

Ordinance 2024-14 An Amended and Restated Ordinance of the Town Council of the Town of Pittsboro Authorizing the Issuance of the Town of Pittsboro, Indiana Economic Development Revenue Bonds, Series 2024 (Fleece Performance Engineering Project) and Authorizing and Approving Other Actions in Respect Thereto

Ordinance 2024-15 Adopting the Storm Drainage, Erosion and Sediment Control Ordinance of Hendricks County

**PITTSBORO TOWN COUNCIL MEETING
33 EAST MAIN STREET, PITTSBORO
TUESDAY, JUNE 4, 2024 @ 7:00 PM**

QUORUM:

Jarod Baker

Terry Northern

William Majeske

Larry Compton

Randy Price

Jim Buddenbaum, Attorney

Shari L. Ping, Clerk Treasurer

Jason Love, Town Manager

Scott King, Police Chief

Steve Maple, Building Commissioner

OTHERS: Carl Carson, Asst. Police Chief; Rachel Coe, Police Officer

Please see the attached list for others in attendance.

VIA ZOOM: Adam Steuerwald, Barnes & Thornburg

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. Jarod then asked the Council, staff, and audience to stand for the Pledge of Allegiance and to follow with a Moment of Silence.

PUBLIC HEARING: ALEXANDER/WARREN (CASH CONCRETE) PROPERTY ANNEXATION

- Moved to the end of the agenda
- Discussion followed about moving the meeting to a larger location so those in attendance could speak. A suggestion was made to open windows or listen to the live stream on townhallstreams.com. All Council members agreed to open windows and rotate those that have spoken with those outside who would like to speak. Robert Duncan, 4421 Quail Creek Trace S, did not agree with the proposed plan and thought the meeting should be moved to a larger building.

PUBLIC COMMENT:

- Jack Swalley, 128 S Maple St., reported that at the last Plan Commission meeting there was a presentation for annexation and rezone recommendation. The rezone goes with the land and not with the use and this would be stated in the Comprehensive Plan. Since it was a joint application with the property owner and a business it was a joint application. If it is not in the Comprehensive Plan, then it requires a rezone. Zoning is not for land only, if it was it would be in the Comprehensive Plan. If there is a business involved and the business applies jointly with the property owner, then that tells you the business wants zoning for their use.

OLD BUSINESS:

Amendment to the Bond Ordinance for Fleece Performance – President Jarod Baker explained the first reading was at our last meeting. Jarod then asked Adam Steuerwald if there were any changes to the bond ordinance. Adam said there have been no changes to the content of the ordinance. Terry Northern read Exhibit A and asked Adam about the TIF funds being used for infrastructure. Adam explained that they were all secured by a taxpayer agreement with the property owner to ensure debt service payment plus the additional payments on top of that to go to the Redevelopment Commission for other uses. Jeff Merriman, Fleece Performance, answered as follows: 11.3 million will stay with the 39-year real property, only \$279,000 will be accelerated in 5-year depreciation, 1.2 million will be in the 7-year depreciation, and 1.1 million will be in the 15-year depreciation. The vast majority of our project will be in the 39-year depreciation. Terry Northern overall we are Tiffing it for 10 years longer, there is no schedule that

says what portion is personal and what is real property. Personal property is on an accelerated TIF, tax advantage is on an accelerated schedule of 7 years. Are we upside down on the assets secured? Jeff answered not according to Bob Swintz projections. Terry Northern has an issue with the change in the principal amount, the net returns are going from 2.8 to 4.1 million. No other Council made any comments. Jarod Baker made the motion to approve **Ordinance 2024-14 An Amended and Restated Ordinance of the Town Council of the Town of Pittsboro Authorizing the Issuance of the Town of Pittsboro, Indiana Economic Development Revenue Bonds, Series 2024 (Fleece Performance Engineering Project) and Authorizing and Approving Other Actions in Respect Thereto**, Bill Majeske seconded the motion. Roll call vote: Larry-yes, Terry-no, Bill-yes, Randy-yes, Jarod-yes, motion passes 4-1.

