

Resolution 2025-08 Confirming Designating of an Economic Revitalization Area and Approving Real Property Tax
Deductions and Abatement Benefits and Supporting Findings of Fact and Order
Ordinance 2025-04 Repealing Ordinance 2024-45 Regarding Employee Handbook Approval
Resolution 2025-09 Amending the Town of Pittsboro Employee Handbook

**PITTSBORO TOWN COUNCIL MEETING
33 EAST MAIN STREET, PITTSBORO
TUESDAY, APRIL 15, 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; Bill Zeunik, Fire Chief; Bev Austin, Parks; Keith Gurley, Park Board Member; Bob King, 255 S Woodridge Dr.; Mary Rokusek, 9769 N Co Rd 550 E; Bill & Kim Campbell, 9949 N Co Rd 200 E; OPUS Rep; Greg Guerrettaz, Financial Solutions Group via phone

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 March 18, 2025, meeting. Jarod Baker made the motion to approve the minutes as written, Larry Compton seconded. All ayes, motion passes 5-0.

PUBLIC HEARING – OPUS TAX ABATEMENT/CONFIRMATORY RESOLUTION

President Jarod Baker went over the guidelines for a public hearing. The notice was published in the April 3rd issue of *The Republican*. Jarod went over the **Resolution 2025-08 Confirming Designating of an Economic Revitalization Area and Approving Real Property Tax Deductions and Abatement Benefits and Supporting Findings of Fact and Order**. He opened it up for public comment. There being no public comments, Jarod closed the hearing. Jarod then asked if the Council had any comments. Terry Northern asked what effect this will have on the TIF dollars. Greg Guerrettaz gave an explanation that the new revenue in the next 20 years would be \$35 million in TIF revenue from 2028 – 2047. TIF sharing would be 80/20 and takes into account the abatement. Jarod Baker made the motion to approve Resolution 2025-08 as written and authorized Jarod to sign on behalf of the Town on the abatement agreement as well, Bill Majeske seconded. Motion carries, 4 ayes – 1 nay (Terry)

STAFF REPORTS:

TOWN MANAGER:

- Jason Love reported on the following projects:
 - His crew will be working on installing storm drains around the new parking lot in Scamahorn Park, as well as getting electric lines installed.
 - Gordon Reeves will be assisting Jason on Wall Street preparing for the walking trail upgrade.
 - Jason reported they will be starting a project inside the Wastewater Treatment Plant for our phosphorous removal as requested by IDEM. Terry Northern asked Jason if they were able to isolate the quadrant having issues. Jason said it is not over yet, but they have passed a few tests.
 - Jason announced the Community Crossing Grant will be sent out for bids. Eric Wathen stated the bids will be due on Monday, May 5 and open at 1 pm. Eric stated we usually go with the lowest bid and he will present it at the next Town Council meeting on May 6.

- Jarod Baker asked about the poles in the park, Jason had nothing to report.

POLICE CHIEF:

- Scott King had nothing to report.

CLERK TREASURER:

- Shari Ping reported on the following:
 - Past due balances. She has made phone calls and/or sent emails to those with 60/90-day balances. If they do not pay by 10 am tomorrow they will be shut off.
 - We have been asked to offer our building in the park for an Early Voting Center. The Legion Building will be out of commission for two (2) weeks in April 2026 and 2 weeks in October. As well as for Primary Election Day and General Election Day.

BUILDING & PLANNING:

- Jarod Baker went over the report sent in from April Wrigley:
 - Received three (3) building permits totaling \$976,294, one (1) room addition totaling \$81,300 and 16 accessory permits totaling \$170,000
 - Shane Richter conducted 63 inspections since March 18th and attended an ICC workshop

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.
 - Bill gave an update on the tornado sirens that are obsolete, and they are not meant to be heard inside your homes. Hendricks County dispatch handles setting them off.
 - Bill reported that our department helped surrounding areas with tornado damage/accidents/house fire. There are approximately 10 houses that need to be knocked down. Pittsboro helped with the trapped women at Sur La Table. Bill said we should be very proud of our department for putting out extra effort during a disaster. Terry Northern asked Bill about a siren on the south side, close to Woodland Hills. Bill said it depends on the Weather Service and dispatch.

PARK & RECREATION:

- Robin Swalley sent the attached report.
 - Keith Gurley spoke about finding a replacement for Robin Swalley as soon as possible. He and Todd Payne interviewed Hallie Wood and feel she is the best one for the job. He would like the Council to approve Hallie so she can start training with Robin.
 - Keith asked for an update on Nate Schaller and being certified by the Judge. Jim Buddenbaum reported he spoke with the judge's secretary, and he is ready to sign off on it. Jim explained a little about the park board being different than most boards. Jarod Baker explained the reason for the Judge approval, and he feels it should be changed to the Middle Township Trustee. Jarod Baker said he has reviewed Hallie's resume and recommended Hallie for the Park Superintendent position, Randy Price second. All ayes, motion carried.

