

Ordinance 2024-42 Authorizing the Town of Pittsboro, Indiana, to Issue One or More Series of its Economic Development Revenue Bonds and Approving and Authorizing other Actions in Respect thereto (OPUS Development Company, LLC Project)

Ordinance 2025-02 Annexing to and Bringing within the Town of Pittsboro, Indiana Certain Territory Contiguous Therewith

Ordinance 2025-03 Amending the Zoning Ordinance of Pittsboro, Indiana to Rezone Certain Real Estate from A-1 Agricultural Zoning Designation to I-1 Industrial Zoning Designation

Resolution 2025-07 Preliminarily Designating an Economic Revitalization Area and Approving Real Property Tax Deductions, Abatement Benefits and Setting Public Hearing and Supporting Findings of Fact and Order

**PITTSBORO TOWN COUNCIL MEETING
33 EAST MAIN STREET, PITTSBORO
TUESDAY, MARCH 18, 2025 @ 7:00 PM**

QUORUM:

Jarod Baker
Larry Compton
William Majeske
Randy Price - ZOOM
Terry Northern

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

OTHERS: Carl Carson, Asst. Police Chief; Nate Schaller, Police Officer; Robin Drew Swalley, Parks & Rec Superintendent; Eric Wathen, ELW Consulting; Bill Zeunik, Fire Chief; Bev Austin, Parks; Tim Griffith, 4580 Devonshire Dr.; Mary Rokusek, 9769 N Co Rd 550 E; Suzie Smith, 8831 N Co Rd 425 E; Shelly Smith, 10915 N Co Rd 550 E; Levi Baumer, 8851 N Co Rd 425 E; Bob Gentry, 10084 N Co Rd 275 E; Bruce Carlson, 1092 E Co Rd 600 N; Arie Lipinski, 951 N Delaware, Indianapolis; Dennis Ludwick & Shawn, 1161 E Co Rd 1025 N; Mike & Erica Baumer, 10548 N Co Rd 150 E; Lauren & Tyler Towns, 4634 E Co Rd 1000 N; Lohn Loudon, 4891 E Co Rd 1000 N; Eric Blume; Sam Krogos, 300 E 96th St; Luke Baumer, 10548 N Co Rd 150 E, Todd Payne, 408 Karen Ct.; Matt Waters, 8622 N Co Rd 500 E; Bill & Kim Campbell, 9949 N Co Rd 200 E; Joyce Compton, 7758 Quail Creek Trace; Marcia Combs, 313 Brixton Woods W Dr.; Andoles Adams, 10076 N Co Rd 471 E; Brian Bilger, Hendricks County Economic Foundation;

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE:

President Jarod Baker welcomed everyone and brought the Council Meeting to order by establishing a quorum. Four (4) of the five (5) members are present. Randy Price joined us via ZOOM. 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 February 18, 2025, meeting. Bill Majeske made the motion to approve the minutes as written, Larry Compton seconded. All ayes, motion passes 5-0.

STAFF REPORTS:

TOWN MANAGER:

- Jason Love reported he received the contract from INDOT for \$397,546.49 awarded for Community Crossing Grant.

POLICE CHIEF:

- Scott King reported they are in desperate need of new computers. They received a quote for \$8000 and asking Council permission to spend Public Safety LIT money. Jarod Baker made the motion to approve a not to exceed \$9000, Larry Compton seconded the motion. Roll call vote: Larry-yes, Bill-yes, Terry-yes, Randy-yes, Jarod-yes. Motion passes 5-0.

- Scott brought up the crosswalk in front of the Elementary School. He said very few kids walk to school and use the crosswalk. The flashing lights will stay. Jason Love reported that Meridian Street is included in the roads that will be done with the Community Crossing Grant. Jarod Baker made the motion to eliminate the crosswalk at the end of the school year, Bill Majeske seconded. Roll call vote: Larry-yes, Bill-yes, Terry-yes, Randy-yes, Jarod-yes. All ayes, motion passed 5-0.

CLERK TREASURER:

- Shari Ping gave an update on the past due balances. She has made phone calls or sent emails today, since the moratorium has been lifted, she will do shut offs tomorrow.
- Shari gave an update on the Shred Truck dates for 2025 – April 12 and October 11 from 10 am to noon in the Town Hall parking lot.