Amendment to the MS4 Ordinance – President Jarod Baker explained the first reading was done at our last meeting. He went over the reason for the ordinance. Jarod Baker made a motion to approve **Ordinance 2024-15 Adopting the Storm Drainage, Erosion and Sediment Control Ordinance of Hendricks County**, Terry Northern seconded the motion. Roll call vote: Larry-yes, Terry-yes, Bill-yes, Randy-yes, Jarod-yes, motion passes 5-0.

NEW BUSINESS:

Park Board Appointment by Town Council President – President Jarod Baker explained that the Park Board posted on Facebook that they were looking for Park Board members by May 31st. Jarod was told they had three (3) interested applicants. Terry Northern commented that the Park Board requested these spots be filled as soon as possible to help with the personnel replacement process. Randy Price feels we should be given a recommendation from the Park Board. Jarod Baker recommends we table this until the next meeting.

Cash Concrete – Approve Fiscal Plan – President Jarod Baker explained that there is some editing that needs to be done to the Fiscal Plan, so we will need to table this.

PUBLIC HEARING: ALEXANDER/WARREN (CASH CONCRETE) PROPERTY ANNEXATION

- President Jarod Baker went over the process of the Public Hearing. Each speaker will have three (3) minutes to speak. If you are speaking for others, we need to have that in writing. The Public Hearing was advertised in the May 2nd issue of *The Republican*. The purpose is to annex into the Town property located north of the interstate. It includes four (4) tracts of land totaling 99.02 acres. Advisory Plan Commission recommends all four (4) tracts are proposed as Ag zoning. Representative from Cash Concrete spoke. Dale Kruse, Kruse Consulting, 7384 Business Center Drive, Avon, the recommendation from the Plan Commission was to annex the entire parcel as ag zoning, which is approved by the applicant. If Cash decides to proceed with this project after this evening, they will make an application to rezone later with all the processes followed. Jarod explained that the recommendation from the Plan Commission as an agricultural zoning. We have someone representing the petitioner who is interested in 14-15 acres, and they are fine with it coming in as ag. We are annexing 99.02 acres into Town as an ag zoning. Jarod asked the Council if they understood the annexation is coming in as ag and there is not requested I2. Terry Northern disagrees – at Plan Commission it was a competition application. Jarod Baker read the attached Petition for the Voluntary Annexation of Land into the Town of Pittsboro, Indiana, and for the Zoning of the Annexed Land. Jarod asked Jim Buddenbaum if Cash Concrete is considered a petitioner. Jim said yes, they are. Discussion followed. Dale Kruse mentioned that at the Plan Commission meeting it passed as the whole thing annexed as ag. Jarod turned to the Public for comments and explained the process again. Notification was in *The Republican* and letters were mailed to residents within 660' or no more than two (2) parcels deep. More discussion followed.
- Billy Alexander, 8537 N Co Rd 275 E, explained that the 13 and 19 acres are for sale, but the 65 acres are not for sale. Billy then read a letter and thanked everyone for being respectful to him and his family. He is not leaving, rumors of him taking the money and run. Billy said if he was going to run, he would sell his 200+ acres for 20 million and live in Florida. Billy did his research on other concrete plants, and they are not dirty. Cash Concrete caters to the small guy. Get the correct information.
- Mary Rokusek, 9769 N Co Rd 550 E, representing the residents of 550 E. She is requesting that the Council rejects the annexation of the Alexander property and any recommendation of I2 zoning. The opposition is based on the fact that the location and the zoning is not in accordance with the current land use as outlined in the Comprehensive Plan. She also referenced information from the US Environmental Protection Agency website.

