

## April 24, 2023

The Ellettsville, Indiana, Town Council met for a regular meeting on Monday, April 24, 2023 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 Jimmie Durnil.

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

**Supervisors participating:** Denise Line, Kip Headdy, Kevin Patton and Jeff Farmer were present.

### **Approval of the Minutes for the Regular Meeting April 10, 2023**

William Ellis entertained a motion for approval of the minutes of the regular meeting April 10, 2023. Trevor Sager so moved. Dan Swafford seconded. Roll call vote: William Ellis – yes; Trevor Sager – yes; Dan Swafford – yes; Pamela Samples - yes. Motion Carries.

### **Accounts Payable Vouchers and Payroll**

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

### **Ordinances on First Reading - Ordinance 2023-04 Water Rate Increase**

**Michael Farmer**, Town Manager explained this Ordinance is on First Reading and will be voted on at the next meeting. Mitchell from Baker Tilley gave a presentation explaining the last water rate increase was filed in 2015 with the Indiana Utility Regulatory Commission (IURC) and was the last time the rates were increased in the past eight years. His presentation started with historical data from 2020 through 2023. It included Cash and Investments, Revenues and Expenses, rising inflation of material and supply costs resulting in bond coverage going from 157% in 2020 to 44% in 2022. He compared usage from surrounding communities. Adjustments included management contracts, elimination of Utility Receipts Tax (URT), Capital or Non – Recurring Items, Periodic Operation and Maintenance, additional Utility employees including increases in Federal Insurance Contribution Tax (FICA) and Public Employee Retirement Fund (PERF) and current health insurance premiums, IURC rate case cost and materials and supplies. Plus meter replacements over the next 15 years. Excluding materials and supplies used for both residential and Commercial taps and new water services, since they are paid with hook on fees. The operation revenue was shown as metered sales and fire protection for both residential and commercial. Revenue requirements included operation and maintenance expense, debt service outstanding, payments for a new maintenance building, payments in lieu of property tax, replacement and improvements cost. Assets and liabilities were covered. The minimum balance requirements are reserves by bond ordinance for Bond 2013-21, operating and maintenance, debt service, debt service reserve, meter deposits, construction and capital improvements. The recommended reserve is \$291,544. There are adjustments from calculation of operating revenues driven by customer counts as people connect to the system. Overall to support the Water Utility we need to recover \$2,883,074.00 without a rate increase and less annual revenues of \$2,082,465.00 and the net annual Revenue Requirements of \$2,778,364.00 it would fall short \$695,899.00 requiring a 33.4% increase and an average increase of \$8.18 per residential customer resulting in the following proposed rates and charges. Based on the last increase 8 years ago it equates to approximately \$1.00 a year if it had been an annual increase.

## ELLETTSVILLE (INDIANA) MUNICIPAL WATER UTILITY

SCHEDULE OF PRESENT AND PROPOSED RATES AND CHARGES

			Present	Tracker*	Present with Tracker	Proposed
<u>Monthly Metered Flow Rate (Per 1,000 gallons):</u>			(1)			(2)
First	3,000 gallons		\$5.39	\$0.85	\$6.24	\$8.33
Next	5,000 gallons		4.87	0.85	5.72	7.63
Next	12,000 gallons		4.23	0.85	5.08	6.78
Next	30,000 gallons		4.00	0.85	4.85	6.47
Next	50,000 gallons		3.81	0.85	4.66	6.22
Next	100,000 gallons		3.68	0.85	4.53	6.04
Over	200,000 gallons		3.58	0.85	4.43	5.91
<u>Minimum Charge (per month)</u>		<u>Gallons Allowed</u>				
5/8	inch meter	3,000	\$16.17		\$18.72	\$24.99
3/4	inch meter	3,336	17.81		20.64	27.55
1	inch meter	3,611	19.15		22.21	29.65
1 1/4	inch meter	5,826	29.93		34.88	46.55
1 1/2	inch meter	6,934	35.33		41.22	55.01
2	inch meter	11,405	54.92		64.62	86.23
3	inch meter	19,730	90.14		106.91	142.67
4	inch meter	49,765	210.34		252.64	337.08
6	inch meter	99,540	400.03		484.64	646.74
8	inch meter	159,240	619.78		755.14	1,007.41
<u>Municipal Hydrant User Charges</u>						
5/8	inch meter		\$1.76			\$2.35
3/4	inch meter		1.94			2.59
1	inch meter		2.46			3.28
1 1/2	inch meter		3.16			4.22
2	inch meter		5.11			6.82
3	inch meter		19.40			25.88
4	inch meter		24.65			32.89
6	inch meter		36.98			49.34
8	inch meter		51.16			68.26
Private Hydrants (Per Hydrant, Per Annum)			212.56			283.59
<u>Automatic Sprinkler Charges</u>						
1			\$5.91			\$7.88
1 1/4			9.23			12.31
1 1/2			13.27			17.70
2			23.62			31.51
3			53.07			70.80
4			94.46			126.03
6			212.56			283.59
8			377.90			504.18
10			679.61			906.72
12			1,097.75			1,464.59

