

Ordinance 2020-06 for Appropriations and Tax Rates (2021 Budget).  
Ordinance 2020-11 Authorizing the execution and delivery of the First Amendatory Agreement to the Power Sales  
Contract between Indiana Municipal Power Agency and the Town of Pittsboro.

**PITTSBORO TOWN COUNCIL MEETING  
TUESDAY, OCTOBER 20, 2020 @ 7:00 PM**

**QUORUM:**

Jim Hill  
Jarod Baker  
Melodi Ingalls  
William Majeske

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

OTHERS: Jason Love, Town Manager; Steve Maple, Building Comm; Eric Wathen, RQAW; Rhonda Beck, DAR;  
Joe Ray, 119 E Main Street

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

President Jim Hill brought the Council Meeting to order by establishing a quorum. Four (4) of the five (5) members are present, Jay Thompson was asked to leave due to not wearing a mask. Jim then asked the Council, staff and audience to stand for the Pledge of Allegiance and to follow with a Moment of Silence.

**WISHES TO SPEAK:**

President Jim Hill asked Rhonda Beck, DAR representative, to introduce herself and explain the reason she was here. Rhonda Beck, 6445 Thistle Bend, Avon, explained about the banners for the veteran's that are found in several Hendricks County towns. She would like to display banners on our poles along Main Street. Jason Love said there are approximately 20 poles available but we would need to purchase the brackets to hang the banners on. Jim Hill suggested advertising in The Republican and place posters in our business' windows. Bill Majeske agreed it is a worthwhile project, Melodi Ingalls said it was a great idea, Jarod Baker likes the idea and suggested asking the HC Young Marines to help with fundraising. Rhonda thanked the Council for allowing her to speak at our meeting.

**APPROVAL OF MINUTES:**

President Jim Hill asked if there were any additions or corrections to the minutes from the September 15<sup>th</sup> meeting. There being no corrections, Bill Majeske made the motion to approve, Melodi Ingalls seconded. All ayes, motion carries 4-0.

President Jim Hill asked if there were any corrections to the minutes from the October 6<sup>th</sup> meeting. There being no corrections, Jim Hill made the motion to approve, Bill Majeske seconded. All ayes, motion carries 4-0.

**2021 BUDGET ADOPTION:**

Jim Hill presented **Ordinance 2020-06 for Appropriations and Tax Rates (2021 Budget)**. Jim Hill said that he spoke with Jason Love, Scott King and Shari Ping about the insurance portion of the budget. He feels it is a bare bones budget and he feels we should leave the insurance and HSA contribution the same for the 2021 budget. He feels protecting the employee and maintaining a working relationship with the employees is important. Shari Ping said we will need to let the employees know that it will be looked at again next year and changes could be made to the amount the employee pays. Scott King spoke with Bill Zeunik, Fire Chief, gives the firemen their HSA as part of their salary. Jim Hill feels we should start looking at the insurance earlier next year. There being no further discussion, Jim Hill asked for a motion to approve said ordinance. Jarod Baker made the motion, Bill Majeske seconded. All ayes, motion carries 4-0.

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**WISHES TO SPEAK:**

Joe Ray, Pastor at the Pittsboro Baptist Church, 119 E Main Street, introduced himself and asked if he could pray for the Town of Pittsboro or the Council. Jim Hill said that he could pray for the Town and Council during the COVID 19 period. Joe then asked about the outdoor security lights in the parking lot of the Baptist Church, he wasn't sure who was responsible for them. Jason Love said they upgrade the light fixtures to LED when they go out. He thought they had just repaired them and he would stop in and take a look at them.

## **TOWN STAFF REPORTS**

### **TOWN MANAGER:**

Jason Love reported that the water tower had been quoted to be primed and painted several years ago and it was to costly do work was never done. Chris York received a quote from Elite National out of Missouri to pressure wash the outside of the tank, repair rust spots, prime and finish coat. All OSHA signage will be posted. The quote is \$45,000. Jason would like permission to proceed with this work. Bill Majeske made the motion to allow Jason Love to sign the contract, Jarod Baker seconded. All ayes, motion carries 4-0.

