

July 22, 2024

The Ellettsville, Indiana, Town Council met for a regular meeting on Monday, July 22, 2024 at the Ellettsville Town Hall Meeting Room located at 1150 West Guy McCown Drive. Scott Oldham called the meeting to order at 6:30 p.m. Kevin Patton led the Pledge of Allegiance followed by a word of prayer by Jimmie Durnil.

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

Supervisors participating: Kevin Patton, Kip Headdy, Jimmie Durnil, Denise Line and Jeff Farmer.

Approval of the Minutes for the Regular Meeting July 8, 2024

Scott Oldham entertained a motion for approval of the minutes of the regular meeting July 8, 2024. Trevor Sager so moved. William Ellis seconded. All in favor, motion carries.

Accounts Payable Vouchers and Payroll

Scott Oldham entertained a motion to pay Accounts Payable Vouchers and Payroll. William Ellis so moved. Pamela Samples seconded. All in favor, motion carries.

Darla Brown, Town Attorney requested to table the hearing for the Unified Development Ordinance and the Zoning Map. Darla explained that there was a public notice published in the paper stating that issues would be heard at this meeting after the Planning Commission certification. William Ellis made a motion to Table Hearing on the adoption of a Unified Development Ordinance and Zoning Map. Trevor Sager seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager – yes; Pamela Samples – yes. Motion passes. Scott Oldham discussed the Council will conduct a public hearing and consider adopting a Unified Development Ordinance and Zone Map at the next regular Town Council meeting on Monday, August 12, 2024 at 6:30 p.m. at the Ellettsville Town Hall at 1150 W. Guy McCown Drive, Ellettsville. Written objections to the proposal filed at or before the hearing will be heard and the public hearing may be continued from time to time as may be found necessary.

Open bids for the New Heritage Community Center

Darla Brown, Town Attorney read the bids as follows:

Valu Built Construction \$398,700.00

Building Associates Inc. \$424,700.00

Darla advised council to take the bids under advisement to be reviewed by the Planning Director. Scott Oldham made a motion to table the bids pending review by legal and other associated parties. Pamela Samples seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager – yes; Pamela Samples – yes. Motion carries.

Resolutions

Resolution 24-2024 to Enlarge Coverage in Public Employee's Retirement

Noelle Conyer, Clerk Treasurer explained this is to expand coverage for the new position for the High-Tech Crime Unit Director. The Town must expand the coverage in order for him to be eligible for PERF (Public Employment Retirement Fund). The Resolution has been submitted to the Town Attorney Darla Brown for review prior to the meeting and presented to the council. Trevor Sager made a motion to approve Resolution 24-2024 to Enlarge Coverage in Public Employee's Retirement. William Ellis seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager – yes; Pamela Samples – yes. Motion carries.

Resolution 25-2024 Additional Appropriation

Noelle Conyer, Clerk Treasurer explained this is for the Police Department. They need an additional \$50,000.00 for overtime. The original budget was \$47,000.00 and they have

currently used \$48,173.61. The additional \$50,000.00 will come from the General Fund and not from reimbursable overtime expenditures from grants. Marshal Jimmie Durnil explained it was a result of the July 4th fireworks and for upcoming Fall Festival and possibly a Christmas parade. Town Manager, Michael Farmer explained they picked a number that will hopefully get through the year and anything left will revert to the General Fund at year end. Pamela Samples made a motion to approve Resolution 25-2024 Additional Appropriation. Scott Oldham seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager – yes; Pamela Samples – yes. Motion carries.