- Tom & Kathie Davis, 9001 N Co Rd 275 E, received no notification about this. Can respect the fact that the Alexander's can sell their property, he considers Billy Ray and Tracie are friends of mine and a business partner. We consider ourselves as residents of this Town. The Town grows north due to where the open land is. Our water is in jeopardy since our well has gone down 48' due to the Town adding the wells north of 74. This concrete plant is in our backyard. I think this is a backwards process since the zoning was all about putting this concrete plant on the property.
- Bill Albright, 9400 N Co Rd 550 E, has a couple of questions for the Council-what agreements have been made with the concrete plant or the Alexanders for you to push this to be incorporated into the Town? What tax abatements have you offered them? Who is going to be responsible for taking care of the roads after they start driving their 80,000 lb trucks on them? He supports Mr. Alexander in selling his property. Billy asked him if he was okay with it coming in as ag. Bill said no he thinks he is backdooring us. We know that once it is annexed then the concrete plant will come in. Jarod answered Bill's questions.
- Mark Waggoner, 4503 E Co Rd 850 N, just spent a million dollars on a brand-new house and now we have found out there is going to be a concrete plant next door. Mark is okay with Billy about selling their property and he agrees with all that Mary said earlier.
- Phil Arnold, 7103 Rosehill Ave., Brownsburg, representing his two (2) sons, Matthew Arnold, 4802 E US Hwy 136 and Michael Arnold, 763 Jefferson Park Dr. They have concerns about the traffic and roads, water and pollution. Water pressure has a negative impact on your plumbing, has a negative impact. There should be proper infrastructure already too high. He has a brochure showing the negative effects on water pressure. Pollution is another key issue. He quoted National Library of Medicine, Chemosphere 2019 March about how cement plants affect the population. Yes, it's your land to sell, my air to breathe and my water to drink.
- Chuck Childress, 9008 N Co Rd 500 E, asked Jason to put his PowerPoint on the screen. He ran to Greencastle to talk with people around their concrete plant. The first picture is of a concrete plant, the next one shows one 60 years later, and a third one shows another one. There are no houses anywhere close to the concrete plants. The truck traffic will increase with trucks weighing 74,000 lbs and making 30 deliveries every day. This is a lot of traffic with trucks hauling sand and cement throughout the day.
- Laura Meiser, 2306 E Co Rd 900 N, moved here two (2) years ago after hearing about the great schools and great people. She was shocked that they were never notified that this concrete plant was coming. We are afraid of our water and ruining our well. Emotional plea about babies being more susceptible to cancer. I don't want my baby going to a school so close to what is coming in.
- Annette Childress, 9008 N Co Rd 500 E, talked about the safety of this community. I agree with all the others about the water, wells and pressure. I want to talk about the road conditions and what is going on as a benefit to the community. With the continued growth of subdivisions in the area we are seeing a high influx of walkers, joggers, dog walkers and families taking walks. These are on the same roads that farm equipment goes on and our cars and trucks are on. There are bike races coming through the community. These are city people that aren't used to farm equipment or construction equipment coming down these roads. Now with this potential proposal for the future, you will see more heavy trucks, more than just a subdivision going up when you see a few trucks going into them through the construction entrance. She asked Jason to pull up a map showing her property, 900 ends at our driveway and on the other side it dead ends at the Davis property. With the proposed 60' right-of-way crashes right into 900. This is the next step of 900 going through our properties. She respects the right to sell property as her husband said. This is about more than that, it's also about a small business making into a growing market, its about smart planning for our community. She asked the Council to look at our own ordinances, specifically Ordinance 2011-2 regarding nuisances, follow those ordinances.
- Phil & Lindie Ludlow, 5419 E Co Rd 750 N, has been involved in the Leep project extensively with the property owners in the county and Lebanon. They started selling land, but the county didn't have a plan for roads, water or sewers. They put the cart in front of the horse. Up there, they put a 427 on it and called it the IEDC and ran everything. Just warn Pittsboro, don't get the cart in front of the horse. Get your infrastructure planned out, you can sell your land and annex it into Town. Mentioned the project on 74 and raising the bridge.
- Kristi Walters, 5325 E Co Rd 800 N, agrees with everything being said about water, wells and infrastructure. The one thing that hasn't been mentioned, my concern, is the schools and how they will impact on the kids there. I would rather see another neighborhood come in and overcrowd the schools than have our air polluted,

water being polluted and impacting our kids. We have good schools, but it won't stay that way if our kids are getting sick.

