

## October 24, 2022

The Ellettsville, Indiana, Town Council met for a regular meeting on Monday, October 24, 2022, at the Ellettsville Town Hall Meeting Room located at 1150 West Guy McCown Drive. William Ellis called the meeting to order at 6:30 p.m. Kevin Patton led the Pledge of Allegiance followed with a prayer by George Robinson.

**Roll Call:** Members present were William Ellis, President; Trevor Sager; Vice President; Scott Oldham and Pamela Samples. Dan Swafford was absent. Sandra Hash, Clerk Treasurer; Michael Farmer, Town Manager and Darla Brown, Town Attorney were also present.

**Supervisors participating:** George Robinson, Denise Line and Kevin Patton were present.

### Approval of the Minutes

William Ellis entertained a motion for approval of the minutes of the regular meeting October 10, 2022. Scott Oldham so moved. Pamela Samples seconded. Roll call vote: William Ellis – yes; Scott Oldham – yes; Trevor Sager - abstain; Pamela Samples - yes. Motion Carried.

### Accounts Payable Vouchers and Payroll

William Ellis entertained a motion to pay Accounts Payable Vouchers and Payroll. Trevor Sager so moved. Scott Oldham seconded. Roll call vote: William Ellis – yes; Scott Oldham – yes; Trevor Sager – yes; Pamela Samples - yes. Motion Carried.

### Resolutions

#### Resolution 19-2022 Fiscal Plan of the Cook, Inc. Annexation

**Darla Brown**, Town Attorney explained at the last Town Council meeting the council considered to annex (first reading) the Cook property into the Town. It is 32 acres, 4 parcels with a proposed zoning of Light Industrial. The Town council will need to adopt a Fiscal Plan. Denise Line, Planning Director, has prepared one for review. Scott Oldham made a motion to adopt Resolution 19-2022 Fiscal Plan of the Cook, Inc. Annexation. Pamela Samples seconded. Roll call vote: William Ellis – yes; Scott Oldham – yes; Trevor Sager – yes; Pamela Samples - yes. Motion Carried.

#### Resolution 20-2022 Transfer of Funds for the Fire Department

**Kevin Patton**, Fire Chief explained this is a transfer from their 100 lines into vehicle maintenance, 231. Funds are needed to repair some of the older apparatus and the funds are short to make these necessary repairs. Trevor Sager made a motion to approve Resolution 20-2022 Transfer of Funds for the Fire Department. Pamela Samples seconded. Roll call vote: William Ellis – yes; Scott Oldham – yes; Trevor Sager – yes; Pamela Samples - yes. Motion Carried.

### Ordinances on First Reading

#### Ordinance 2022-14 Approving and Authorizing a PILOT Agreement for Certain Affordable Housing Facilities to be Owned and Operated by Governor Park Indiana, LLC

**Darla Brown**, Town Attorney explained this is for affordable housing formerly known as Lenzy Hayes trailer park now Governor's Park. She introduced Yvonne Delgadilo of Allied Argenta and representative of Governor's Park. She discussed that Richland Senior Apartments Phase VI and Governors Park is now open. She explained a few years ago the Town approved a 10-year tax abatement for Governor Park Indiana LLC. At that time, the state of Indiana was looking at implementing all affordable housing projects to apply for a PILOT agreement for tax abatement. It wasn't approved until December of 2020 and took affect January 2021. It was approved a few months ago for Richland Apartments and is now requesting it be granted for Governor Park. They have encountered many challenges along the 6-year process of this process the budget went from

