

Ordinance 2025-14 Rescinding Section 92.11 and Amending Title IX, Chapter 92, Sections 92.07 and 92.99 of the
Town of Pittsboro Code of Ordinances Regarding Nuisances and Nuisance Fee Schedule
Ordinance 2025-08 Fire Prevention and Protection Ordinance
Ordinance 2025-15 Approving 2026 Salaries and Other Compensation for Officials and Employees

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

QUORUM:

Jarod Baker
Larry Compton
William Majeske
Terry Northern
Randy Price

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

OTHERS: Bill Zeunik, Fire Chief; Dan Smith, Fire Marshall; Bev Austin, 2478 E US Hwy 136; Brian Estes, 130 Lakeside Dr; Eric Wathen, ELW Consulting; Greg Guerrettaz, Financial Solutions Group; Matt Cooper, 234 Brixton Woods W Dr; Susan Tuel, 44 Morse Circle; Hallie Wood, Parks Director; Jeff Hauk, 4834 E Hwy 136; Susan Mucha, 155 Brooks Way, Jonathon Bewley, 247 Broadmoor Bend; Kara Sheads, 8740 N Co Rd 150 E; Steve Haley, 205 N Maple St

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 were 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 October 21st meeting. Terry Northern made a motion to approve the minutes as written, Larry Compton seconded. All ayes, motion carried 5-0.

President Jarod Baker asked if there were any additions or corrections to the minutes from the November 4th meeting. Bill Majeske made a motion to approve the minutes as written, Larry Compton seconded. All ayes, motion carried 5-0.

PUBLIC HEARING: PROPOSED WATER RATE CHANGES (ORDINANCE 2025-11)

President Jarod Baker read Ordinance 205-11 as the second reading. Jarod noted the corrected Public Hearing was published in *The Republican* on November 6th. Jarod went over the rules for Public Hearing. He provided a little more detail on why the needed increase: 1) financial sustainability for operating cash balance, 2) labor and benefits, 3) supplies and demand for more water in the town, 4) capital improvements, 5) equity and cost recovery for fire protection. The Public Hearing was opened by Jarod Baker.

- Steve Haley, 205 N Maple St – asked for an explanation on the fee structure. Terry Northern explained the different tier structure. Steve asked if he is going to be charged \$8.66 + \$41.95 each month. He notices that his wastewater is more expensive, so does this mean it will be going up as well. Jason Love explained the wastewater charges are not changing. Jarod explained that the Town has not had a rate increase for nine (9) years. Jason Love explained this increase will prevent the Town going to the RDC and asking for money. Terry Northern explained that we did an extensive study done by Financial Solutions Group (FSG). Steve Haley asked if this has to do with the new water plant. Jason and Jarod both said yes it has to do with the running of the water plant and purchasing the needed chemicals to run a plant and increases we receive from Citizens. Jason Love explained the not everyone's bill is going up \$19 as per Facebook chatter. It depends on the amount of water consumed. Terry Northern explained that the water plant was financed with bonds and we have to have the revenue to cover the bond payment. Steve Haley asked about the fees to build a new home. Water tap is \$400 and availability is going from \$1600 to \$2240. Greg Guerrettaz wanted to clarify that \$41.95 includes the \$8.66 monthly fixed

charge. Jason Love explained that the Town hasn't increased the rates in nine (9) years, but our meter costs have almost tripled in the last five (5) years.

- Kara Sheads, 8740 N Co Rd 150 E, has several questions about the verbiage of ordinance. Section 55.02 (E) Rates and Charges referencing customers over 200,000 gallons on contracted rates. Do the contracted rates get amended contract updates as well? Jason Love explained we have no contracted customers, that's just verbiage in the ordinance. Kara asked if we update our contract clause if you do get contracts that they align with this ordinance. Make this effective with the next fiscal year or 90 days after passage of the ordinance to allow the company to put this into their fiscal policy for coming years. Section 55.11 Declaration of Need – talks about the governing body-can you disclose who makes up the governing body. Terry Northern said that it is determined by State Statute. Section 55:14 Rationing-75% of the volume of water used the prior year. How can you guarantee 75% of volume if you are rationing. Section 55:15 Exceptions-How does the governing body decide if industrial or agriculture activities are exempt from rationing? She feels that it is very open ended. Does SDI get rationed or a farmer? Jarod explained that we could get too detailed. Section 55:99 Penalty-feels this should be a tier and not everyone should be charged the \$2500 fine. Jarod explained that it can be up to \$2500 per day.
- Jeff Hauk, 4834 E Hwy 136, has a question regarding the large water users with an irrigation system and the required backflow test filed with the Town. He can quit using the irrigation system, does he still need to complete the backflow test. Terry Northern explained it is only necessary if you are using the irrigation system. If you do ration, are the users notified before the fines go into effect.
- Steve Haley, 205 N Maple St., everything the Town governs itself and when new Council Members are elected, we need to protect ourselves.
- Jason Love said Gary Golay responded and the Town of Brownsburg is a little cheaper but not much.
- Jarod Baker closed the Public Hearing. He appreciates all the input and feels the language needs to be improved. I would like to table Ordinance 2025-11 and insert the appropriate language. Terry Northern seconded. All ayes, motion carried 5-0.