- Kim & John Lyon, 8659 N Co Rd 275 E, we have two (2) great neighbors. We just built our dream home there to be out in the country with a nice, wooded area. Didn't know anything about it until Tom Davis told us. We don't want a concrete plant in our backyard with the lights and traffic. Not what we expected to have in our backyard. We love this Town.
- Matt Mazelin, 4452 E Co Rd 1000 N, has the utmost respect for the Alexanders. The road 1000 N has issues with commercial traffic established by the County. The concrete plant wants in on the development in the area, it's their main goal. They want to do the best they can, but the long term of it is it never stays that way. They are under the same regulations as this concrete company as far as keeping the dust down, but no one is enforcing it. Nobody is saying anything about that. There's nothing wrong with keeping this town small, there's not really a big draw for wanting this. So, keeping it small and keeping a small-town atmosphere, they don't have a whole lot to bring to us that we don't already have. This is why we all moved here, that's why we love this town.
- Bill Ware, 9337 N Co Rd 275 E, has lived here since 1976. I spent 50 years driving a semi. The city shouldn't do it, but it's been paid for so it will probably happen. I don't agree with it and agree with most of the people here tonight. He thinks the Alexanders have already sold the property but doesn't think the concrete plant should be built on it. The Steel Mill is polluting the air, they've got citations for air pollution as well as ground pollution. The towers are all turning black that they tried to power wash or paint over.
- Keith Yeager, 4478 E Co Rd 1000 N, moved away but came back here to be in a small town. I do everything locally, and I don't want this. I'm the President and I run an engineering company and one (1) of our buildings is outside of a concrete plant in Whitestown, and my company pays \$12,000 a month because the County said they will follow the guidelines, but they don't follow them. The guidelines do not protect these residents, they don't protect me or my company. We can sue, but nobody wins besides the lawyers. What you are seeing on this slide is pollution. You go to a concrete company and within an hour you will have an 1/8 to 1/4" of dust on your car. On slide 10 this shows pollution. What does the Town get out of this? What do the residents get out of this? Who gets anything besides Billy Ray and Cash Concrete? My answer is nobody. There will be 12 jobs created-10 drivers, 1 batch guy and 1 yard guy. I guarantee the pay on those jobs will be \$17 an hour, it's not going to be good pay.
- Brad Meiser, 2306 E Co Rd 900 N, heard Mrs. Alexander mentioned the elementary school being next to the Steel Mill. That was the most disappointing thing about this Town when we moved here. We can smell it, hear it from our house. What we are worried about is what this might bring additional after if this goes in. What else might come? If that's going to continue to bring more traffic our way and the pollution of the water. You have the right to sell your property, we're just worried about what's going on there.
- Jay Thompson, 7722 Quail Creek Trace, with this annexation, this is going to be more area for the Police to patrol. Just something to consider. He spoke with Chris about the wastewater that comes out and this could be very toxic, and it must be diluted otherwise it will kill the bugs in the clarifier. IDEM controls these guys strongly and monitors them but wanted to make everyone aware that this could affect our wastewater plant.
- Carolyn Ware, 9337 N Co Rd 275 E, opposes the concrete plant for all the reasons everyone else has mentioned. I just want to say that I hope it doesn't go through with the concrete plant. I don't blame Billy Ray for selling his property, he has that right.
- Amy Chinn, 4605 Devonshire Dr., my vote would be no due to environmental and health concerns that everyone else has mentioned. In her research of other communities with concrete plants, there was reported the issues we talked about today, health environmental, negative impact, safety overall, traffic and infrastructure. I also wanted to add the lack of regulatory oversight, locally the Greencastle plant was brought up and in 2021 the Greencastle Lonestar Industry Concrete Plant was given a million dollar in fines to upgrade their facility due to their plant emitting unsafe levels of air pollution and other violations. They continue to pay civil fines due to individual medical issues and that continues to grow. Lonestar Industry continues to work with the US Department of Justice and the State of Indiana. Because of regulatory oversight the community didn't know. I know in our small community we don't have a lot of resources to do that sort of oversight. She also mentioned the Texas Commission on Environmental Quality is working on regulatory changes due to air pollution and other health impact assessments. The key finding is an area within five (5) miles of the concrete plant is in a high danger zone, and an area within 20 miles is a danger zone. So another key finding was the lack of regulation oversight during the planning of these plants, going back to

infrastructure. It is critical to learn from the experiences of other communities and ensure that our community is not impacted. And that we have robust oversight and community involvement. She would be happy to be a part of any research committee.

