

Resolution 2025-18 Providing for the Additional Appropriation of the General Obligation Bond Proceeds
Ordinance 2025-11 Repealing, Replacing and Restating in its Entirety Title V, Chapter 55 of the Code of
Ordinances of the Town of Pittsboro including to Increase the Rates and Charges for Water Utility Service
Resolution 2025-17 2025 Year-End Transaction Authority

**PITTSBORO TOWN COUNCIL MEETING
33 EAST MAIN STREET, PITTSBORO
TUESDAY, DECEMBER 16, 2025 @ 7:00 PM**

QUORUM:

Jarod Baker
Larry Compton
William Majeske
Terry Northern
Randy Price

Jim Buddenbaum, Attorney
Shari L. Ping, Clerk Treasurer

Jason Love, Town Manager

OTHERS: Bill Zeunik, Fire Chief; Eric Wathen, ELW Consulting; Hallie Wood, Parks Director; Jeanene Karns, 7722 Quail Creek Trace; Jay & 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 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 November 18th meeting. Terry Northern made a motion to approve the minutes as written, Jarod Baker seconded. All ayes, motion carried 5-0.

President Jarod Baker asked if there were any additions or corrections to the minutes from the December 2nd meeting. Bill Majeske made a motion to approve the minutes as written, Jarod Baker seconded. All ayes, motion carried 5-0.

PUBLIC HEARING: ADDITIONAL APPROPRIATION (GO BOND)

President Jarod Baker went over the Public Hearing process. Jarod opened the Public Hearing by noting the public hearing was published in *The Republican* on November 4th. Jarod went over the **Resolution 2025-18 Providing for the Additional Appropriation of the General Obligation Bond Proceeds**. He noted that amount not to exceed \$750,000 to pay for (a) police department and park department projects, (b) police equipment and related items, (c) parks department capital improvements, and (d) other equipment and maintenance items as determined by the Town, and for the payment of the costs of selling and issuing the Bonds pursuant to the Bond Ordinance adopted by the Council on November 4, 2025. Jarod asked if there were any public comments, there being none, he closed the Public Hearing. Jarod then asked for any Council comments – Terry Northern asked if we should note that this is a two (2) year bond? Jarod explained that it was not necessary to note it since Barnes & Thornburg noted it in the Bond Ordinance. Jarod Baker made the motion to approve Resolution 2025-18, Terry Northern seconded the motion. All ayes, motion carried 5-0.

STAFF REPORTS:

TOWN MANAGER: Jason Love had nothing to report at this time

POLICE CHIEF: (see report)

- Scott King sent the attached report but could not attend the meeting.

CLERK TREASURER:

- Shari Ping went over the past due list and noted that shut offs will begin as soon as the weather allows.

BUILDING & PLANNING: (see report)

- Jarod Baker went over the figures sent by April Wrigley. Received two (2) house permits and eight (8) accessory structure permits. The house totaled \$696,161 and the accessory structures totaled \$129,824. Shane Richter has completed 60 inspections since our last meeting.

WEB DEVELOPMENT UPDATE: (see report)

- Scott Smith sent the attached report but was not able to attend the meeting.
- Jarod Baker reported the following – Scott Smith, Hallie Wood and I had a meeting with Civic Plus and they are doing some upgrades to the Website with a new feature of added essentials and hopefully rectify the issues we have had with the search criteria. Anticipated date for a resolve in February.

TOWN COMMITTEE REPORTS:

BZA: no meeting

FIRE BOARD: (see attached report)

- Bill Zeunik, Fire Chief, sent the attached report and had nothing else to report.

PARK & RECREATION: (see attached report)

- Hallie Wood, Parks Director, sent the attached report and had nothing else to report.
- Terry Northern told Hallie that the Park looks good, and everyone agrees.

ADVISORY PLANNING COMMISSION:

- Jarod Baker reported there was a meeting on November 25th to approve the site plan for FTI.
- Jarod Baker announces the next meeting will be held on December 17th and will be holding a Public Hearing pertaining to the roadway to be installed by OPUS.

POLICE COMMISSION:

- Jarod Baker reported that the December meeting was cancelled.

REDEVELOPMENT COMMISSION:

- No meeting

ECONOMIC DEVELOPMENT COMMISSION:

- Jarod Baker reported that they will be meeting on December 22nd to go over the abatement application from FTI. They will provide a recommendation that the Council will hear in January.

CONTRACTED BUSINESS:

- Eric Wathen went over the following:
 - Partial pay invoice from Midwest Paving in the amount of \$27,946.16 for the Next Level Trails retainage. This leaves a balance of \$42,353.07 in retainage. Jarod Baker made the motion to pay the partial invoice for \$27,946.16 for work done on the Next Level Trails, Randy Price seconded. All ayes, motion carried 5-0.
 - Jefferson Park Phase III bonds. There are four (4) maintenance bonds on a list from an email received in 2023. On October 1, 2024, the Council released all the other bonds for the neighborhood. Eric recommends that the Council release the four (4) maintenance bonds on Section III of Jefferson Park. Jarod Baker made a motion to approve the release of the (4) maintenance bonds, Bill Majeske seconded the motion. All ayes, motion carried 5-0.
 - Working on adding all the Jefferson Park streets and other stragglers to the street inventory to help with our MVH dollars.
 - Community Crossing Grant has been closed out and sent to INDOT. Waiting to hear back from them.
 - Working to close out on the Next Level Trails with the DNR. Looking to get another \$150,000 - \$200,000 more to help pay off the last of the trails.
 - There were no maintenance bonds on the North Lift Station. There is a warranty on the equipment that started once we did the test to say that it worked.
 - Still waiting on the plans for OPUS, Jason said we have them in hard copy form. Eric needs a link or a copy of the plans.

