

Confirmatory Resolution 2022-13 Confirming Designation of an Economic Revitalization Area and Approving Tax Abatement Benefits and Supporting Findings of Fact and Order (Bldg 1, 401 W Kam Drive)
Confirmatory Resolution 2022-14 Confirming Designation of an Economic Revitalization Area and Approving Tax Abatement Benefits and Supporting Findings of Fact and Order (Bldg 2, 301 W Kam Drive)

**PITTSBORO TOWN COUNCIL MEETING
33 EAST MAIN STREET, PITTSBORO
TUESDAY, AUGUST 2, 2022 @ 7:00 PM**

QUORUM:

Jarod Baker
Terry Northern
Jay Thompson

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

OTHERS: Jason Love, Town Manager; Steve Maple, Building Commissioner; Robin Drew Swalley, Parks & Rec Superintendent; Bill Zeunik, Fire Chief; Scott Syverson, Tri-West Superintendent; Greg Guerrettaz, Financial Solutions Group; Spring Deaton, 86 Woodview Drive; Linda Thompson, 7722 Quail Creek Trace; Dan Keers, Ark Park; Kyle Martin, 108 Woodview Drive; Mary E Wright, Braeden Mathews, Jaxsyn Mathews, Cub Scout Guests; Brian, Hendricks County Redevelopment

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE:

President Jarod Baker brought the Town Council Meeting to order at 7:00 pm by establishing a quorum. Three (3) of the five (5) members are present Jarod then asked the Council, staff, and audience to stand for the Pledge of Allegiance led by our Scouts and to follow with a Moment of Silence.

PUBLIC HEARING-RESOLUTION 2022-009 ARK PARK/BLDG 2:

President Jarod Baker went over the guidelines for a public hearing. Jarod opened the Public Hearing. The notice was published in The Republican on July 21, 2022. Building 2 is the same as Building 1 and requesting the same tax abatement. Jarod went over the structure of the 8 years-Years 1 – 3 @ 100%, year 4 @ 80%, year 5 @ 60%, year 6 @ 40%, year 7 @ 20% and year 8 at 10%. Jarod asked if there were any comments from the public or any written correspondence. Shari Ping did not receive anything. Nothing on Town Hall Streams. Jarod closed the public hearing. Jarod then asked if the Council had any comments. Jay had nothing, Terry reported for the public's benefit, that they scored the one using the criteria found in Ordinance 2007-09. The scoring matrix warranted the tax abatement as stated previously. Discussion followed regarding the Confirmatory Resolution.

Jarod Baker made a motion to approve **Confirmatory Resolution 2022-13 Confirming Designation of an Economic Revitalization Area and Approving Tax Abatement Benefits and Supporting Findings of Fact and Order (Bldg 1, 401 W Kam Drive)** approved at a previous meeting. Jarod also made a motion to approve **Confirmatory Resolution 2022-14 Confirming Designation of an Economic Revitalization Area and Approving Tax Abatement Benefits and Supporting Findings of Fact and Order Bldg 2, 301 W Kam Drive**. Terry Northern seconded as modified. Roll call vote: Terry-yes, Jay-no, Jarod-yes. Did not pass due to majority of Council not met. Will discuss again August 16th.

FINANCIAL SOLUTIONS GROUP PRESENTATION:

TIF 101: An Educational Session in How the TIFs Can Be Beneficial to Pittsboro - (see attached)
President Jarod Baker explained why we need to review Tax Abatements due to the growth/interest north of the interstate and with the progress of Dan Keers property. Jarod then turned the meeting over to Greg Guerrettaz from FSG.

OLD BUSINESS

Website Update – Jarod Baker gave an update from Civic Plus. Proposed launch date is September 9th.

2023 GO Bond Update – Jarod Baker would like to discuss how best to utilize a GO Bond for next year. Jason Love gave a wish list to the Council, Scott King would like to purchase in car computer equipment, and Parks Dept. will

give a wish list tomorrow. Jason Love asked how soon FSG would need the information to process the GO Bond. Per Jarod, Greg said he would need it by mid-September.