- Max Meiser, 4588 E Co Rd 550 N, opposes the plant too. He suggests that Cash Concrete show the Council if it is a self-contained plant where they build the building and put the plant inside the building. Are they going to have monitoring wells, air quality monitoring going on? The location is another issue. Why isn't it being built next to the Steel Mill and Love's? If they do monitor it and you find it is polluting the air and water, then it is too late. Once the plant is up, it's too late. I suggest we don't go with it.
- Denise Mazingo, 7295 E Co Rd 900 N, Brownsburg, agrees with the previous lady on all the statistics. 5 miles highly danger zone and 20 miles danger zone. I live within those 20 miles. I'm 6 miles from the Steel Mill and I don't agree that you build it next to that. It doesn't enrich anyone's life; in fact, it takes life. Statistics show that medically and physically and environmentally. It's of no benefit to anyone. Someone said there might be 10-12 jobs, that's 12 individuals whose lives it may enrich, what about the rest of us? It has no value in life. I oppose.
- Dan O'Connor, 550 N Maple St., I oppose. I want to discuss the ripple effect. N Maple is not a truck route, it looks like 74 going by my house. He has had to call 911 on several occasions and the response time is staggering. This is a small town, let's tap the brakes until we can get under control what this town has grown into already. We don't sleep with our windows open anymore due to the traffic and Maple Street being used as a drag strip. We can't even enforce a truck route in this town let alone the ripple effect of the subdivisions coming in. It's going to get worse.
- Andrew Adams, 10076 N Co Rd 471 E, short and to the point, not in favor of this. Grew up in the middle of nowhere, we moved to a different part of Indiana and eventually grew up and swallowed us up. We moved back out here. That's why we love it out here, out in the middle of nowhere but close enough for the wife because she grew up in town. That's what scares us, if this comes then what's next?
- Dan Miller, 4298 E Co Rd 1000 N, we changed the plan and now we are talking about annexing it as ag. It's already ag why do we need to annex it? It's just a backdoor way to get Cash Concrete in it. This was spoke of as I2 vs I3. I2 talks of no dust, clean, quiet, free of hazardous or objectional elements such as noise, dust, smoke or clare. It's going to have all of that. If anything, it will follow under an I3 and not anywhere close to residential area. I am opposed.
- Brent Johnson, 4296 E Co Rd 1000 N, if the Town annexes ground, doesn't the Town have to provide water, sewer, police and fire. Jarod Baker said the town has three (3) years to provide utilities to the area. Is the Town responsible for monitoring the daily activity of the concrete plant? Jason Love replied-it would be an IDEM permit. He asked the Council if they foresee a tax abatement being offered to Cash Concrete? Jarod Baker replied-they have to bring one to us first. How do we get a copy of the Fiscal Plan? Jarod Baker replied-hopefully it will be posted on our website before our next meeting. I am opposed.
- Eric Bachle, 8776 N Co Rd 150 E, the first thing I want to comment on is that this process hasn't been represented to the community. I understand it has met the necessary requirements but when you think about a Public Hearing and the venue, you all know the population of Pittsboro as residents, there are taxpayer funded venues within a couple of miles that would have prevented people from sitting in the parking lot and live streaming it from a pickup truck on a blue tooth speaker. The other thing I would say as far as the notification was in a newspaper that I've never heard of. I receive a bill from the Town every month, so you know how to reach me. It seems rushed, there's a lack of information. Many in the community had the perception that this was done in secrecy. If we are to move forward in a productive manner, open and transparent conversation that exceeds the minimum requirement would be beneficial to the process.
- Kara Sheads, 8740 N Co Rd 150 E, started a petition and she has 280 signatures to date. I2 is not the current correct zoning for Cash Concrete. A concrete batch facility should be considered an I3 under all the set forth regulations of the UDO of the Town of Pittsboro. Concrete plants can be loud, bright and contain large outside storage areas, heavy traffic patterns with heavily loaded equipment traveling throughout the day. They also have outside fuel tanks, oil tanks, propane tanks and other tanks that require substantial outside storage units. As Neal Cash said in the last meeting that all raw material will be in bin block bunkers, which are outside storage areas where large concrete blocks are stacked tall on three (3) sides and open to the environment. They will have a large wash out bin. In the Town of Pittsboro's UDO, Chapter 4, Section 12, I2 Zoning, Cash Concrete does not meet these requirements. UDO, Chapter 4, Section 13, I3 Zoning, which