OLD BUSINESS:

Ordinance 2025-11 Proposed Water Rate Changes:

- President Jarod Baker reported that there have been questions regarding the calculations of the water rates. Jarod had a phone call with Financial Solutions Group. Others on the call were Terry Northern, Jason Love and Jim Buddenbaum. Jarod went over the highlighted areas in detail. Jarod Baker made a motion to approve **Ordinance 2025-11 Repealing, Replacing and Restating in its Entirety Title V, Chapter 55 of the Code of Ordinances of the Town of Pittsboro including to Increase the Rates and Charges for Water Utility Service** as written, Larry Compton seconded the motion. All ayes, motion carried 5-0.

NEW BUSINESS:

2026 Meeting Schedules:

- President Jarod Baker went over the meeting schedules. The Fire Board will meet on the 2nd Tuesday to discuss their schedule per Bill Majeske. Jarod Baker made the motion to approve the meeting schedules as presented; Bill Majeske seconded the motion. All ayes, motion carried 5-0.

2026 Holiday Schedule:

- President Jarod Baker went over the holiday schedule for 2026. Jarod Baker made the motion to approve the holiday schedule as noted; Larry Compton seconded the motion. All ayes, motion carried 5-0.

2025 Year End Accounting Transaction Authority:

- President Jarod Baker presented **Resolution 2025-17 2025 Year-End Transaction Authority**. Jarod Baker made the motion to approve Resolution 2025-17 as written; Randy Price seconded the motion. All ayes, motion carried 5-0.

PUBLIC COMMENT:

- Jay Thompson, 7722 Quail Creek Trace, made the following comments:
 - Going over the town website and pulling up the agenda under the minutes link. That needs to be fixed. Also, the Forms & Document page pulls up the 2018 budget from Baker Tilley. Also, the Parks Department has the 2023 baseball reservation form
 - Asked about the Reach Alert System to inform the residents regarding a water main break on S Maple Street. He asked James Albright about the requirements for a boiling water alert. Jason explained what constitutes a boil water alert.
 - Steve Maple sign on the trail is not needed.
 - Thanked the Fire Department for installing smoke detectors for residents in Quail Creek.
 - Asked Jason about the three (3) largest water users did not include SDI. Jason explained that we only service one (1) building on their lot. Very little processed water at SDI. Jason did mention that we are capturing revenue we never caught before from SDI.

COUNCIL COMMENT:

- Jarod Baker said it has been a good year.

ATTORNEY ITEMS:

Jim Buddenbaum had nothing to report. He wished everyone a Merry Christmas and Happy New Year.

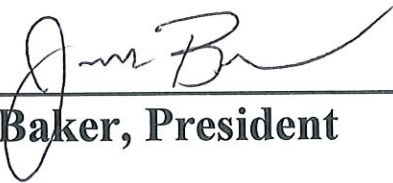
DRAFTS & CLAIMS:

- President Jarod Baker asked Shari Ping to read the dollar amounts from the Drafts & Claims for December 16th. They are as follows: Town (\$554,083.80), Sewer (\$14582.90) and GO Bond (\$1,447.27) APVs. Bill Majeske made the motion to approve the drafts and claims as presented; Larry Compton seconded the motion. All ayes, motion carried 5-0.

ADJOURNMENT:

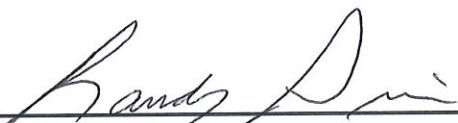
- President Jarod Baker reminded everyone the next meeting will be on January 6, 2026, Jarod Baker made a motion to adjourn; Terry Northern seconded the motion. All ayes, motion carried 5-0.

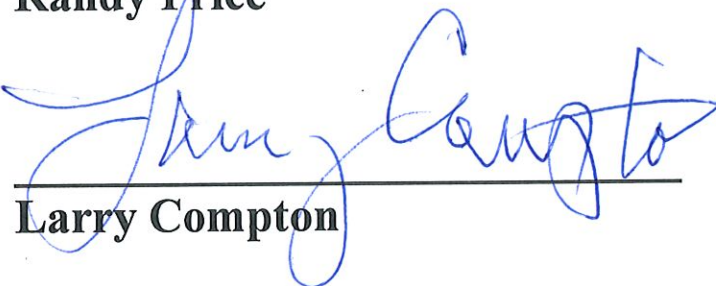
Respectfully submitted,
Shari L. Ping, Clerk Treasurer


Jarod Baker, President


William Majeske


Terry Northern


Randy Price


Larry Compton

Attest: 
Shari L. Ping, Clerk Treasurer