STAFF REPORTS:

TOWN MANAGER:

- Jason Love read a letter of resignation from Economic Development Commission. He recommends Aaron Kaytar for this position on the EDC. Jarod agrees with Aaron and feels he would be a good fit. Terry Northern asked if that was a Council appointment or Council President. Jarod said it was a Council appointment. Terry would like to see this board expanded to five (5) members.
- Jason received a fence permit from the Whispering Fields HOA to put a fence across the walking trail. Jason found a document signed by Kevin Parker, owner prior to turning it over to the HOA. The document says it is our walking path. Jim Buddenbaum said the law is clear and if it is in an easement, then they can't block it. Jason Love said WF has intent to privatize it and the road would become private as well. It is our road and our sidewalks. Jarod feels they would need 100% of homeowners to agree with it. Traffic issue with residents walking on the trail to the pond and fishing. Scott King said they can put up NO TRESPASSING signs. Jarod explained that they do not want to be part of the Town's trail system since several residents drive golf carts on it to go to the pond. Jim Buddenbaum said they can amend their PUD.
- Terry Northern wanted to thank Jason and his crew for their repair to the water leak last Saturday.

POLICE CHIEF: (see report)

- Scott King reported that there is progress in establishing the Town Court with Brownsburg.
- Terry Northern asked Scott about his reports. The number of runs is way up this year as well as the cases are up. Any idea why? Scott said everything is moving west and it is coming here. Guys are being proactive and making traffic stops and finding drugs and warrants outstanding.

CLERK TREASURER:

- Shari Ping went over the past due list and announced that five (5) were shut off today and plans to shut five (5) more tomorrow.
- Shari wanted to discuss the Trust Indiana accounts. Several are not generating a lot of interest. Jarod suggested we check with Greg and FSG. The Park Impact Fund needs to stay. Jarod agrees with closing them.

BUILDING & PLANNING: (see report)

- Jarod Baker went over the report

WEB DEVELOPMENT UPDATE: (see report)

TOWN COMMITTEE REPORTS:

BZA: no meeting

FIRE BOARD: (see attached report)

- Bill Zeunik, Fire Chief, sent the attached reports. Bill reminded everyone that they are doing a smoke detector blitz. They are offering a 10-year battery smoke detector. They will install them as well.

PARK & RECREATION: (see attached report)

ADVISORY PLANNING COMMISSION:

- Jarod Baker reported there was a meeting on October 28th to go over the nuisance ordinance. Next meeting will be on November 25 at 6 pm.

POLICE COMMISSION:

- Scott King reported that the November meeting was cancelled.

REDEVELOPMENT COMMISSION:

- No meeting

ECONOMIC DEVELOPMENT COMMISSION:

- No meeting.

CONTRACTED BUSINESS:

- Eric Wathen went over the following:
 - Repairs were made to 850 N to fix the bad spots. More repairs are needed but they will have to wait.
 - Water, sewer and storm utilities all passed in Section 5 of Hidden Hills
 - Asset Management plan sent to INDOT for road ratings, and they have been approved for ADA and Title 6 for the Community Crossing Grant. Next year it will be an 80/20 match.
 - Adding dedicated streets to our inventory that we're missing. This will bring in more revenue through Local Roads & Streets and MVH funds. Plus, they will be included in our inventory in case we need to repave them in the future.
 - Due to the fire ordinance changes, we are revisiting the Town standards and updating them.
 - The north lift station is complete. At the next meeting he will have a pay application for approval as well as the retainage amount to be released.
 - Next Level Trails are complete and signs have been removed. He has a pay application to be approved in the amount of \$29,596.50. We are waiting on the State to reimburse \$470,000, which has been difficult.
 - Wastewater Treatment Plant expansion and upgrade – Banning Engineering sent an agreement for \$68,000 for preliminary engineering for plant expansion and to upgrade what is there. Terry Northern asked about the broad scope of our MGD, Eric explained that this was done in 2018. Jason Love requested that the Council table this until next month.
 - Jarod is looking for approval for Midwest Paving in the amount of \$29,596.50 for the Next Level Trails. Bill Majeske made the motion, Larry Compton seconded. All ayes, motion carried 5-0.
 - Terry Northern asked Eric if there were maintenance bonds on the lift station. Jason said that was grant money so there are no bonds.