Ordinance on Second Reading

Ordinance 2024-14 To Establish Redevelopment Commission

Darla Brown, Town Attorney explained at the last meeting Town Council requested to add language to the Ordinance regarding the composition of the board. She added that it is a five-member board plus a sixth member from the local school corporation that is a non-voting member. Three members are to be appointed by the Town Council and meet requirements of the Indiana Code, specifically, they must live within the Redevelopment Commission Area, post a bond and 18 years of age or older. The other two are appointed by the Town Council from the Town Council membership, neither of whom can be Town Council president. Lastly, by preference of the Town Council and not of Indiana Code, that no member of the Redevelopment Commission (RDC) may be a member of the Ellettsville Board of Zoning Appeals or Planning Commission. If approved, once the council appoints the board the RDC must meet within 30 days. She suggested at least one member of the council meets with her, Michael Farmer, Town Manager and the Towns financial advisor because they have sent a contract to establish a TIFF district to decide what to do with the TIFF and the Redevelopment Commission. Scott Oldham discussed that there has been some communication from the school corporation and they have some concerns about potential financial impacts on the school corporation from what is done or not done with TIFF's. He understands the logic and thought processes and feels the Town needs to move forward with this, but they need to use care and caution and work with the school corporation to minimize impacts and maximize benefits for everyone involved. William Ellis made a motion to approve Ordinance 2024-14 To Establish Redevelopment Commission. Trevor Sager seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager – yes; Pamela Samples – yes. Motion carries.

New Business

Hire New Full Time Police Officer

Marshal Jimmie Durnil discussed the hire of Matt Baker. Matt came from the hospital and has worked for 13 years in the law enforcement service. He is currently a Part-Time officer and they would like to promote him to Full-Time. Trevor Sager made a motion to approve the full-time hire, Matt Baker from part-time. William Ellis seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager – yes; Pamela Samples – yes. Motion carries. Matt introduced himself and thanked council for the promotion.

Privilege of the Floor

Jen Pearl, President of the Bloomington Economic Development Commission wanted to express her thanks in person for all the support after approving the Memorandum of Understanding between the Town and the BEDC.

Supervisor Comments

Michael Farmer, Town Manager discussed the Farmers Market every Saturday in the Chandler Funeral Home parking lot. He appreciates the effort and for organizing the event, it is going very well. He also will initiate an email to the school to start the process regarding the RDC.

Kevin Patton, Fire Chief discussed the Ellettsville Chamber of Commerce, Ellettsville Fire Department along with the Red Cross, they are sponsoring a Smoke Detector Blitz for the Arrowhead Subdivision on August 8th. They are looking for volunteers to help, anyone interested can call the Fire Department or contact the Chamber through their website.

Kip Headdy, Street Commissioner discussed the update from the last big storm. He explained that per the policy of the town residents have 30 days to get the debris put out for pick up. They are approaching that timeframe quickly and are extending that to through the first pickup in August to give everyone extra opportunity to get things cleaned up.

Denise Line, Planner stated she sent an email last week regarding an OCRA grant program called Owner Occupied Rehabilitation Grant. She feels it will be a great program for the Town. The goal of the grant is for communities to create a program for low to moderate income residents to repair their primary residence. To be considered they must demonstrate the following: low to moderate income, the grant will have a significant impact the community will demonstrate a commitment to it, the program lasts 18 months. The rehabilitation allowed includes roof replacement, ADA accessibility modifications, heating and cooling replacement, select lighting features and electrical upgrades and water heater replacement. The maximum amount allowed for each repair is \$25,000.00 and the grant limit is \$350,000.00 which would serve fourteen people at \$25,000.00. The Town's match is 10% of whatever grant funds are received. The Town would hire people to complete the work. Council approved for her to move forward.

Council Comments

William Ellis thanked the Fire Department, his son's house recently burnt and they responded very quickly and saved as much as they could. He is so proud of the department for showing such care and concern to his family.

Adjournment

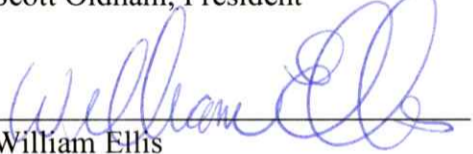
Scott Oldham, President adjourned the meeting at 6:53 p.m.



Scott Oldham, President



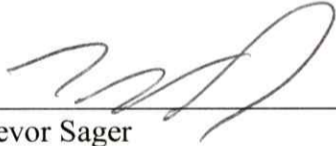
Dan Swafford, Vice President



William Ellis



Pamela Samples



Trevor Sager



Noelle M. Conyer Clerk Treasurer