Cash Concrete could comply to, but the land use does not fit this location. We cannot allow any variations to any town ordinances. I2 should be denied and sent back to the Plan Commission.

- Patricia Waters, 7870 Waters Way, I didn't come here to speak only to listen. I've lived here for 81 years; I can tell you anything about this town. People are standing her telling you how bad the air from the cement plant is, you walk out of Love's front door and straight across the field, you will walk in my house, and I have stuff all over my car that I can't get off. My sidewalks turned pink from the salt that comes from that place. So, nothing can hurt our children any worse than the Steel Mill. The air that comes from the trucks that go down 74 is bad. I'm here to say that I'm for the concrete plant. Because Pittsboro is going to grow, these people that moved out here thinking it was going to stay small, they should have done their research because it's not going to stay small.
- Bob King, 275 S Woodridge Dr., asked what the confusion with the utilities at the Plan Commission meeting was about? Jason Love replied-there was no confusion, it doesn't say there is a timeline, but there is a state statute that supports a timeline. If you come in and ask for an I2 zoning, we are mandatorily making you hook up, but we have three (3) years to get to them. Jarod Baker replied-if annexed in, the property is required to connect to Town utilities, however, based on state statute we have three (3) years to get to them. Cash Concrete being responsible for high water use if anybody is having trouble with their wells. What I could find on that is IC 14.25-4 and high user has to be 100,000 gallons a day user. Cash Concrete rep said they would use 9,000 gallons a day. According to this, Cash Concrete wouldn't be responsible for this. I'm asking Larry, Terry, Jarod, Bill and Jason, if all these people are against this, why would you even consider it? It doesn't make any sense to me or to a lot of these people here. Why don't we ask Cash Concrete to back off? Find some other place, would they consider that?
- Dayna Yeager, 4478 E Co Rd 1000 N, from another country that is corrupted, the government doesn't care about its people, they just care about getting money and I feel this is where this is going. According to the last meeting, Cash Concrete said they will take care of our water, will take care of our roads, will take care of everything wrong may happen. What happens when Cash Concrete goes bankrupt because they can't pay for everything that has been damaged in the future?
- Jodi Ensign, 5727 Tara Way, you just mentioned that you haven't really talked about a whole lot of specifics with Cash Concrete. I don't understand how you can make a huge decision if you don't have those specifics. I live just a short distance away from the proposed place where they are going, and I'm terrified of what's going to happen to our roads and our well water. If they don't have to have Town water for three (3) years, what's happens to all of us who need that well water. We are already seeing issues and what's going to happen because it looks like they don't have to help provide us with water. We don't have access to city water because it's not close. If you don't have all the specifics of how it's going to happen where they're getting their water from all of that, how do you make this decision. I don't think you can, you have to say no.
- Jennifer Ferree, 8690 N Co Rd 275 E, my family is in a different situation than everyone else. My property is zoned commercial, grandfathered in as a residential habitat. If my house burns down; I can only build back in the current footprint. We bought knowing that commercial business would come there, we are all for that, but we didn't think it would be that type of business. We thought it would be something that would make this town more valuable and something that the people would appreciate. We plan to sell our property sometime in the future when all these businesses come in, we want to make money on it but I don't want it to be something detrimental to the community. We are not leaving and want to continue to be a good place to live. Hoping to stay until all of our children are out of school. Not what we want for the community.
- Shawn Ludwick, 1161 E Co Rd 1025 N, I appreciate everyone's time here tonight. I appreciate a hardworking farmer. Totally respect that. What was displayed tonight out in the parking lot was unfortunate and I think we should house other location for safety concerns for the elderly who basically sat in a truck. We try stuff in a small town, we also know how to vote. If you see everyone tonight is mostly no, we see your parade we see you coming down we might vote differently.
- Jarod Baker announced that there are 10 seats available if anyone would like to come in.
- Keaton Durham, 4286 E Co Rd 1000 N, I agree with everyone else and oppose this coming up. Think about the community it is and how much of a decision it is. What would that look like to others coming into our community to play baseball.
- Jarod Baker read a written correspondence from Joe Ray, 119 E Main St.

