

Resolution 2024-08 Confirming Designating of an Economic Revitalization Area and Approving Real Property Tax Deductions and Abatement Benefits and Supporting Findings of Fact and Order  
Resolution 2024-09 Confirming Designating of an Economic Revitalization Area and Approving Real Property Tax Deductions and Abatement Benefits and Supporting Findings of Fact and Order  
Resolution 2024-10 Approving Amended Tax Increment Financing Application  
Resolution 2024-11 Accepting the 2023 Annual Report from the Redevelopment Commission and Filing the Same with the Indiana Department of Local Government Finance

**PITTSBORO TOWN COUNCIL MEETING  
33 EAST MAIN STREET, PITTSBORO  
TUESDAY, APRIL 16, 2024 @ 7:00 PM**

**QUORUM:**

Jarod Baker  
Terry Northern  
William Majeske  
Randy Price  
Larry Compton

Jim Buddenbaum, Attorney  
Shari L. Ping, Clerk Treasurer  
Police Chief Scott King  
Carl Carson, Asst. Police Chief  
Jason Love, Town Manager

OTHERS: Steve Maple, Building Commissioner; Eric Wathen, ELW Consulting; Jay & Linda Thompson, 7722 Quail Creek Trace; Dan Keers, Ark Park; Spring Deaton, 86 Woodview Drive; Mitch Alexander, Alexander Contractors; James & Anita Cooper, 7698 N Co Rd 150 E; Andy Kult, Comer Law; Martin & Debbie Cain, 125 E Main St; Kent Elliott, Banning Engineering; Mary Bass, 224 Deer Trace Court; Ryan Vlha, 131 E Main St; Joe Ray, 119 E Main St & Pittsboro Baptist Church; Billy Ray Alexander, 8537 N Co Rd 275 E

**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.

**APPROVAL OF MINUTES:**

President Jarod Baker asked if there were any additions or corrections to the minutes from the March 19, 2024, meeting. Bill Majeske made a motion to approve, Jarod Baker seconded the motion. All ayes, motion passes 5-0. President Jarod Baker asked if there were any additions or corrections to the minutes from the April 2, 2024, meeting. Jarod Baker made a motion to approve, Larry Compton seconded. All ayes, motion passes 5-0.

**PUBLIC HEARINGS:**

Prior to starting the Public Hearings, President Jarod Baker announced that Dayton Logistics has rescinded their request for annexation. Jarod then went over the guidelines for the Public Hearings.

- 1) *Abatement Application – 103 E Kam Drive:* Jarod Baker opened the Public Hearing. The public notice was published in the March 28<sup>th</sup> issue of *The Republican*. Jarod gave a quick overview of this address presented by Ark Park LLC, with a proposed structure of 52,500 square feet. The Economic Development Commission scored the property on April 5<sup>th</sup>. The proposed abatement schedule is Years 1-4 at 100%; Year 5 at 90%; Year 6 at 80%; Year 7 at 70%; Year 8 at 60%; Year 9 at 50% and Year 10 at 40%. Jarod asked if there were any comments from the Public. There being none he closed the Public Hearing. He then turned to the Council for any comments. Terry Northern asked about the scoring process. Spring Deaton explained that the County has a standard 10/10 schedule not necessarily Joe's recommendation. Terry doesn't have an issue with the abatement, just the schedule. Terry's rationale is not to deviate from the 10/10. Jarod Baker made the motion to approve **Resolution 2024-08 Confirming Designating of an Economic Revitalization Area and Approving Real Property Tax Deductions and Abatement Benefits and Supporting Findings of Fact and Order**, Bill Majeske seconded the motion. Roll call vote: Terry-no, Larry-yes, Bill-yes, Randy-yes, Jarod-yes. Motion passes 4-1.

- 2) *Abatement Application – 203 E Kam Drive*: Jarod Baker opened the Public Hearing. The public notices was published in the March 28<sup>th</sup> issue of *The Republican*. Jarod gave a quick overview of this address presented by Ark Park LLC, with a proposed structure of 31,250. The Economic Development Commission scored the property on April 5<sup>th</sup>. The proposed abatement schedule is Years 1-3 at 100%; Year 4 at 90%; Year 5 at 80%; Year 6 at 70%; Year 7 at 60%; Year 8 at 50%, Year 9 at 40% and Year 10 at 30%. Jarod asked if there were any comments from the Public. There being none he closed the Public Hearing. He then turned to the Council for any comments. Terry Northern had the same comments as in the first Public Hearing. Randy Price asked about the parcel number being 019. Jason will look into it. Terry Northern also commented about the application referring to personal property. Jason found these two (2) addresses are on the same parcel so they will have the same parcel number. Jarod Baker asked Dan Keers if he plans to build simultaneously or staged? Dan said staged. Jarod Baker made a motion to approve **Resolution 2024-09 Confirming Designating of an Economic Revitalization Area and Approving Real Property Tax Deductions and Abatement Benefits and Supporting Findings of Fact and Order**. Randy Price seconded the motion. Roll call vote: Larry-yes, Terry-no; Bill-yes, Randy-yes, Jarod-yes. Motion passes 4-1.
- 3) *Alexander Contractors Annexation*: Jarod Baker opened the Public Hearing. The public notice was published in the March 21<sup>st</sup> issue of *The Republican*. Jarod gave a quick overview of this property located at 8425 Jeff Gordon Blvd consisting of 6.1 acres just north of the interstate. Jarod asked if there are any public comments. Mary Bass, 224 Deer Trace Court, asked about the sewer system being able to handle all of these annexations. She is concerned about the capacity of the sewer system. Jarod explained that these annexations tonight will not put a strain on the utilities. We have three (3) years to provide utilities to the Alexander property. Marty Cain, 125 E Main St., asked about the number of jobs coming from these annexations. Jarod closed the Public Hearing.