(1) Present rates and charges per Ordinance 2022-08.

(2) Proposed rates and charges represent a 33.4% across-the-board increase.

\*\$0.85 tracking factor approved March 21, 2022 in the 30-Daay Filing No. 50484.

(Subject to the attached letter dated April 20, 2023)

(Preliminary - Subject to Change)

(Internal Use Only)

**Flood Report**

**Michael Farmer**, Town Manager reported they are working on permanent easements to give out to homeowners and should have a bid document prepared in the next 6 weeks and is on schedule with the permitting process to begin construction in about 8 weeks.

**Envision Ellettsville**

**Dan Rarey** explained there was an email that went out from Hailey Roark concerning future land use for review and questions. It will be posted to Envision Ellettsville website for public comments under Future Land Use, Chapter 4. Direct any questions to Denise Line or Hailey Roark.



## Old Business

### UV Lights for the Wastewater Treatment Plant

**Jeff Farmer** discussed it was previously explained the need to replace Wastewater Treatment Plant's Ultraviolet (UV) bulbs. They can no longer get parts for the existing system which was installed in 1997 and is the original system. He has bids from HP Thompson that has a Trojan System and BL Anderson for a Wedeco product. BL Anderson was \$9,000 cheaper and the bid was awarded to them. Both systems are a retrofit but the bid from Wedeco would require an additional \$33,000.00 in engineering costs. HP Thompson's Trojan UV system is a true retrofit and won't require any additional engineering costs or modifications to the UV channel. With the modifications and engineering costs added to the Wedeco system it would be over \$100,000.00 for the retrofitting. Jeff's opinion is they should go with the HP Thompson bid and he has spoken with BL Anderson and he understands why he feels this way. Jeff also believes it can be installed in house to save a lot of money for the Town. Darla Brown stated the motion should accept the bid from HP Thompson and vacate the earlier motion to accept the bid from BL Anderson for the UV lights in the amount of \$295,000.00. Scott Oldham so moved. Trevor Sager seconded. Roll call vote: William Ellis – yes; Trevor Sager – yes; Scott Oldham – yes; Dan Swafford – yes; Pamela Samples - yes. Motion Carries

## New Business

### Request from Indiana Department of Transportation for temporary use of a portion of the parking lot across from the Old Town Hall for Restoration of the Main Street Bridge

**Darla Brown**, Town Attorney explained in the packet there is a copy of a letter received from the Department of Transportation (INDOT) asking for a temporary easement for part of the parking lot across from the Old Town Hall so they can do a Bridge Rehabilitation Project on State Road 46 over Jacks Defeat Creek. The price that the Town will be paid is \$1,000.00 for the temporary easement. If accepted the Town Council President can sign the paperwork and get it sent off to INDOT. The project is scheduled to be ready for contracts on September 20, 2023 subject to revision. The required area consists of 374 square feet. If rejected the town has the right to get an appraisal and submit supporting evidence at our own expense for consideration by the County. There is no guarantee that there will be an increase in the offer and the easement is necessary for preventive maintenance to extend the life of the structure. It could affect Fall Festival, Food Truck Wednesday and there is a post office mailbox in the area that will need to be relocated. As a courtesy they will contact all those involved to make any necessary changes to the area and accommodate for events etc. Darla Brown entertained a motion to accept the offer from the Department of Transportation to purchase a temporary easement in the parking lot across from Old Town Hall in the sum of \$1,000.00. Dan Swafford so moved. Pamela Samples seconded. Darla Brown, Town Attorney added to the motion to include authorization of signatures for the easement document and the real estate claim voucher for \$1,000.00. Roll call vote: William Ellis – yes; Trevor Sager – yes; Scott Oldham – yes; Dan Swafford – yes; Pamela Samples - yes. Motion Carries.