NEW BUSINESS

Streetlight at Hwy 136 and Baldauf Drive – President Jarod Baker went over the need for a light at this intersection. The issue is the three (3) different parts to this problem. It's a State Hwy, Baldauf Drive is a County Road, and then the private owners. There is cost associated with the streetlight, can the Town fund this light? Jason Love has asked Hendricks Power Coop and they have no dog in the fight, not interested. Jason reported that Duke would set a pole for \$7,000, hang the light and the Town would have a recurring bill for the usage. The County is not interested. A few years ago, the County stepped in and cleaned up the northeast corner, however it is right back where it was. Terry Northern asked where they would have put the pole, Jason said on the northwest corner. Jason said it would take a small transformer and wire. We already pay Duke and Hendricks Power for streetlights. Jim Buddenbaum commented that you can not put a pole on a road that is not owned by the Town. Kyle Martin responded with the traffic study that was done and it found that it would not make a difference and maybe put in a turn lane. Jarod said there is no visible signage and its very dark to be able to see the road sign.

Economic Development Comm (EDC) – President Jarod Baker explained the need for a new member of the EDC. It is a Council appointment with no term limit. An ad needs to be created and run for 30 days. The Council would like for any information regarding the EDC be sent to them for review and update as needed prior to placing the ad. Terry Northern asked if it could be a dual position – for example, someone from the Police Commission could serve on the EDC. Jay Thompson said Erik Jones is interested in serving on this commission. Terry Northern is all for revitalizing the EDC to work with the Council and the Town Manager and sell the Town to businesses. Jarod Baker feels the Redevelopment Commission needs to get back to meeting and working with the EDC and growing the Town.

COUNCIL COMMENT

Terry Northern – he has some concerns on the proposed Resolution from July 5th regarding changing the fees from \$200 to \$500. We also reviewed and voted on acceptance of a form 1) tax abatement and 2) TIF. Resolution 2022-08 changing the fees was approved. However, a resolution was not created to adopt the new forms. The verbiage from Resolution 2022-08 rescinds all prior resolutions and ordinances, Resolution 2007-09~~1~~ had the old form. Discussion followed. A resolution needs to be created for each application form (Tax Abatement and TIF).

Jay Thompson – thanked the Scouts for joining the meeting tonight

asked Jason about Lee Drive – Jason had nothing new to report

asked Jason about the flow meter at SDI – Jason said they have a meeting next week

asked Jason about the well #2 – Jason said nothing new, the generator is installed at the water plant

asked Jason about back billing SDI for the years they paid a flat rate – Jason said he has nothing to confirm where the flat rate came from. Since the flow meter has been installed, they are paying for true gallons. A flow meter is going to be installed on their water intake to see if it matches there outflow meter. Discussion followed.

mid-September there are plans to replace the culvert on Jeff Gordon Blvd., build a by-pass road in the Town's right of way on the west side

asked Steve Maple about the entrance to Hidden Hills next to the barn, Steve said it is for construction only. New entrance has to be moved due to gas lines.

asked Scott King about streaming the Police Commission meeting – Scott said no they did not.

asked about the budget meeting tomorrow – Jarod said no it was moved to August 9th at 1:30

asked Jason about getting with John Ayres regarding the intersection of Baldauf and Wall Street – Jason said that he was going to take care of it

Jason Love – went over the culvert replacement on Jeff Gordon Blvd. next month. Jason has a grant for the right-of-way for the bypass road not to exceed three (3) years for completion of the project. Jason is asking for Council approval to sign the grant. Jarod Baker made the motion to allow Jason to sign the grant, Jay Thompson seconded. Roll call vote: Terry-yes, Jarod-yes, Jay-yes. Motion passes 3-0

ATTORNEY ITEMS:

Jim Buddenbaum had nothing to report

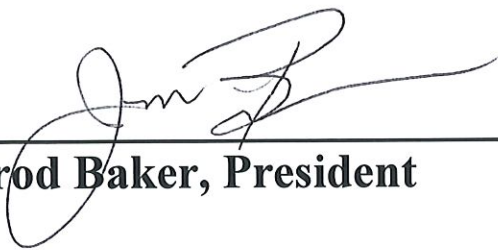
Spring Deaton asked Scott King regarding the speed study in Woodland Hills requested by a homeowner. Scott reported it was not a study just a deterrent.

ADJOURNMENT:

Jarod Baker reminded everyone that the next meeting will be August 16th at 7:00 pm. Jarod asked for a motion to adjourn. Terry Northern made the motion, Jay Thompson seconded. Roll call vote: Terry-yes, Jarod-yes, Jay-yes. All ayes, motion passes 3-0

Respectfully submitted,

Shari L. Ping
Clerk Treasurer




Jarod Baker, President



Terry Northern

William Majeske

Randy Price



Jay Thompson

Attest: 

Shari L. Ping, Clerk Treasurer