Clerk Treasurer