

Resolution 2025-09 Approving Purchase of 41 E Main Street Property

**PITTSBORO TOWN COUNCIL MEETING  
33 EAST MAIN STREET, PITTSBORO  
TUESDAY, MAY 6, 2025 @ 7:00 PM**

**QUORUM:**

Jarod Baker  
Larry Compton  
William Majeske  
Randy Price  
Terry Northern

Jim Buddenbaum, Attorney  
Shari L. Ping, Clerk Treasurer  
Scott King, Police Chief  
Jason Love, Town Manager

OTHERS: Carl Carson, Asst. Police Chief; Eric Wathen, ELW Consulting; Bev Austin, Parks; Thomas & Mary Rokusek, 9769 N Co Rd 550 E; Megan Hauptert, 1396b E Co Rd 350 N; Jeanene Karn, 7722 Quail Creek Trace; Linda Thompson, 7722 Quail Creek Trace

**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:**

**NEW BUSINESS:**

*Award Bid – 2025 Community Crossing Grant* – Eric Wathen reported that they received 6 bids, and they were opened on May 5<sup>th</sup> at 1 pm in the Town Hall, 80 N Meridian Street. The highest amount was \$647,000 and the lowest amount was \$412,700.10. Eric recommends the Council accept the bid from Howard Companies for \$412,700.10 and authorize Jason Love to sign on behalf of the Town. Jarod Baker made the motion to approve the bid from Howard Companies and authorized Jason to sign the agreement, Bill Majeske seconded. All ayes, motion carried 5-0. Jason Love announced that he has had several complaints regarding County Road 800. The Council discussed the need for repairs and asked Eric to obtain pricing from Howard Companies and present at the next meeting.

*OPUS Tax Abatement Agreement* – President Jarod Baker reported that it is still being worked on and asked to table for a future meeting.

*Establishment of 3-Way Stops in Deer Meadows* – President Jarod Baker explained the reason for adding 3-Way stops in Deer Meadows after Hidden Hills develops Section 5 and joins to Karen Drive. This will help with the flow of traffic and Jim Buddenbaum said we do not need to do a traffic study. Terry Northern was concerned about school buses and safety issues. Randy Price was concerned about limitations of mailboxes within 40' of a stop sign and limiting street parking. Discussion followed and Terry Northern offered to do a drive through and measure the distance.

*Porter Property: Review Documents regarding Purchase and Lease Agreements* – The Council reviewed documents for the purchase of the Porter property. The purchase price is set as the average of two (2) appraisals. The seller will be granted a license not a lease to park an RV on the property for up to five (5) years, with the right for the Town to tear down the building, if needed, and to find an alternative parking location. Insurance and indemnity terms are still pending seller approval. The examination period is 120 days (extendable by 60 days), followed by a 30-day closing period. Jarod Baker read **Resolution 2025-09 Approving Purchase of 41 E Main Street Property**, giving the purchase price of \$598,500 and authorizing Jason Love, Town Manager and/or Jarod Baker, Town Council President, to act as purchasing agent on behalf of the Town. Larry Compton made the motion to approve Resolution 2025-09, Bill Majeske seconded. All ayes, motion carried 5-0.

*Select Park Board/Middle Township Member* – Jarod Baker read the referendum. Six applicants were considered: Mitch Alexander, Elizabeth McCauly, Abigail Hall, Megan Haupt, Aaron Kaytar and Chris Moore. All applicants are verified they live in Middle Township but outside the Town limits. Terry Northern spoke up regarding Abigail Hall reaching out to him and he advised her to contact Park Board President. Terry nominated Abigail Hall as the Middle Township Rep to the Park Board. Bill Majeske mentioned Mitch Alexander as a business owner in Town. Jarod Baker made the motion to approve Abigail Hall, Terry Northern seconded. All ayes, motion carried 5-0. This is pending verification of residency.

**PUBLIC COMMENT:**

- Megan Haupt, 1396 E Co Rd 350 N, one of the applicants, inquired about the criteria and process used for selecting the Park Board nominee. The Council explained that the process is not highly formalized and is based on reviewing the list of interested applicants and shared information. The Council expressed appreciation for the high level of interest in serving on the Park Board.

**COUNCIL COMMENT:**

**ATTORNEY ITEMS:**

Jim Buddenbaum stated that qualifying documents for residency could be a change of address confirmation, survey on property, voter registration card, utility bill, credit card bill or mortgage docs.

**DRAFTS & CLAIMS:**

- President Jarod Baker asked Shari Ping to read the dollar amounts from the Drafts & Claims for May 6th. Shari Ping read the totals from the Town (\$340,629.51), Sewer (\$31,226.72) and GO Bond (\$9,858.26) APVs. Jarod Baker made the motion to approve the drafts and claims as presented; Larry Compton seconded. All ayes, motion carried 5-0.

**ADJOURNMENT:**

- President Jarod Baker reminded everyone the next meeting will be in two (2) weeks. Jarod Baker made a motion to adjourn, Terry Northern seconded. All ayes, motion carried 5-0.

Respectfully submitted,

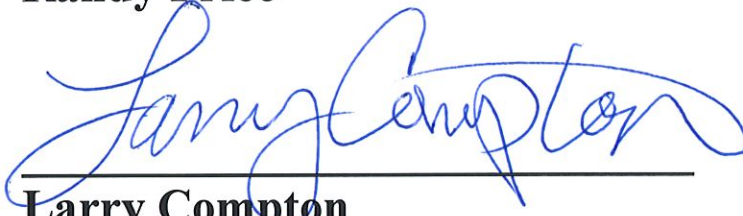
Shari L. Ping  
Clerk Treasurer

  
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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**