Jason then reported on the flow meter that was installed on SDI's sewage waste. It has been on the brink for four (4) days, its either a data error or calibration error, so he has no good numbers to report on tonight.

Jason then presented the contract from USDI. The current rate will remain the same for the service agreement. However, the locate ticket cost has not gone up since USDI began doing our locates. They will go from \$6/ticket to \$20/ticket. Jim Hill asked for a motion to allow Jason to sign the service agreement with USDI, Bill Majeske made the motion, Jim Hill seconded. All ayes, motion carries 4-0. Jim Hill then asked for a motion to allow Jason to sign the locate agreement, Jarod Baker made the motion, Melodi Ingalls seconded. All ayes, motion carries 4-0.

Jason gave an update on the new building. The insulation is done, the plumber will be in tomorrow to do a rough-in, and Jason has a meeting with the electrician tomorrow.

### **POLICE CHIEF:**

Scott King gave an update on the new vehicle. It is a 2020 Ford Explorer, marked with graphics and sent to Brownsburg Fleet to have the equipment installed.

Scott reported that one (1) new officer will start work on October 23<sup>rd</sup>. The second one is still waiting for the medical situation on a current officer to be resolved.

Jim Hill asked Scott about the weekend run numbers. Scott said the weekend shifts are busy, day shift not so bad, and the late shift is busy. Saturdays tend to be busier than Sundays. Scott said the bigger towns have more called runs than we do but our arrest percentage is more than Brownsburg, Avon and Plainfield.

Jarod Baker thanked Scott for the reports and said the drafted plans for the old fire station are phenomenal.

Scott said Eric's company took all of our suggestions and put them into the layout and design. Scott says it is a matter of pricing and Jason offered to do some of the work ourselves. Eric Wathen said the concept plan is done but now we need to get a set of plans to get pricing to finish. Jim Hill said Jason thought we should seek a bond for financing. Jim Buddenbaum said the Indiana Bond Bank won't deal with it and commercial banks don't bargain. Scott said before COVID19 hit White Oak Construction said the remodel rate is \$225-\$250 per square feet. Scott said there is approximately 3000 square feet.

### **CLERK TREASURER:**

Jim Hill asked Shari Ping about the 60/90 day customer list. Shari informed the Council that she did not have time to put together a list, however it remains about the same as last month. Several people will receive another letter informing them of the shut off date.

### **BUILDING MANAGER:**

Jim Hill asked Steve Maple if he had anything to report. The new stop signs are up and the white stripes will be painted by Otto's when they are here to do the striping in the park. Jarod Baker thanked Steve for putting up the signs in Jefferson Park. Jarod asked Jason to let him know when the stop stripes are being done so he can let the residents know. Jason told him it will only take 5 minutes for the paint to dry. Jarod asked Steve about a missing no parking sign but the post is still there. Steve said he will order a new sign and get it posted as soon as possible. Scott King suggested no parking in new section of Jefferson Park as well. Steve said that Arbor Homes will put them up and he will work with them to see that it is done.

## **TOWN COMMITTEE REPORTS:**

**BOARD OF ZONING APPEALS** – No meeting

**FIRE BOARD** – No meeting

## **PARKS & RECREATION**

Jeff Porch reported that the berm on the east side of Scamahorn Park has been seeded. Working with Keith Gurley and the Young Marines for the Veteran's Memorial. Next month they will be discussing the Christmas celebration. Jim Hill asked about the shade shelters and Steve Maple told him that they should be started in October since they have their permit. Bill Majeske asked about the straw around the new walking path. Jarod Baker asked about the Christmas celebration plans. Jeff said they are going to discuss in more detail at their next meeting. Jim Hill said the new entrance looks great. Scott King informed the Council about the tree that is being purchased and planted in Scamahorn Park in honor of Linda Ash who passed away in September. Scott is working with Bear's Landscape on purchasing a Tulip tree since there isn't a Tulip tree in the park and it is Linda's favorite tree. Jim Hill said that is a nice tribute in Linda's memory. Scott said the tree will be planted over by the basketball courts. Linda's picture and plaque are hanging in the lobby now.

