

Ordinance 2024-17 to Vacate a Portion of Public Way (Lee Drive) in the Town of Pittsboro, Indiana
Ordinance 2024-18 an Amendment to the Planned Unit Development Ordinance for Hidden Hills Planned Unit
Development (PUD) District
Ordinance 2024-19 to Amend the Town of Pittsboro, Indiana, Unified Development Ordinance to Add Section.
Ordinance 2024-20 Setting Forth Appointment of Board and Commission Members
Ordinance 2024-21 Amendment to Chapter 93.01, Section 1-16

**PITTSBORO TOWN COUNCIL MEETING
33 EAST MAIN STREET, PITTSBORO
TUESDAY, JULY 16, 2024 @ 7:00 PM**

QUORUM:

Jarod Baker
Terry Northern
William Majeske
Randy Price
Larry Compton

Jim Buddenbaum, Attorney
Shari L. Ping, Clerk Treasurer
Police Chief Scott King
Steve Maple, Building Commissioner

OTHERS: Robin Swalley, Parks & Rec Superintendent; Eric Wathen, ELW Consulting; Bill Zeunik, Fire Chief; Bev Austin, 2478 E US Hwy 136; Mark McNabb, 319 Hawthorne Dr; Marty Cain, 125 E Main St; Joe Ray, 119 E Main St; Taylor Morrison Rep

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 June 18, 2024, meeting. Terry Northern thanked Shari for getting all the names present. Terry suggested an edit to the Fiscal Plan for Alexander/Cash Concrete Annexation, motion was made but no second was received therefore no vote. Jarod Baker made a motion to approve, Bill Majeske seconded the motion. All ayes, motion passes 5-0.

STAFF REPORTS:

TOWN MANAGER:

Jason Love was not present. Jarod Baker presented the engineering contract from Banning Engineering – Summary of scope and fee for WWTP phosphorus removal (see attached proposal). Jarod would like to authorize Jason Love to sign the proposal. Terry Northern questioned whether we know where the phosphorous is coming from. Eric Wathen reported this is a requirement along with the new permit. Terry then asked if the contributor is exceeding their contribution, can we go back on them to help pay for some of this litigation. Eric said there are certain things in our agreement to go back on the entity causing the excessive contribution. Jarod Baker made the motion to authorize Jason Love to sign the contract, Larry Compton seconded the motion. All ayes, motion passes 5-0.

POLICE CHIEF:

Chief Scott King had nothing to report.

CLERK TREASURER:

Shari Ping went over the past due balance report. Two people paid since I printed the report. She reported that she has made phone calls and sent emails. She suggested we shut off all of them and start fresh.

Dave Resley suggested we move our life insurance from Anthem to Guardian. Jarod Baker read the two different options: Plan 2 – same as our current coverage – Employees \$20,000 and Dependents \$5,000. Monthly premium would be \$223.17 and Plan 1 – increases Spouse coverage to \$10,000 and Children \$5,000. Monthly premium would

be \$241.82. Currently the monthly premium with Anthem is \$467.70. Rates are good for 08.01.24 effective date and guaranteed for two (2) years. Terry Northern feels it is a positive move and Larry Compton agrees. Jarod Baker likes the ability to have more for the spouse. Bill Majeske made the motion to go with Plan 2, Larry Compton seconded the motion. All ayes, motion passes 5-0.

BUILDING COMMISSIONER:

Steve Maple reported that in the last 30 days, we have done 96 inspections, 21 permits – 11 new homes and 5 pools. Year to date we have 45 new homes. Steve reported that he has hired a replacement for Jack Swalley, his name is Shane Richter.

WEB DEVELOPMENT UPDATE (see attached report):

Scott Smith sent the attached report but was unable to attend. Jarod Baker went over the new proposal for Website/Social Media Assistance. The agreement is for 12 months at \$550 per month (\$6600 annually). Terry Northern made the motion to approve the agreement, Bill Majeske seconded. All ayes, motion passes 5-0. Jarod Baker asked the Council to give him permission to sign on behalf of the Town, Terry Northern made the motion, Larry Compton seconded the motion. All ayes, motion passes 5-0.

TOWN COMMITTEE REPORTS:

BZA: no meeting

FIRE BOARD: (see attached report)

Bill Zeunik, Fire Chief, sent the attached reports. Bill reported that three (3) or four (4) days after the fireworks he heard ladies talking about how great the Town's fireworks were. They all said they were coming to watch our fireworks next year. Bill wanted to give a big shout out to Randy!

PARK & RECREATION: (see attached report)

Robin Swalley sent the attached report.

ADVISORY PLANNING COMMISSION:

Steve Maple went over the changes to the rooflines that but up against Jefferson Park, Sections 2,3 and 5 on the PUD for Hidden Hills.

Steve reported they had some UDO amendments on a subdivision where two (2) lots are combined with a duplex on it, and they decide to sell off half of it without coming through the Plan Commission, but it would have to go through the TAC review. If the TAC approves it, it doesn't have to go to the Plan Commission. The audience from out of town insisted we have a price study on it to come up with a cost for the process.

Steve reported that the ordinance states the Plan Commission sets all speed limits in all subdivisions. Jim Buddenbaum explained that there is an old ordinance that the Plan Commission sets the speed limits. We also have an ordinance that the Town Council sets speed limits. Jim feels the state statute backs that up. Jim asked the Council if they wanted the suggestion to come from the Plan Commission. Terry Northern is fine with the Plan Commission making a recommendation to the Town Council. Jarod Baker agrees with having the Plan Commission make a recommendation to the Town Council. Steve reported that Ashton Park has a petition to lower the speed limit to 20 mph.