BUILDING & PLANNING:

- Jarod Baker went over the report sent in from April Wrigley. There have been 8 single family building permits for a total of \$2,481,544, 1 rezone of property, which appears to be cancelled, and 4 miscellaneous permits for a total of \$22,315. Shane Richter has completed 73 inspections since February 18.

WEB DEVELOPMENT UPDATE:

- Scott Smith sent the attached report

TOWN COMMITTEE REPORTS:

BZA: no meeting

FIRE BOARD: (see attached report)

- Bill Zeunik, Fire Chief, sent the attached reports.

PARK & RECREATION:

- Robin Swalley sent the attached report.
- Robin Swalley asked the Council if they had any questions regarding the lease for Podium BBQ. Terry Northern asked about the amount of coverage of insurance, he feels it is low, not enough coverage if the building burns down. Some discussions followed regarding adding a grease trap and the amount of product in the building.
- Robin Swalley asked about the large toters to be used in the park, Jason reported Ray will deliver whenever they are ready for them.
- Todd Payne asked about the Park Office on North Maple Street. He asked if there were any grants available to help with tearing it down or abated. Todd thinks the park staff will be using it soon. Terry Northern commented that the outside can be done without much of an issue. Jarod Baker asked if there have been tests done to check for asbestos on the inside and the extent of what they are looking at.

ADVISORY PLANNING COMMISSION:

- Jarod Baker reported that the Plan Commission met on February 25th and the March meeting has been cancelled.

POLICE COMMISSION:

- Scott King reported the March meeting was cancelled.

ECONOMIC DEVELOPMENT COMMISSION:

- Jarod Baker reported they met on March 10th and will be covered under New Business.

REDEVELOPMENT COMMISSION:

- No meeting.

CONTRACTED BUSINESS:

- Eric Wathen reported on the Community Crossing Grant being awarded. He is working on the bid documents now and they will be due back next month.
- Eric gave an update on the North Lift Station; they are waiting for better weather to finish up.

- Eric gave an update on the Next Level Trail. They will hold a preconstruction meeting on April 7th.
- Eric gave an update on Hidden Hills; they will begin paving next month.
- Eric gave an update on 850 N; the road is very rough and needs attention. The County has done some work on it which will help.

OLD BUSINESS:

Employee Handbook Amendments – President Jarod Baker reported that the revisions have not been completed so this will need to be tabled.

OPUS Bond Ordinance – President Jarod Baker explained that the Bond ordinance was introduced in November 2024, this will be the second reading. Jarod Baker went over the **Ordinance 2024-42 Authorizing the Town of Pittsboro, Indiana, to Issue One or More Series of its Economic Development Revenue Bonds and Approving and Authorizing other Actions in Respect thereto (OPUS Development Company, LLC Project)**. Some discussion followed regarding the issuance expense and abatement. Jarod Baker explained that the TIF districts are formed to help pay the bonds and abatement. Jim Buddenbaum explained that abatement abates the taxes, bonds are backloaded. The municipality provides the bonds, and the assessed value will go up. There is nothing to pledge in the first year. Jason Love explained that the developer will repay the Bond. Jarod Baker made the motion to approve Ordinance 2024-42, Bill Majeske seconded. Roll call vote: Larry-yes, Bill-yes, Terry-no, Randy-yes, Jarod-yes. Motion passes 4-1.

NEW BUSINESS:

Heavy Trash – President Jarod Baker turned to Terry Northern for an update. Terry explained he has had several residents ask about providing a heavy trash service. Terry reached out to a company, and they will provide a 40-yard dumpster, put it in a secure area, and we can keep it for a week if needed. The cost would be \$605 delivered and picked up. Jarod Baker feels this is a great idea; however, we will need to police what is thrown into the dumpster. Terry explained there will be a list of acceptable and not acceptable items. Terry and Jarod both volunteered to cover a shift. Jason Love would make sure the loader is available to help put the larger items into the dumpster. The Council members were all in agreement in looking into this further.

Griffith/Love Voluntary Annexation – 2nd Reading Ordinance 2025-02 – President Jarod Baker read **Ordinance 2025-02 Annexing to and Bringing within the Town of Pittsboro, Indiana Certain Territory Contiguous Therewith**. Jarod explained this includes 196.98 acres north of I74. Jarod made the motion to approve Ordinance 2025-02, Terry Northern seconded. Roll call vote: Larry-yes, Bill-yes, Terry-yes, Randy-yes, Jarod-yes. Motion passes 5-0.