Jason Love gave an update on the dumpster enclosure in the park from several years ago. He has talked with the downtown businesses about taking care of the dumpsters and then they pay the Town for use of the dumpsters. It will be an extension of the block building in the corner of the parking lot behind Timeless Beauty. The enclosure will house a grease dumpster, cardboard dumpsters and dumpsters for the downtown businesses to use. It will not be a recycle center, just dumpsters for the park and businesses to use. Jason will bring quotes as soon as he can get them.

**PLANNING COMMISSION** – report given at the first meeting in October

**POLICE COMMISSION** – No meeting

**REDEVELOPMENT & ECONOMIC DEVELOPMENT** – No meeting

## **CONTRACTED BUSINESS:**

Eric Wathen, RQAW, presented the pay application #15 from Sub-Surface of Indiana for \$88,875.00 and is asking for Jason Love to sign it once approved. Jim Hill asked for a motion to approve paying the presented pay application. Bill Majeske made the motion, Melodi Ingalls seconded. All ayes, motion carries 4-0.

Eric reported on the update to the wastewater treatment plant to help the flow rating. Looking into a long term plan that will double the capacity.

Eric reported the water treatment plant will be doing a test run tomorrow. It is being close to being online. Jason will need to hire a water operator soon. Jason informed the Council that he has hired a Water Operator.

Jason Love asked for an amendment to the USDI agreement. Jim Hill will need to sign the agreement. Bill Majeske made a motion to allow Jim to sign the agreement. Melodi Ingalls seconded. All ayes, motion carries 4-0.

## **OLD BUSINESS**

*Plan Commission opening* – Jim Hill informed the Council that there is an opening on the Advisory Plan Commission due to Linda Ash's passing. It will need to be an employee or Council member. Jason Love recommends Jarod Baker if he is in favor. Bill Majeske asked about a conflict of interest with him being the head of the Jefferson Park HOA. Jim Buddenbaum said it has a potential to be awkward and he could abstain from any votes regarding Jefferson Park as long as he is on the HOA. Bill Majeske made a motion to appoint Jarod Baker to the Advisory Plan Commission, Melodi Ingalls seconded. All ayes, motion carries 4-0.

*Service Deposit Increase* – Jim Hill asked Shari if she had contacted the credit check companies to get more information. She has not done that, but will look into and report back at the November 17<sup>th</sup> meeting.

*Audio and Visual Upgrades* – Jason Love reached out to the company that installed the cameras in the park. Jason reached out to Andy and he found the Town Hall Streams and they came up with the 5 year plan at a cost of \$250 per month. We need to find out if the Cares Act will cover the contract pricing. After 5 years they will replace with new technology and equipment. Jason wants to go back to the company and get some hard numbers instead of a range of numbers. He will present at the November 17<sup>th</sup> meeting.

*Drive-thru Window update* – Carpenter’s Crew presented a quote for not to exceed \$22,792. This includes a bay window with a sliding drawer. An island bump out at the corner of the building to make everyone make a right hand turn. No left turn. Jason said the Cares Act money should cover this expenditure. Scott King suggests making the alley a one way east. Jim Hill asked for a motion to allow Jason to sign the quote. Melodi asked what happens if this won’t be covered by the Cares Act money? Jim Hill said it is something we have to do. Jason said we will need to use the building fund. Bill Majeske made the motion, Jim Hill seconded. All ayes, motion carries 4-0

*IMPA Contract* – Jim Hill introduced **Ordinance 2020-11 Authorizing the execution and delivery of the First Amendatory Agreement to the Power Sales Contract between Indiana Municipal Power Agency and the Town of Pittsboro.** Bill Majeske made the motion to approve, Jarod Baker seconded. All ayes, motion carries 4-0.

