

Resolution 2024-12 Establishing a Fiscal Plan for the Annexation of Certain Territory to the Town of Pittsboro, Hendricks County, Indiana

Ordinance 2024-12 Annexing to and Bringing within the Town Limits of Pittsboro, Indiana, and Amending the Zoning Ordinance for Property Located within Middle Township, Contiguous Therewith

Ordinance 2024-13 to Amend the Official Zone Map of the Town of Pittsboro, Indiana, Unified Development Ordinance, as amended (Ark Park LLC ~ 16.48 Acres)

Resolution 2024-13 Authorizing Execution of Indiana Department of Transportation Agreements

Resolution 2024-14 Approving the Use of Tax Increment Financing Funds

**PITTSBORO TOWN COUNCIL MEETING
33 EAST MAIN STREET, PITTSBORO
TUESDAY, MAY 7, 2024 @ 7:00 PM**

QUORUM:

Jarod Baker

Terry Northern

William Majeske

Larry Compton

Randy Price - ZOOM

Jim Buddenbaum, Attorney

Shari L. Ping, Clerk Treasurer

Scott King, Police Chief

OTHERS: Steve Maple, Building Commissioner; Mitch Alexander, Alexander Contractors, 4490 N Co Rd 200 E, Danville; Billy Ray Alexander, 8537 N Co Rd 275 E; Eric Wathen, ELW Consulting; Andy Kult, Comer Law; Marty Cain, 125 E Main St; Brayden Fleece, 2400 Commerce Way; Jeff Merriman, 2400 Commerce Way; Dan Keers, Ark Park LLC; Bob King, Woodridge Dr.

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 are present. Four (4) in person, one (1) via ZOOM. Jarod then asked the Council, staff, and audience to stand for the Pledge of Allegiance and to follow with a Moment of Silence.

PUBLIC COMMENT:

None

OLD BUSINESS:

Potential Property Purchase Update – President Jarod Baker gave an update on the appraisals for 318 E Main St, we received one (1) appraisal at \$352,000 and we are still waiting on the second one.

Since our last meeting, Charlie Porter approached Jason Love about selling his property located at 41 E Main St. We received two (2) appraisals – 1) \$560,000 and 2) \$637,000. The average would be \$598,500. At the next Council meeting we would enter into the same type of agreement to allow Jason Love authority to negotiate for the property owned by Porter's. Our plan is to purchase both pieces of property and build the new Police Station next to the Fire Dept. and a new Town Hall on Porter's property. Terry Northern turned to Eric Wathen about the infrastructure costs compared to the 20 acres. Eric reported that we would be saving ½ million dollars by purchasing the properties located on Main Street since they already have utilities and roads. Discussion followed.

NEW BUSINESS:

Alexander Contractors – Approve Fiscal Plan – President Jarod Baker went over the reason for the fiscal plan. Terry Northern wanted it noted that this will pay their own way with no tax abatement or TIF. Jarod Baker made the motion to approve **Resolution 2024-12 Establishing a Fiscal Plan for the Annexation of Certain Territory to the Town of Pittsboro, Hendricks County, Indiana**, Bill Majeske seconded. Roll call vote: Larry-yes, Terry-yes, Bill-yes, Randy-yes, Jarod-yes. Motion passes 5-0.