### Permission to submit a letter of interest to IU Health Foundation for a CII (Community Impact Investment) Fund Grant

**Michael Farmer**, Town Manager discussed there is a short window to apply for a grant with the IU Health Foundation. There is a \$200 million community impact investment fund established in 2018 administered by the IU Health Foundation to support non-profit organizations to address key social environmental factors that heavily affect health outcomes. These investments are made in support of IU's health goals to make Indiana one of the healthiest states in the nation. After submitting a letter of interest, they walk you through applying for a community grant. The grants are \$250,000.00 to \$2,000,000.00 not necessarily with a match, based on a point system that allows them to decide who can accept a grant like this. At any time if we feel the goals are too lofty or doesn't go the way the board would want to go, the Town can drop out at any time. He is requesting permission to submit a letter of interest. He has a few ideas of why they should ask for some money.



including a Community Center to promote healthy activities for children and can really expand the possibilities to help the community. William Ellis expressed interest in Pantry 279 and that it could be a new home for them. Possible locations include property on the east side of Town Hall and replacing the large shelter at the park. Trevor Sager made a motion to allow Michael Farmer permission to submit a letter of interest to IU Health Foundation for a CII (Community Impact Investment) Fund Grant. Scott Oldham seconded. Roll call vote: William Ellis – yes; Trevor Sager – yes; Scott Oldham – yes; Dan Swafford – yes; Pamela Samples - yes. Motion Carries.

### Supervisor Comments

Michael Farmer mentioned on April 8, 2024 there will be an eclipse that will bring an extra 140,000 people to Monroe County. His thoughts are that people will want to be in a large, open area and we need to consider promoting the Town. He plans to discuss it with the Chamber of Commerce at the next meeting on what would like to do. He asked the council to help with thinking about it. Scott Oldham stated the state of Indiana has unique projections on estimating from other areas of the country where this has happened before. We will need to consider in the budget this year to allow bringing in extra Police and Fire personnel because this isn't a one- day event but multiple days that will cause a swell from overflow in surrounding communities being tapped out from all the people. These events cause major activity and traffic gridlock. The community will be impacted greatly and we need to start preparing for it.

**Kip Headdy**, Street Commissioner mentioned the large playset at Marci Jane Lewis Park is under construction and hopefully be ready to open next week. Kip also mentioned he sold the dump truck on Friday in the amount of \$9,900 and was really happy with getting that amount for a 23-year-old vehicle. He lastly requested to purchase an additional Ferris mower from Richards Small Engine. It will be a three-way split with the Street department, Parks and Utilities. The total price is \$14,939.17 making the split approximately \$5,000 from each department which he has budgeted for his part. Dan Swafford made a motion to approve the purchase of a new Ferris Mower from Richards Small Engine in the amount of \$14,939.17. Pamela Samples seconded. Roll call vote: William Ellis – yes; Trevor Sager – yes; Scott Oldham – yes; Dan Swafford – yes; Pamela Samples - yes. Motion Carries.

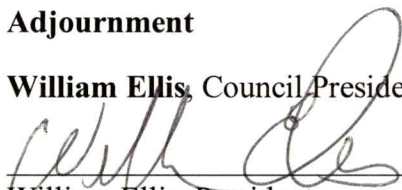
**Michael Farmer**, Town Manager discussed that the playground at Town Hall is still under construction and has many additional pieces to be installed. He has had a lot of questions regarding this and just wanted to clarify.

### Council Comments

**William Ellis** encouraged everyone to attend the candidate forum on April 27<sup>th</sup> at 8:00 am at the Town Hall.

### Adjournment

**William Ellis**, Council President adjourned the meeting at 7:28 p.m.


  
William Ellis, President

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Trevor Sager, Vice President

  
Scott Oldham

  
Pamela Samples

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Dan Swafford

  
Sandra Hash, Clerk Treasurer, IAMC, MMC