President Jarod Baker closed the public hearing. He announced that on June 18th the Council will proceed with 1) favorable recommendation to annex as Ag, 2) the council has the option to override the Ag zoning, 3) unfavorable recommendation, 4) continuation. It was asked if the meeting will be held in a different location and why we have four (4) officers present. Jarod explained that he only knew about two (2) officers being present. Jarod stated these are potential options for the annexation that the Council will need to vote on. Jim Buddenbaum explained that an ordinance would have to be passed. A question was posed about the different zonings of the four (4) tracts of land. Jarod explained that they come from the same zoning as in county. It goes before the Plan Commission approves or changes all to the same zoning. Jim Buddenbaum gave a more detailed explanation of an annexation; the default is ag zoning. Jarod Baker gave an example of an annexation.

Jason Love explained how much water pressure the Town has, and it is 62. We have never had 90 lbs of pressure. Some of you mentioned you would rather see another housing subdivision; 9000 gallons is around 50 houses. Their 9000 gallons are going down the road in a truck. We bought five (5) wells so if we are responsible, I need to talk to you. We are still hooked up to Citizen to get help when we run low on water. We barely empty our water tower every day. No one has ever called me to ask me about how much water does the Town use. We drilled three (3) wells, we put one (1) in service and another one (1) at the Water's property which DNR monitors it 24/7 and we are monitoring our well 24/7 across the interstate. We are following where this water table is going daily.

ATTORNEY ITEMS:

Jim Buddenbaum had nothing to report

APPROVAL OF DRAFTS & CLAIMS:

President Jarod Baker asked Shari Ping to present the drafts and claims for June 4, 2024, which includes all payments made since our May 21st meeting. Shari gave the totals for Town, Sewer and GO Bond APVs. Bill Majeske made a motion to approve drafts and claims as presented by Shari, Randy Price seconded. Roll call vote: Randy-yes, Bill-yes, Terry-yes, Larry-yes, Jarod-yes, motion passes 5-0.

ADJOURNMENT

Jarod Baker made a motion to adjourn, Terry Northern seconded. All ayes, motion carries 5-0.

