

**PITTSBORO TOWN COUNCIL MEETING  
TUESDAY, SEPTEMBER 1, 2020 @ 7:00 PM**

**QUORUM:**

Jim Hill  
Jarod Baker  
Melodi Ingalls  
William Majeske  
Jay Thompson – ZOOM

Jim Buddenbaum, Attorney  
Shari L. Ping, Clerk Treasurer  
Police Chief Scott King - ZOOM

OTHERS: Jason Love, Town Manager; Steve Maple, Building Commissioner; Eric Wathen, RQAW; Rachel Miller, Parks & Rec Rep arrived late

**PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE:**

President Jim Hill brought the Town Council Meeting to order at 7:00 pm by establishing a quorum. Four (4) of the five (5) members are present, one is present via Zoom. Jim then asked the Council, staff and audience to stand for the Pledge of Allegiance and to follow with a Moment of Silence.

**TOWN MANAGER:**

*UGM Hedge Fund* – Jason Love explained the agreement between UGM and the Town. This agreement allows UGM to purchase gas as the prices go up and lock in the price for future gas purchases Jim Hill asked for a motion to allow Jason to sign the agreement. Bill Majeske made the motion, Jarod Baker seconded. All ayes, motion carries 5-0. Jason reported that we will be getting a refund from the PEFA program around the first of October.

**CONTRACTED BUSINESS:**

Jim Hill asked Eric Wathen, RQAW, to take over the meeting.

- 1) *Update on Water and Wastewater Tap & Availability Fees* – Eric went over the attached rates (see attached) from Brownsburg and recommended rates for the Town. Discussion followed about making the new rates effective January 1, 2021 for new home construction and businesses. This would affect Arbor Homes Section 4 and Section 5. Jarod Baker asked about a present home gets torn down and a new house built on the lot, does this affect them? Jason Love said that would be a shovel ready lot and all fees have been paid. The fees remain with the lot and can only be paid one time. Steve Maple said the most affected would be the Custom Home Builder who has worked with the buyer for several months prior to purchasing the permit. The availability fee would change to \$1610. Eric suggests going ahead with the sanitary sewer increase and wait on the financials from London Witte to finalize the water fees. Jarod Baker asked Jason why we use a 5/8" meter? Jason said no home in Town has a 3/4" meter because the irrigation flows better through 5/8" meter. Jim Buddenbaum said the Council needs to introduce a clean ordinance and approve a date not too long. He will clean up the ordinance and introduce at the next meeting. Eric asked Jason to call Bob Swintz from LWG to see when the financials will be ready. Eric will get a cleaned up version of the rates to Jim Buddenbaum to put into the ordinance. Eric Wathen asked if we want to stay competitive and stay in the same ballpark as other towns. Jim Hill asked the council for their thoughts on waiting on the water increase. Melodi Ingalls asked about not doing the water and she said to put water and sewer in same ordinance. Bill Majeske said wait until November and put water and sewer in the same ordinance. Jarod Baker thinks we should put in same ordinance as well. Storm Water will go in a totally separate ordinance. Jay Thompson agrees with everyone else and do what is best for the Town. Jason wants to give his two (2) cents whether it goes into effect December or January. He feels it is dirty to do this to Arbor Homes since they were already approved to build out the five (5) sections. Jason said they have done everything right and what we have asked for. Make the ordinance for new subdivisions going forward. Jarod feels a date is best to go forward and it is unfortunate that Arbor Homes will be affected. If they want to prepay then let them. Jim Hill disagreed and feels Arbor Homes has been a decent builder and to hit them with this is unfortunate. More discussion followed regarding this. Melodi Ingalls asked about a contract with Arbor Homes. Jim

Buddenbaum said there is no contract. Jason said a new MOU would need to be done between Arbor Homes and the Town. Jim Buddenbaum feels they should prepay. Jason said we knew the sewer was reaching maximum when they started the build out. They are putting a strain on our sewer system. Jarod let's keep moving forward feels we should leave it and let them come to us and ask to prepay after the Public Hearing.

- 2) *Storm Water Fee* – Eric Wathen reported we bring in \$9,000/month and with the new rate we would bring in \$14,186/month, that's approximately an extra \$5,000 extra a month. Jim Hill asked Jason if that increase would be enough to replace a vactron or street sweeper. He said it would be a good start. Jim Hill feels the \$5 is enough for now and review again in another year. Jason has Chris York working on a spreadsheet on what we should be doing with the storm drains. Eric Wathen said if you live in the county you pay \$100/year for drainage assessment. Melodi Ingalls feels keeping the rate competitive and feels the \$5 is reasonable, Bill Majeske feels the same, Jarod Baker said \$5 is reasonable, Jay Thompson agrees with the \$5 being reasonable. Jim Hill asked for a motion to introduce **Ordinance 2020-05 to Amend Service and User Fees for Users of the Storm Water**. Bill Majeske made the motion, Melodi Ingalls seconded. All ayes, motion carries 5-0.

### **PARKS & RECREATION:**

*One-way Street in Scamahorn Park* – Jim Hill turned the meeting over to Rachel Miller. She is concerned about the two (2) one-way entrances and merging to exit. She feels the people wanting to get to the soccer fields can't enter on the Maple Street entrance and the ones wanting to go to baseball can't use the new entrance. (see attached) Discussion followed. Eric Wathen reported that it is safer to do one-way roads. Jason Love doesn't want to see the old entrance as the only exit out due to the kids play area and kids running across the road. Jarod Baker spoke about how confusing for out of towners this configuration would be to them. Jason said the new entrance is wide enough for two (2) lanes and a bike trail. Rachel agrees it needs to be easily accessible to reach the ball fields and the soccer fields. Eric Wathen recommends leaving everything alone and wait for an issue to arise. Jarod feels we need to really pay attention to Park Place entrance off of Maple Street. Jim Hill said leave it the way it is and stripe the parking lot the best way Jason feels is the best. Everything is two-way throughout the park. Rachel asked if the speed limit signs and yield signs could be installed to help with the speeding. Discussion followed about where to put them.

### **DRAFTS & CLAIMS**

Jim Hill asked for a motion to approve the September 1, 2020 drafts & claims as presented by Shari Ping. Bill Majeske made the motion to approve, Melodi Ingalls seconded. All ayes, motion carries 5-0.

### **ADJOURNMENT:**

Jim Hill reminded everyone the next Council meeting will be September 15, 2020. He then asked for a motion to adjourn. Bill Majeske made the motion to adjourn, Jim Hill seconded. All ayes, motion carries 5-0.

Respectfully submitted,

Shari L. Ping  
Clerk Treasurer