Alexander Contractors – Annexation – President Jarod Baker went over the ordinance annexing 6.13 acres. Terry Northern asked if this will be rezoned. Jarod Baker explained that we have the right to rezone upon recommendation from the Advisory Plan Commission. It will be rezoned to I2. Terry Northern asked about notifying the adjacent property owners. Andy Kult said they did send out letters on April 5th. Terry also asked why we are bringing it in as an I2. We have three (3) years to get utilities to the property. Jarod explained we are in the process of putting together an agreement with the property owner. Terry asked if we could annex it and wait to rezone the property once the agreement is in place. Andy Kult wanted it on record that they agree to use well and septic until the utilities are provided, and they can hook onto at that time. Discussion followed. Jarod Baker introduced **Ordinance 2024-12 Annexing to and Bringing within the Town Limits of Pittsboro, Indiana, and Amending the Zoning Ordinance for Property Located within Middle Township, Contiguous Therewith**, Bill Majeske seconded. Roll call vote: Larry-yes, Terry-yes, Bill-yes, Randy-yes, Jarod-yes. Motion passes 5-0. Jarod Baker made a motion approving Ordinance 2024 as written, Bill Majeske seconded. Roll call vote: Larry-yes, Terry-yes, Bill-yes, Randy-yes, Jarod-yes. Motion passes 5-0.

Rezone of Ark Park – President Jarod Baker explained the reason for the rezoning of 16.48 acres to Flex Industrial (FI) from Highway Business (HB). The Advisory Plan Commission held a Public Hearing on this last month. Jarod Baker made a motion to approve **Ordinance 2024-13 to Amend the Official Zone Map of the Town of Pittsboro, Indiana, Unified Development Ordinance, as amended (Ark Park LLC ~ 16.48 Acres)**, Larry Compton seconded the motion. Roll call vote: Larry-yes, Terry-yes, Bill-yes, Randy-yes, Jarod-yes. Motion passes 5-0.

Community Crossing Grant Authorizing Steve Maple as Signatory – President Jarod Baker went over the reason for this resolution. Jarod Baker made the motion to approve **Resolution 2024-13 Authorizing Execution of Indiana Department of Transportation Agreements**, Terry Northern seconded. Roll call vote: Larry-yes, Terry-yes, Bill-yes, Randy-yes, Jarod-yes. Motion passes 5-0.

SDI Spending Plan from RDC – President Jarod Baker explained the reason behind the spending plan from the RDC. The RDC approved an amount not to exceed \$45,000 being pulled from the SDI TIF monies. Terry Northern asked that the existing TIF proceeds be allocated back to infrastructure. Jarod Baker explained that the Town will be installing the vault at SDI and asking SDI to repay the Town once it is installed. Jarod Baker made the motion to approve **Resolution 2024-14 Approving the Use of Tax Increment Financing Funds**, Bill Majeske seconded the motion. Roll call vote: Larry-yes, Terry-yes, Bill-yes, Randy-yes, Jarod-yes. Motion passes 5-0.

COUNCIL COMMENTS:

Jarod Baker announced that at the next meeting we will be discussing the Fleece Performance Bond. Jarod asked Brayden or Jeff from Fleece Performance to explain the reason why they are coming back to the Council for this amendment. Jeff gave a brief explanation for the changes.

ATTORNEY ITEMS:

Jim Buddenbaum had nothing to report.

APPROVAL OF DRAFTS & CLAIMS:


Vice President Bill Majeske asked Shari Ping to present the drafts and claims for May 7, 2024, which includes all payments made since our April 16th meeting. Shari gave the totals for Town, Sewer and GO Bond APVs. Jarod Baker made a motion to approve drafts and claims as presented by Shari, Larry Compton seconded. Roll call vote: Larry-yes, Terry-yes, Bill-yes, Randy-yes, Jarod-yes. Motion passes 5-0.

ADJOURNMENT


Jarod Baker made a motion to adjourn, Terry Northern seconded. Roll call vote: Larry-yes, Terry-yes, Bill-yes, Randy-yes, Jarod-yes. Motion passes 5-0.

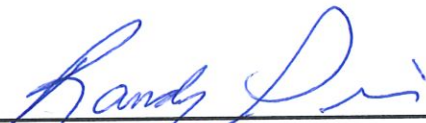
Respectfully submitted,

Shari L. Ping, Clerk Treasurer


Jarod Baker, President


William Majeske


Terry Northern


Randy Price


Larry Compton

Attest: 
Shari L. Ping, Clerk/Treasurer