POLICE COMMISSION:

Scott King reported that they went over some personnel issues.

REDEVELOPMENT AND ECONOMIC DEVELOPMENT COMMISSIONS:

CONTRACTED BUSINESS:

Eric Wathen, ELW Consulting, reported that they are having a pre-construction meeting to go over the Community Crossing project. Start in August and done mid-September.

Eric reported that the Lift Station project will begin in September.

OLD BUSINESS:

Lee Drive Update – President Jarod Baker summarized the changes to the vacation of Lee Drive as discussed with the three (3) landowners. The Cul-de-sac will be divided so the Baptist Church will receive a portion, the northern portion is divided between Vhla's and Cain's to include Cain's fencing. Jim Buddenbaum went over the exhibits. Joe Ray asked about this land being absorbed into parcels. Jarod explained that they are stand alone parcels and you would need to do any changing of parcels at your own discretion. Jarod Baker made a motion to approve **Ordinance 2024-17 to Vacate a Portion of Public Way (Lee Drive) in the Town of Pittsboro, Indiana**, Terry Northern seconded. All ayes, motion passes 5-0.

Purchase Update – 318 E Main St & 41 E Main St. – President Jarod Baker reported on the purchase of 318 E Main St. next to the Fire Station, owner is not interested in selling. 41 E Main St, Porter Auto Sales, owner is interested in selling, a purchase agreement is in the process. Jarod hopes to have more information next month regarding the purchase and moving on with the building of a Government Center.

NEW BUSINESS:

APC - Hidden Hills PUD Amendment – President Jarod Baker went over the changes to the PUD which allow the homes next to Jefferson Park will look similar as well as the homes next to Deer Meadows. Jarod Baker made a motion to approve **Ordinance 2024-18, an Amendment to the Planned Unit Development Ordinance for Hidden Hills Planned Unit Development (PUD) District**, Bill Majeske seconded the motion. All ayes, motion passes 5-0.

APC – UDO Amendment on Administration Subdivision Process – President Jarod Baker went over the changes as outlined in **Ordinance 2024-19 to Amend the Town of Pittsboro, Indiana, Unified Development Ordinance to Add Section**. Terry Northern opposes the Administrative Subdivision stating that seven (7) eyes are better than one (1). He feels \$700 is not an exorbitant fee. He feels we should leave it with the Plan Commission. Jarod gave his view on a few of the items that might be covered. He feels that some of them will need a full TAC review. Jarod gave a price range of \$693 - \$1762 depending on major or minor changes are needed. Randy Price asked how many are we doing in a year? Steve Maple said four (4) so far this year. Terry Northern made a motion to reject **Ordinance 2024-19 to Amend the Town of Pittsboro, Indiana, Unified Development Ordinance to Add Section** and leave the current process in place. Randy Price seconded the motion. All ayes, motion passes 5-0.

Speed Study – Ashton Park – President Jarod Baker reported that a petition to reduce the speed limit in Ashton Park to 20 mph has been received. Jarod reported that a speed study would cost \$5,000-\$10,000. Discussion followed regarding increasing Police presence in the subdivisions and adding more signs.

Appointment Process for Boards & Commissions – President Jarod Baker went over in detail the changes. Discussion followed. Jarod asked why some are Town Council appointments and some are Town Council President? He would like to add language to allow the President to consult with the other members of the Town Council. Jarod Baker introduced Ordinance **2024-20 Setting Forth Appointment of Board and Commission Members** with edits. Will vote on it at the August meeting.

Park Board Process & Procedures – President Jarod Baker went over the changes being made to Chapter 93.01 Section 1-16. Some of the highlights were fees, purchasing contracts with anything over \$25,000 needs to go to the Town Council for approval. Any contract one (1) year or less needs to be reviewed by the Town Attorney and attorney fees paid from the Town's General Fund. Jarod Baker presented the 1st reading of **Ordinance 2024-21 Amendment to Chapter 93.01, Section 1-16**.

PUBLIC COMMENT:

No public comment

COUNCIL COMMENT:

Randy Price spoke for Keith Gurley and the 7-1 Foundation for their hard work on the Freedom Celebration. Proud to be here and living here and it continues to grow. Thanks to Bill Zeunik, Scott King and their teams for helping with putting on this great celebration. Well done to the Town and thank you for letting me be a part of it.

Jarod Baker reported that we received a formal withdrawal of application for Annexation from the Alexander's and Warren's and Cash Concrete.

ATTORNEY ITEMS:

Jim Buddenbaum reported that he sent a revision to the Lee Drive Vacation to Steve Maple if he could print it off.

Jarod Baker announced that on August 9 at 9 am we will be holding a budget planning meeting.

DRAFTS & CLAIMS:

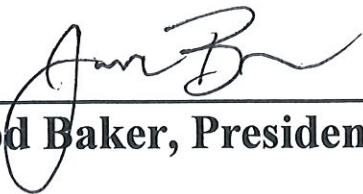
President Jarod Baker asked Shari Ping to read the dollar amounts from the Drafts & Claims for July 16th. Shari gave the totals from the Town, Sewer and GO Bond APVs. Bill Majeske made the motion to approve the drafts and claims, Randy Price seconded. All ayes, motion carries 5-0.

ADJOURNMENT:

President Jarod Baker reminded everyone there would not be a meeting on August 20th. Jarod Baker made a motion to adjourn, Bill Majeske 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