a \$6,000,000.00 project to a \$18,000,00.00 and that has more than doubled the estimated budget. She expressed her appreciation to everyone who has helped with this project and stated they couldn't have done it without them. This PILOT agreement would allow this program to be able to count on a tax abatement for the entire compliance period as well as the extended use agreement period. The extended use agreement is what the state housing department requires all programs to commit to. In this case the affordability period is 30 years, so they must provide affordable housing for 30 years. Approving the PILOT will allow them to keep costs low for low income and individuals with disabilities. Governors Park focuses on seniors 55 and over, adults with intellectual and developmental disabilities. They currently work with Area 10 for aging and Stone Belt. Only 25% of the units are covered by project-based vouchers and they were able to qualify all those. The other groups are 50% & 60% area median income. The 60% median income rents at \$900.00 for a 2 bedroom and \$700.00 for a 1 bedroom which brings a huge challenge to sustain things and they have lost a lot and will continue to lose. They will continue to ensure meeting the goal of revitalizing the area. Scott Oldham expressed his concern for public safety assets. The last 10 days have gone through the roof that has required assistance from multiple entities. He questioned the level of screening and what is happening to those who act against the level of safety for everyone else. He feared that when this passed originally this would happen. He explained we have a limited amount of tax dollars to pay for public safety assets so we can't continue to give more or abate more and still give more on the other side also. We must have a sustainability plan for those competing priorities. She agreed 100% and understands the concerns. She explained there is a criminal and a credit background with a 3-4 level of screening process then a compliance officer that looks it over and a third party that looks at qualifications. Tenants who are referred from Bloomington Housing Authority or project-based voucher tenants go through another level of screening. There have been issues with smoking and trespassing that they are trying to address that may lead to eviction. They are having these conversations internally daily and have reached out to the Town, so they are aware of them. Scott Oldham's concern is that they are seeing a spike in public safety already and they are at 78% occupancy. He feels it is a great goal to have but the question is how we balance those priorities and get control in a joint effort. It is a huge concern that corporations wash their hands of projects they aren't making money on and they start going downhill. Yvonne explained they are owners, but they are a part of this community and they are here to stay. She understands action speaks louder than words, but they wouldn't be asking for this assistance if they were planning to walk away. The other reason they are asking to allow them the 30 years in the extended agreement because after 15 years they will need to do some improvements to the property that they will have to redevelop that will extend the affordability longer. She assures the council that they are working on issues and the relationships they have built with Stonebelt through direct communication have made the consumers feel safe to live independently. That is the environment they want to foster and when it's jeopardized it raises heads for them. She is personally committed to the issues and so is Carson Hayes, President of Hayes Gibson Property Services. Scott Oldham again stressed the public safety issue after being only open since June 28<sup>th</sup> what would it be at year 27. William Ellis feels it would be a premature decision at this point and needs to be pushed up to see if this is just a fluke or the new normal for the area. Another point Yvonne wanted to address is the loan paperwork changing from a construction loan to a permanent loan all the paperwork needs to be in order to complete it so she is asking for consideration in preparation for the permanent loan. Sandra Hash, Clerk Treasurer informed council they currently have a 10-year tax abatement and this PILOT would replace it to a 30 year, but the time is up to them. Originally, they had a decreasing abatement and after Covid and construction costs increased, they requested a 98% abatement for 10 years that was granted. Dan Rarey inquired about any homeless population being housed there and Yvonne stated no, it is for permanent affordable housing that people have to qualify. Michael Farmer suggested spacing out the second reading to obtain more information. Yvonne Delgadilo stated she doesn't have a deadline and she could let them know when conversion of the loan would be, that would be the only deadline. Michael Farmer stated he has reached out to Carson Hayes for a meeting to address some of these issues and encouraged anyone interested to attend. William Ellis made a motion to wait until the first meeting of the new year to move this to second reading. This will allow for more information and statistics on the property to be evaluated. Yvonne Delgadilo

suggested the last meeting of December. William Ellis adjusted his motion to the last meeting of the year on December 27<sup>th</sup>. Scott Oldham seconded. Roll call vote: William Ellis – yes; Scott Oldham – yes; Trevor Sager – yes; Pamela Samples - yes. Motion Carried.