Respectfully submitted,

Shari L. Ping, Clerk Treasurer


06-04-2024 TOWN COUNCIL MEETING

NAME	ADDRESS
BEV AUSTIN	2478 E US HWY 136
TOM & KATHIE DAVIS	9001 N CO RD 275 E
PATRICK MCGRATH	201 DEER TRACE COURT
JOYCE COMPTON	7758 QUAIL CREEK TRACE
MICHAEL & ERICA BAUMER	10548 N CO RD 150 E
LUKE BAUMER	10548 N CO RD 150 E
SUZIE SMITH	8831 N CO RD 425 E
BILLY, BAYLOR, MILO ALBRIGHT	9400 N CO RD 550 E
ANNETTE & CHARLES CHILDRESS	9008 N CO RD 500 E
BOB KING	295 S WOODRIDGE DR
PHIL & LINDIE LUDLOW	5419 E CO RD 750 N
KEVIN BURGER	8650 N CO RD 425 E
RANDY SUE BURGER	8650 N CO RD 425 E
SCARLETT O'HARA	CBS 4
ALAN MBATHI	CBS 4
MAX & KATHY MEISER	4588 E CO RD 550 N
MARK WAGGONER	4503 E CO RD 850 N
BILLY & TRACIE ALEXANDER	8537 N CO RD 275 E
RON & JOYCE DANIELS	1209 E US HWY 136
DEL & JENNIFER FERREE	8690 N CO RD 275 E
PATRICIA WATERS	7870 WATERS WAY
LEE (UNABLE TO READ LAST NAME)	8831 N CO RD 425 E
BILL & CAROLYN WARE	9337 N CO RD 275 E
AMBER GRIGLEY	WRTV
DAVE MARREN	WRTV
MARY ROKUSEK	9769 N CO RD 550 E
DENNI SHUDWICH	2208 HEATHER COURT
R L YOUNGMAN	8417 N CO RD 500 E
DON WATERS	8788 N CO RD 500 E
MICHAEL PARHAM	9784 N CO RD 425 E
GERALD HAYES	9926 N CO RD 425 E
BRENT JOHNSON	4296 E CO RD 1000 N
KARA SHEADS	8740 N CO RD 150 E
MITCHELL ALEXANDER	8425 JEFF GORDON BLVD
BOB DUNCAN	4421 QUAIL CREEK TRACE S
BRAD & LAURA MEISER	2306 E CO RD 900 N
PHIL ARNOLD	7103 ROSEHILL AVE, BROWNSBURG
JACY ROBLING	9640 N CO RD 550 E
JEFF HINES	3519 W CO RD 950 N, LIZTON
GARY HARDWICK	9047 N CO RD 500 E
JOHN & KIM LYON	8659 N CO RD 275 E
KRISTI WALTERS	5325 E CO RD 800 N
BRAD & AMY CHINN	4605 DEVONSHIRE DR
DANIEL O'CONNOR	550 N MAPLE ST
MATT ARNOLD	4802 E US HWY 136
MATT MAZELIN	4452 E CO RD 1000 N
SHAWN LUDWICK	1161 E CO RD 1025 N
JAY THOMPSON	7722 QUAIL CREEK TRACE
KEITH & DAYNA YEAGER	4478 E CO RD 1000 N
SPRING DEATON	86 WOODVIEW DR
KEATON & SARAH DURHAM	4286 E CO RD 1000 N
DANNY MILLER	4298 E CO RD 1000 N

ANDREW ADAMS	10076 N CO RD 471 E
JOSH FRAZER	9640 N CO RD 550 E
ERIC BACHLE	8776 N CO RD 150 E
DAN & JODI SMITH	9341 N CO RD 500 E
JODI ENSIGN	5727 TARA WAY
DUSTIN FLEECE	9047 N CO RD 500 E
GERALD & DENISE MOZINGO	7295 E CO RD 900 N
CHRIS & HEIDI MALONE	8164 N CO RD 150 E
BRIAN ESTES	130 LAKESIDE DR



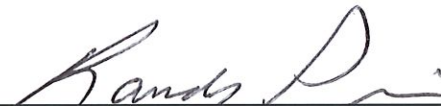
Jarod Baker, President



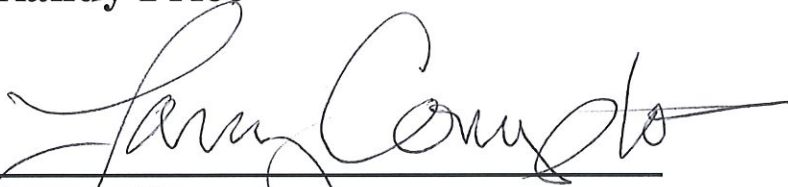
William Majeske



Terry Northern



Randy Price



Larry Compton

Attest: 

Shari L. Ping, Clerk Treasurer