**PUBLIC COMMENT:**

Jay Thompson, 7722 Quail Creek Trace –

- 1) Bill and Larry might be able to comment on this regarding more golfers coming into Quail Creek and cars are not making a 90 degree turn into the subdivision. Is the road too narrow for a divider? Jason Love commented that we can't fix the drivers. He can try to paint the line and see what happens.
- 2) The Communications Advisory Board met last week, and he did not get notified since he no longer has a town email address. There is no small-town representative. Jarod told Jay he did a great job on the board and has no issue with signing a form to allow him to continue serving on the board.
- 3) The Hendricks County Commissioners voted no to allowing wind farms in Hendricks County.

Marty Cain, 125 E Main Street –

- 1) Asked about the abatements being a promise of Economic Development coming along with jobs? Jarod explained that there is a form that must be filed annually to confirm they are doing what they said they are doing. It is all listed on their application.

**STAFF REPORTS:**

**TOWN MANAGER:**

Jason Love had nothing to report.

**POLICE CHIEF:**

Chief Scott King had nothing to report.

**CLERK TREASURER:**

Shari Ping went over the 30/60/90-day list. Discussion followed.

**BUILDING COMMISSIONER:**

Steve Maple reported on the following:

- Hidden Hills is about to finish with Section 2, and they are starting Section 3, submitting paperwork for Section 4. Jay Thompson asked about controlled access into the subdivision. Steve said he would look into it and report back.

**WEB DEVELOPMENT UPDATE (see attached report):**

Scott Smith sent the attached report but was unable to attend.

## **TOWN COMMITTEE REPORTS:**

### **BZA:**

Meeting on March 25<sup>th</sup> – Steve Maple gave an update on Fleece Performance variance request.

### **FIRE BOARD:**

Bill Majeske had nothing to report.

### **PARK & RECREATION:**

The April meeting was cancelled.

### **ADVISORY PLANNING COMMISSION:**

Jarod Baker reported that the meeting on March 26 was covered two (2) weeks ago during the Council meeting. The next meeting will be held next Tuesday.

### **POLICE COMMISSION:**

Scott King reported that there will be an increase in the Police overtime due to helping cover the county due to the death of Fred Fislar.

### **REDEVELOPMENT AND ECONOMIC DEVELOPMENT COMMISSIONS:**

President Jarod Baker reported the Economic Development Commission met on April 5<sup>th</sup> regarding the annexations. President Jarod Baker reported Redevelopment Commission's Annual Report will be discussed during New Business. The RDC also granted TIF money from SDI to install a vault to help monitor the water usage at SDI.

### **CONTRACTED BUSINESS:**

Eric Wathen, ELW Consulting, reported that the State awarded \$519,416.24 for the Community Crossing Grant. The total project will cost \$692,000. This includes Jeff Gordon Blvd from Wall St to the bridge, north side of the bridge, Commerce Way from Jeff Gordon Blvd to town limits, 651 north to Reed Addition, and Smith Street concrete toward the end. The goal is to get advertising out this month and hopefully get a bid mid-May to be done in the summer. Eric also commented that the potholes around the I74 interchange do not belong to the Town.

### **OLD BUSINESS:**

*North Regional Lift Station – Brackney Contract* – President Jarod Baker turned the meeting over to Kent Elliott, Banning Engineering. Kent reported that they opened bids on March 19<sup>th</sup>. The Town Council awarded the project to Brackney during the April 2<sup>nd</sup> meeting. Brackney has submitted all necessary documents. Terry Northern asked Kent to explain what this project will entail. Kent explained it will be located north of the interstate to take care of the businesses located in that area. It also includes a forced main to the Wastewater Treatment Plant. Terry Northern and Jason Love went into more detail explaining the process with IDEM. Jarod Baker made a motion to authorize him as President to sign on behalf of the Town, Bill Majeske seconded. All ayes, motion passes 5-0.