#### **Ordinances on Second Reading**

#### **Ordinance 2022-13 Voluntary Annexation of 6400 North Matthews Drive, West McNeely Street and 6600 West McNeely Street (two parcels) totaling 32.65 Acres also known as Cook Incorporated**

**Darla Brown**, Town Attorney explained this is on second reading. Cook Inc. has petitioned to have their property annexed into the Town at 6400 North Matthews Drive consisting of 32.65 acres. **Denise Line**, Planner explained they have a deadline for January 1, 2023 but will come into the Town 30 days after publishing per the request of Cook, Inc. Trevor Sager made a motion to approve Ordinance 2022-13 regarding Voluntary Annexation of 6400 North Matthews Drive, West McNeely Street and 6600 West McNeely Street (two parcels) totaling 32.65 Acres also known as Cook Incorporated. Pamela Samples seconded. Roll call vote: William Ellis – yes; Scott Oldham – yes; Trevor Sager – yes; Pamela Samples - yes. Motion Carried.

#### **Flood Report**

**Michael Farmer**, Town Manager reported he is meeting with Andrew Miller of Christopher Burke on Thursday to go over the bidding and the details of the contracts on the project. Also beginning on Monday, they will start approaching the houses to consider the easements.

#### **Supervisor Comments**

**Michael Farmer**, Town Manager discussed he met with ME Simpson and received a proposal to perform leak surveys on 107 miles of pipe, 5500 connections, 550 hydrants and 2,000 valves that we are unable to detect ourselves. Water loss from the last survey was 24% and they were able to cut it in half to 12%. They are reaching the same at 20% and feel they need to do this project. The cost of the project is approximately \$38,000.00 and has a great return on our money. The last time it was done it paid for itself in 4 1/2 months and cost \$2,000.00 more. Scott Oldham made a motion to approve the request to complete the proposal from ME Simpson. Trevor Sager seconded. Roll call vote: William Ellis – yes; Scott Oldham – yes; Trevor Sager – yes; Pamela Samples - yes. Motion Carried.

**Michael Farmer**, Town Manager also discussed the new walking path from the High School out to Temperance Street. Kip Headdy and Jay Humphrey headed the project and our crews did the work. It is 90% completed and will add to our trail system in the future. He encouraged everyone to check it out. William Ellis inquired about the playground's and when they will be finished. Mike Farmer explained there was a set back with the poured in place surface so he reached out to a rubber mulch company that has done playgrounds at the School. They will be delivering it this week. This change saved so much money we were able to order more equipment to make the playground at Town Hall bigger and better and soon to come the Big Rock that will be the centerpiece for the trail. The equipment for Marci Jane Lewis Park will not get started until the spring.

**Michael Farmer**, Town Manager, is meeting with INDOT (Indiana Department of Transportation) personnel to discuss speed limits, maintenance agreements, access and lights. He invited anyone interested to attend. They are excited to meet with the Town and didn't realize how outdated their information was. This meeting is on November 7<sup>th</sup> at Town Hall.

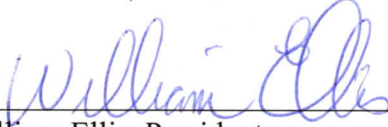
**Michael Farmer**, Town Manager also mentioned he has 2 fuel tanks at the Wastewater Treatment Plant that he needs to surplus. It is scrap metal and not over \$300.00 that would require a

resolution. Darla Brown, Town Attorney believes even if it's scrap it still needs a Resolution, she suggested to formally vote to approve it and do a Resolution next meeting and back date it.

**Kevin Patton**, Fire Chief requesting no open burning, it is extremely dry and windy outside. The Fire Department responded to a large woods fire Sunday for 4 hours that included 4 agencies, 2 Department of Resources officers and the Utilities Department for some heavy equipment.

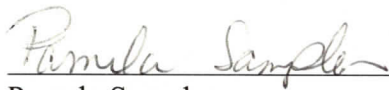
### Adjournment

William Ellis, Council President adjourned the meeting at 7:19 p.m.

  
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William Ellis, President

  
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Trevor Sager, Vice President

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Scott Oldham

  
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Pamela Samples

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Dan Swafford

  
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Sandra Hash, Clerk Treasurer, IAMC, MMC