Rezone of Smith Family Farms – President Jarod Baker read **Ordinance 2025-03 Amending the Zoning Ordinance of Pittsboro, Indiana to Rezone Certain Real Estate from A-1 Agricultural Zoning Designation to I-1 Industrial Zoning Designation**. Terry Northern spoke with two (2) of the closest property owners who he respects deeply. They asked their questions, and he answered to the best of his ability. They have not been on TV nor do they have an axe to grind with the impact on them. There will be extra traffic while under construction. Terry highly recommends that the Council accept and approve Ordinance 2025-03. Terry Northern made the motion to approve, Bill Majeske seconded. Roll call vote: Larry-yes, Bill-yes, Terry-yes, Randy-yes, Jarod-yes. Motion passes 5-0.

OPUS Abatement Approval – President Jarod Baker read in detail **Resolution 2025-07 Preliminarily Designating an Economic Revitalization Area and Approving Real Property Tax Deductions, Abatement Benefits and Setting Public Hearing and Supporting Findings of Fact and Order**. Jarod Baker made the motion to approve Resolution 2025-07, Bill Majeske seconded. Roll call vote: Larry-yes, Bill-yes, Terry-no, Randy-yes, Jarod-yes. Motion passes 4-1. Jarod announced a Public Hearing will be held on April 15th.

Proclamation – Welcome Home Vietnam Veterans Day – President Jarod Baker read the attached proclamation. He thanked Bill Majeske for his service.

Insurance Renewal – President Jarod Baker reported there was a 10% increase with the new insurance policy for March 12, 2025, through March 12, 2026. He is happy to stay with Hometown Insurance. The Council all agreed to stay with Hometown Insurance.

PUBLIC COMMENT:

- Mary Rokusek, 9769 N Co Rd 550 E, brought to our attention the fact that we have some IT issues with our website.
- Arie Lipinski, 951 N Delaware, Indianapolis, asked the Council if they considered his client's concerns in the letter he submitted regarding the Data Center. Jarod Baker said that the legal counsel has reviewed it.

COUNCIL COMMENT:

- Jarod Baker reported that he has had conversations with SDI and their invested concern with the electric capacity if Vantage Data Center goes forward. He informed them that they are in talks with Wabash Valley Coop and Hendricks Power Coop and there will be no disruption in service.
- Jarod Baker asks the Council to go over the Agreement from Barnes & Thornburg regarding Services Relating to Tax Abatement for the Data Center. They will represent the Town for bonds and tax incentives. Will vote on the agreement at the April 15th meeting.

ATTORNEY ITEMS:

Jim Buddenbaum had nothing to report

DRAFTS & CLAIMS:

- President Jarod Baker asked Shari Ping to read the dollar amounts from the Drafts & Claims for March 18th. Shari Ping read the totals from the Town, Sewer and GO Bond APVs. Bill Majeske made the motion to approve the drafts and claims as presented, Jarod Baker seconded. Roll call vote: Larry-yes, Bill-yes, Terry-yes, Randy-yes, Jarod-yes. Motion passes 5-0.

ADJOURNMENT:

- President Jarod Baker reminded everyone there will not be a meeting on April 1st but will be meeting on April 15, 2025. Jarod Baker made a motion to adjourn, Larry Compton seconded. Roll call vote: Larry-yes, Bill-yes, Terry-yes, Randy-yes, Jarod-yes. Motion passes 5-0.

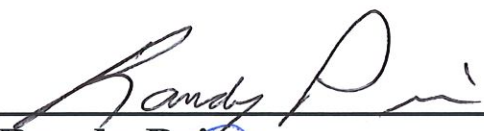
Respectfully submitted,

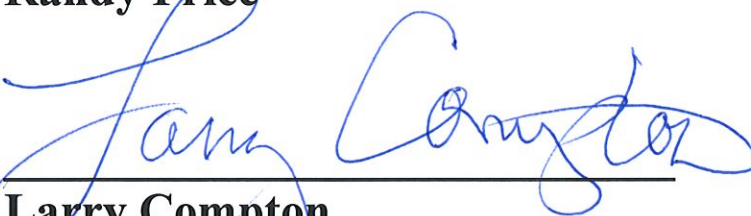
Shari L. Ping
Clerk Treasurer


Jarod Baker, President


William Majeske


Terry Northern


Randy Price


Larry Compton

Attest: 
Shari L. Ping, Clerk Treasurer