## **NEW BUSINESS**

*London Witte Group* – Jason Love reported that Bob Swintz from London Witte Group called him about Fleece Performance’s expansion of their second phase. Contract will be paid at closing. They are building the same building to the north of their current building. Jarod Baker asked about the signage on the building. Steve Maple said they are waiting on the request for a permit. Jim Hill asked for a motion to allow Jason to sign the financial agreement with London Witte Group. Bill Majeske made the motion, Melodi Ingalls seconded. All ayes, motion carries 4-0. Jason Love said the Redevelopment and Economic Development will need to meet and come to the Council in the future. The Redevelopment Commission will need to sign the paperwork.

*Jefferson Park (Arbor Homes)* – The entrance signage, landscaping, lighting and irrigation on the new sections of Jefferson Park are not the same as the first section. Jim Hill is in agreement with Jarod Baker’s comments that all signage should look the same. Steve Maple said we can’t ask them to do anything, this was accepted with the PUD. Discussion followed about the costs that the HOA will incur from the entrances being different. Jarod put his HOA hat on and said his interaction with Arbor Homes has not been horrible, they have shared the cost with the HOA on other projects. If this is a done deal and can’t change over the design plans withholding the other section from coming in. Jarod said as we move forward with development in Pittsboro, the PUD needs to include quality and standards. Jason Love explained why this PUD is the way it is with only one entrance landscaped and decorated entrance. No one came to us to make sure changes weren’t done. Jason then explained why the committee was formed to look over the PUD to make sure they include everything that the Town wants. More discussion followed regarding basketball and tennis courts in Jefferson Park. Jim Buddenbam was asked to put together documents for an amendment to the MOU. Steve Maple has to enforce it unless the Council gives him permission not to enforce it. Jim Hill asked for a motion to approve the Jefferson Park HOA Statement to amend the MOU between Arbor Homes and the Town of Pittsboro subject to memorialization. Melodi Ingalls made the motion, Bill Majeske seconded. All ayes, motion carries 3-1 abstain.

**PUBLIC COMMENT:** None

## **COUNCIL COMMENT:**

Jarod Baker reported on an email he received from the resident at 130 Lakeside Dr. regarding the Sparks-Hudson property. Melodi, Bill and Jim all received the same email. Jarod responded that any mailings he would receive. Roy Pfeifer contacted Jim Hill and he said there has been a lot of traffic in and out of the property taking soil samples. Jim informed him that nothing is set in stone.

Jim Hill reported on the annual PEFA rebate. Shari reported that we received a check in the amount of \$4,368.40. Jason Love explained what the rebate was from. Several years ago we signed an agreement with UGM where they purchase larger amounts of gas and gives them the power to prepay for those purchases.

Jim Hill asked about the 34 acres west of the Steel Mill. Jason said it is under contract through the county. They asked about utilities and Jason said the only thing we could provide would be gas.

## **ATTORNEY:**

Jim Buddenbaum gave an update on the ½ acre of ground in Brixton that is in the county. The County will pass the proper resolution in the next 30-60 days.

## **ACKNOWLEDGEMENT OF CORRESPONDENCE:**

**REVIEW & APPROVE OCTOBER DRAFTS AND CLAIMS:**

Shari Ping presented the drafts and claims for October 20, 2020. Jim Hill asked for a motion to approve the drafts and claims, Bill Majeske made the motion, Jarod Baker seconded. All ayes, motion carries 4-0.

**ADJOURNMENT:**

Jim asked for a motion to adjourn. Melodi Ingalls made the motion, Bill Majeske seconded. All ayes, motion carries 4-0.

Respectfully submitted,

Shari L. Ping  
Clerk Treasurer