ADVISORY PLANNING COMMISSION:

- Jarod Baker announced the meeting in March was cancelled. They will be meeting on April 22.

POLICE COMMISSION:

- Scott King reported the meeting was very short and more for sharing information.

ECONOMIC DEVELOPMENT COMMISSION:

- No meeting.

REDEVELOPMENT COMMISSION:

- No meeting.

CONTRACTED BUSINESS:

- Eric Wathen reported on the following:
 - They poured the concrete pad for the north lift station and bring in the electric to start testing
 - Community Crossing will be awarded in May
 - Next Level Trail project will start on May 5 on Wall Street
 - Paving the streets in Hidden Hills will start on Thursday, and they will begin Section 5 in June
 - Jarod reported that they met with INDOT for the US Hwy136 project from Raceway Road to Lizton. There will be a new light at Maple and Main Street with pedestrian lights.

OLD BUSINESS:

Rescind Ordinance 2024-45 Employee Handbook Approval – President Jarod Baker explained that this should have been done under a Resolution and not an Ordinance. Jarod Baker made the motion to approve **Ordinance 2025-04 Repealing Ordinance 2024-45 Regarding Employee Handbook Approval**, Terry Northern seconded. All ayes, motion carried 5-0.

Update on Handbook Amendments – President Jarod Baker went over the changes that were made to the Employee Handbook. Jarod read **Resolution 2025-09 Amending the Town of Pittsboro Employee Handbook** and asked the Council if they had any comments. There being none, Jarod made the motion to approve Resolution 2025-09, Bill Majeske seconded. All ayes, motion carried 5-0.

NEW BUSINESS:

Heavy Trash – President Jarod Baker turned to Terry Northern for an update. Terry went over the attached proposal from GFL Environmental. We would offer two (2) dumpsters in a secure area for residents to bring their approved heavy trash. The town will provide manpower and a loader for the extra heavy things to put in the dumpster. It was suggested we offer several different dates and times in June and October. The June dates will be June 12 & 13, 9 am – 6 pm, and Saturday, June 14, 9 am – 3 pm. Jarod Baker made the motion to authorize Terry Northern to sign on behalf of the Town, Larry Compton seconded. All ayes, motion passed 5-0.

Jason Love gave an update on the 96-gallon toters. The sanitation supervisor has been making notes and getting toters to those residents who set bags out or those using a container that cannot be lift by the tipper. Terry Northern asked about yard waste. Jason said set it out on the dates the chipper goes around to pick up limbs.

Contractual Agreement – Adam Steuerwald/Barnes & Thornburg LLP – President Jarod Baker went over the agreement providing Services Relating to Tax Abatement for Data Center paid by the Town and reimbursed by the entity for legal fees. This is all relative to Vantage Data Center asking for a tax abatement. Jarod Baker made the motion to approve and authorize the Town Council President to sign on behalf of the Town, Terry Northern seconded. All ayes, motion carried 5-0.

PUBLIC COMMENT:

- Mary Rokusek, 9769 N Co Rd 550 E, commented on the following:
 - She thanked the Council for the update on the website. However, it's been a month since your last meeting and there should be a deadline given to our web developer. This is unacceptable that there is no resolution.
 - She then asked about the Barnes & Thornburg agreement and if it is a public record. She feels it should be made available to the community. Jarod Baker explained that we received it, but it was not ready to post. Jarod said it will be uploaded now that it has been approved.

COUNCIL COMMENT:

- Jarod Baker reported that John Hill and Jackie Briggs need the MOU and Warranty Deed signed by the Council. This is the paperwork needed to officially give the 15 acres from the Fisher Hill Farms to the Town for use as a park. Jim Buddenbaum asked if they would record it, Jarod said no that we would record it. Terry Northern

asked if we would add it to our insurance. Shari Ping requested an address in order to put it on our policy. Jarod explained that he will need to go to the Advisory Plan Commission to assign an address.

- Randy Price asked for an update on the Porter Property. Jim Buddenbaum will contact the attorney.

ATTORNEY ITEMS:

Jim Buddenbaum reported date range was incorrect on the Tax Abatement Agreement, Jarod agreed to putting it on the agenda for the May 6th meeting.

DRAFTS & CLAIMS:

- President Jarod Baker asked Shari Ping to read the dollar amounts from the Drafts & Claims for April 15th. Shari Ping read the totals from the Town (\$696,584.35), Sewer (\$95,271.79) and GO Bond (\$81,407.32) APVs. Bill Majeske made the motion to approve the drafts and claims as presented; Jarod Baker seconded. All ayes, motion carried 4-0. Larry Compton was not available for the vote.

ADJOURNMENT:

- President Jarod Baker reminded everyone there will be a meeting on May 6th to award Community Crossing bid and the Tax Abatement Agreement. Jarod Baker made a motion to adjourn, Terry Northern 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