*Lee Drive Update – Ordinance to Vacate* – President Jarod Baker explained the reason for putting this back on the agenda. Jarod reported the survey was done last fall and explained the division of Lee Drive. Joe Ray, 119 E Main St and Pittsboro Baptist Church suggested to cut off square the southern most part of Lee Drive. Discussion followed. Jim Buddenbaum suggested holding the ordinance until this has been finalized. Jarod Baker made a motion to continue to the May 21<sup>st</sup> meeting. Contact surveyor and proceed with legal description.

*Payroll Update* – President Jarod Baker asked the Council to table any switching payroll companies. Need to look for time keeping systems that would be the same throughout the Town. Shari Ping does not want to switch payroll companies; we've been with them 10 years and have had no issues. She is looking for a timekeeping system to be used with all departments.

### **NEW BUSINESS:**

*TIF Application Revision* – President Jarod Baker explained the reason for the changes. Terry Northern has concern regarding the vote on an Economic Revitalization Area and the Council should know more about the impact. Discussion followed. Jarod Baker made a motion to approve **Resolution 2024-10 Approving Amended Tax Increment Financing Application**, Bill Majeske seconded. Roll call votes: Larry-yes, Terry-no, Bill-yes, Randy-yes, Jarod-yes. Motion passes 4-1.

*2023 Annual Report from the Redevelopment Commission* – President Jarod Baker explained the reason for this report and read the Summary of Findings for SDI and Fleece Performance. Jarod Baker made a motion to approve **Resolution 2024-11 Accepting the 2023 Annual Report from the Redevelopment Commission and Filing the Same with the Indiana Department of Local Government Finance**, Terry Northern seconded the motion. All ayes, motion passes 5-0.

*Vaccinations for Wastewater and Sanitation Employees* – President Jarod Baker turned to Jason Love for his explanation of the need for the vaccinations for all employees. Jarod reported that Hendricks Regional Health Occupational Health Department recommended the following shots for all employees: HEP A @ \$89.00 x 2, HEP B @ \$89.00 x 3 and Tetanus @ \$70.00 every 10 years. Jason explained this would be covered under the utilities. Jarod Baker made a motion to approve all employees to receive vaccinations as necessary, Randy seconded. All ayes, motion passes 5-0.

**COUNCIL COMMENT:**

Terry Northern –

- 1) Asked the EDC what the Tax Abatement we approved were worth? Spring Deaton explained that they ran through the model. Jason Love reported that we have no dollars in infrastructure and the roads have been dedicated to the Town. Spring asked the Council what do you want from the EDC? Bill Majeske said keep doing what you are doing. Larry Compton agrees with Bill. Terry Northern explained that he never developed a building or a project as a developer or contractor and that I wasn't responsible for the infrastructure or the roads. He would like to see the Town grow in a unified order. He understands we have a hot commodity, but we don't need to give away the farm. Zero dollars go to the schools in a TIF. Infrastructure is onsite and we don't need to be involved. Randy Price fully supports the work being done by the EDC. He feels we are being rushed and need to get involved sooner. Steve Maple reported that when we did the TIF for Fleece Performance the school Superintendent was behind the TIF because they feel they will get more kids and more housing. Jason Love explained that the school is paid per student. He is more in favor of a TIF and not a tax abatement. A TIF gives the Town more money to be able to use for things we might not be able to afford on our own. Discussion followed.

**ATTORNEY ITEMS:**

Jim Buddenbaum had nothing to report.

**DRAFTS & CLAIMS:**

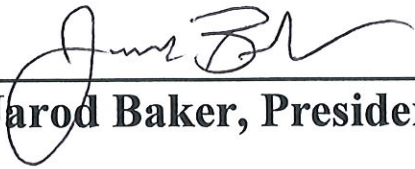
President Jarod Baker asked Shari Ping to read the dollar amounts from the Drafts & Claims for April 16<sup>th</sup>. Shari gave the totals from the Town, Sewer and GO Bond APVs. Jarod Baker made the motion to approve the drafts and claims, Larry Compton seconded. All ayes, motion carries 5-0.

**ADJOURNMENT:**

President Jarod Baker reminded everyone the next meeting will be May 7th. Jarod Baker made a motion to adjourn, Bill Majeske seconded. All ayes, motion carries 5-0.

Respectfully submitted,

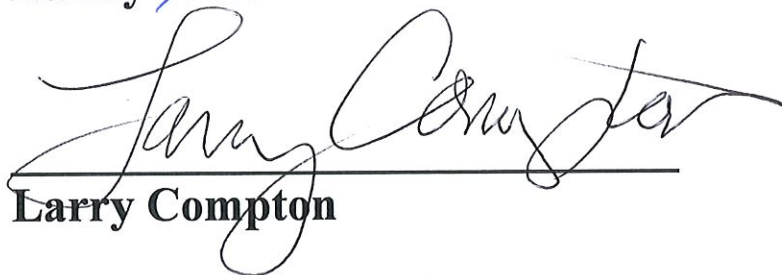
Shari L. Ping  
Clerk Treasurer

  
Jarod Baker, President

  
William Majeske

  
Terry Northern

  
Randy Price

  
Larry Compton

Attest:   
Shari L. Ping, Clerk Treasurer