OLD BUSINESS:

Nuisance Ordinance 2025-14:

- President Jarod Baker explained that this Ordinance needed to go to the Advisory Plan Commission and this was completed during their October 28th meeting. Jarod read the different sections that were being changed. Terry Northern thought we discussed a graduated penalty up to \$2500. Jarod said that was not presented to the Plan Commission that way. Jim Buddenbaum wanted clarification on the \$250 up to \$2500 in a 10-day progression.

Jarod Baker made the motion to approve **Ordinance 2025-14 Rescinding Section 92.11 and Amending Title IX, Chapter 92, Sections 92.07 and 92.99 of the Town of Pittsboro Code of Ordinances Regarding Nuisances and Nuisance Fee Schedule** with the corrections, Bill Majeske seconded. All ayes, motion carried 5-0.

Jarod Baker went back to go over the State Statute for the Economic Development Commission. Jarod made a motion to appoint Aaron Kaytar to the EDC, Terry Northern seconded the motion. All ayes, motion carried 5-0.

Fire Prevention & Protection Ordinance 2025-08:

- President Jarod Baker wanted to let the Fire Department he appreciated all the work done on this Ordinance. Jarod explained that Dan Smith sent the amended copy and there weren't any concerns about the changes. Terry Northern asked about the Fire Marshall signing off on the technical review. Dan appreciates the work Terry Northern did on working out the bugs and appreciates the Council taking the time to go over the ordinance. Jarod Baker made the motion to approve **Ordinance 2025-08 Fire Prevention and Protection Ordinance**, Randy Price seconded. All ayes, motion carried 5-0.

NEW BUSINESS:

2025 Nepotism Verification:

- President Jarod Baker explained the reason for the Nepotism form. It is required by law for us to complete this form every year.

2026 Health, Dental, Vision and Life Insurance Quotes:

- President Jarod Baker explained that our insurance agent notified us that the Dental Insurance is going up and he would like time to reach out to other companies for quotes. Also, Hendricks Regional Health wellness program has reached out and is working on a quote. Jarod would like to table this until the December 2, 2025, meeting and discuss all quotes at the same time.

2026 Salary Raises/Ordinance:

- President Jarod Baker asked Jim for a copy of the ordinance. Jarod Baker read the ordinance in summary. Applying the 3% increase to all employees. Jarod Baker made a motion to waive the second reading, Randy Price seconded. All ayes, motion carried 5-0. Jarod Baker made a motion to approve **Ordinance 2025-15 Approving 2026 Salaries and Other Compensation for Officials and Employees** after making the corrected dates, Larry Compton seconded. All ayes, motion carried 5-0.

PUBLIC COMMENT:

- Jonathan Bewley, 247 Broadmoor Bend, introduced Matt Cooper and Susan Tuel as members of the Brixton HOA. He is asking the Council to pass an ordinance similar to what Fishers approved recently to limit the number of rentals to 10%. We can do it as an HOA, but it is very difficult to get participation. Terry Northern said this has been the way of the world for several years for homeowners and developers. Developers have built in a certain percentage that they retain for rentals in case they don't have the sales. Rentals are not being taken care of.
- Matt Cooper, 234 Brixton Woods W Dr, explained how the mound along the back side of Lockerbie Lane a disaster with eroding is and not being able to maintain it. It's along the CSX side and our landscaper can't get in there to mow. Matt presented pictures of the mound and the overgrowth. Jason Love said he could purchase a right of way mower to cut it all down. Terry Northern commented that CSX just turn their head. Jarod Baker will talk to Andy Baldauf to gain access to the area.

COUNCIL COMMENT:

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 November 18th. They are as follows: Town (\$492,986.83), Sewer (\$13,928.31) and GO Bond (\$36,040.03) APVs. Bill Majeske made the motion to approve the drafts and claims as presented, Jarod Baker seconded. All ayes, motion carried 5-0.

ADJOURNMENT:

- President Jarod Baker reminded everyone the next meeting will be on December 2nd to go over the GO Bond funding and Health Insurance. Jarod Baker made a motion to adjourn, Randy Price seconded. All ayes, motion carried 5-0.

Respectfully submitted,

Shari L. Ping
Clerk Treasurer



Jarod Baker, President



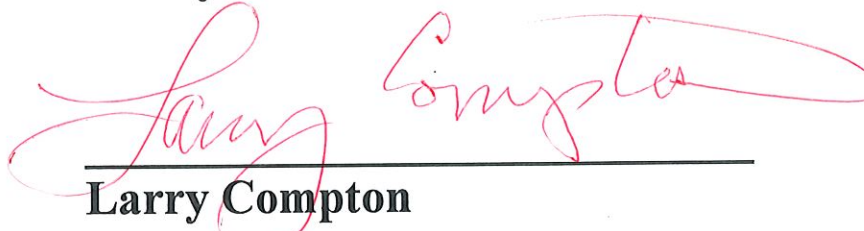
William Majeske



Terry Northern



Randy Price



Larry Compton

Attest: 

Shari L. Ping, Clerk Treasurer