

April 14, 2025

The Ellettsville, Indiana, Town Council met for a regular meeting on Monday, April 14, 2025, 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. William Ellis gave a word of prayer followed by the Pledge of Allegiance led by Kevin Patton.

Roll Call: Members present were Schott Oldham – President, Dan Swafford – Vice President, William Ellis, Trevor Sager. Michael Farmer - Town Manager, Noelle Conyer - Clerk Treasurer and Darla Brown – Town Attorney were also present.

Absent Members: Pamela Samples

Supervisors participating: Kevin Patton, Kip Headdy, Denise Line, Jeff Farmer & George Robinson

Approval of the Minutes for the Regular Meeting March 24, 2025

Scott Oldham entertained a motion for approval of the minutes of the regular meeting on March 24, 2025. Dan Swafford so moved. Trevor Sager 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. Dan Swafford seconded. All in favor, motion carries.

Resolutions

Resolution 13-2025 to dispose of surplus property

Kip Headdy explained there is a new truck coming to replace the old one and it will be sold on Gov Deals. Trevor Sager made a motion to approve Resolution 13-2025 to dispose of surplus property. Dan Swafford seconded. Roll call vote: William Ellis – yes; Scott Oldham – yes; Dan Swafford – yes; Trevor Sager – yes. Motion carries.

Resolution 14-2025 Additional Appropriation for LIT Economic Development

Mike Farmer explained the application fee to join the BEDC initiative is \$5,000. Funds will be used for safety upgrades in parks, accessories for the Heritage Center and more downtown parking on Vine Street, including additional flood mitigation. He asked for an appropriation of \$30,000 for these projects from LIT EDD which leaves a \$76,000 balance and eliminates the need for multiple transactions. Mike explained it is not a taxing entity and is a regional planning unit that helps coordinate and plan positive economic decisions for three counties: Owen, Brown and Monroe. William Ellis stated ROI will be confirming the tax question. Mike explained this will be decided at the county level and would like our town to participate. William Ellis made a motion to approve Resolution 14-2025 Additional Appropriation for LIT Economic

Development. Trevor Sager seconded. Roll call vote: William Ellis – yes; Scott Oldam – yes; Trevor Sager – yes; Dan Swafford – yes. Motion carries.

Resolution 15-2025 for fiscal plan for the Mychal Doering Annexation

Darla Brown explained Mr. Doering's annexation was approved by the plan commission for 4.794 acres zoned R1 single family residential. Trevor Sager made a motion to approve Resolution 15-2025 for fiscal plan for the Mychal Doering Annexation. Dan Swafford seconded. Roll call vote: William Ellis – yes; Scott Oldam – yes; Trevor Sager – yes; Dan Swafford – yes. Motion carries.

Resolution 16-2025 for fiscal plan for the Railroad Corridor Annexation

Darla Brown explained the plan commission approved the annexation of the Railroad Corridor of 0.91 acres zoned R1. William Ellis made a motion to approve Resolution 16-2025 for fiscal plan for the Railroad Corridor Annexation. Trevor Sager seconded. Roll call vote: William Ellis – yes; Scott Oldam – yes; Trevor Sager – yes; Dan Swafford – yes. Motion carries.

Ordinance on First Reading**Ordinance 2025-06 Establishing Rates and Charges for the use of and Services Rendered by the Water Works System of the Town of Ellettsville, Indiana, and Repealing all Ordinances and parts of Ordinances in Conflict Herewith**

Mike Farmer explained this was a two-phase increase and is ready for the second phase of a 5.5% increase in ONM and new building costs. Council member Dan Swafford asked for an increase from Phase 1 to Phase 2, the town manager said he will have that information at the next meeting.

Ordinance 2025-07 Amendment to Employee Handbook to add a ghost Employment Policy

Darla Brown, Town Attorney explained this is an addition to the employee handbook and is word for word what was in the personnel policy under Title 36 in the Old Town Code.

Ordinance 2025-08 Amendment to Employee Handbook to Add a Grievance Policy

Darla Brown explained this is an addition to the employee handbook and is word for word what was in the personnel policy under Title 36 in the Old Town Code.

Ordinance 2025-09 Amendment to Employee Handbook to Amend/Add Miscellaneous Provision

Darla Brown explained this is to add language to clarify retirement benefits by amending section 318 to state eligible full-time employees will be covered and section 320 regarding the 457-retirement savings plan. Darla Brown explained there is still unclear language in the amendment. Scott Oldham stated this will come back in finalized form next time.

Ordinance on Second Reading

Ordinance 2025-04 to Amend the Zone Maps, to Rezone the Garreth and Ann Blackwell property from C2, General Business to R1, Single Family Residential

Denise Line explained this is to rezone 7490 West State Road 46 from General Business to R1. Dan Swafford made a motion to approve Ordinance 2025-04 to Amend the Zone Maps, to Rezone the Garreth and Ann Blackwell property from C2, General Business to R1, Single Family Residential. William Ellis seconded. Roll call vote: William Ellis – yes; Scott Oldam – yes; Trevor Sager – yes; Dan Swafford – yes. Motion carries.

Ordinance 2025-10 Annexation of Doering Property

Denise Line explained this is a request from Mr. Doering to voluntarily annex a parcel of 4.74 acres at 5474/5475 North Union Valley Road that is 14% contiguous to the town and is currently AGR to R1 which was approved by the plan commission. Trevor Sager made a motion to approve Ordinance 2025-10 Annexation of Doering Property. William Ellis seconded. Roll call vote: William Ellis – yes; Scott Oldam – yes; Trevor Sager – yes; Dan Swafford – yes. Motion carries.

Ordinance 2025-11 Annexation of Railroad Corridor

Denise Line explained this is to annex 0.91 acres of abandoned railroad corridor located between West McNeely Street and West Main Street, parcel number 5304-101000-40001 01 1, from AGR to R1 which has been approved by the planning commission. William Ellis made a motion to approve Ordinance 2025-11 Annexation of Railroad Corridor. Dan Swafford seconded. Roll call vote: William Ellis – yes; Scott Oldam – yes; Trevor Sager – yes; Dan Swafford – yes. Motion carries.

Old Business

Wheel Tax; tabled until legislative session ends, and review of bill can be done

New Business

Review of TIF Management Annual Report

Darla Brown explained that the West Side and Riverfront areas have zero revenue and zero expenditure, but the TIF requires an Annual Expenditure TIF Management Report. RDW accepted the report and sent a copy to the council for review. Noted for the minutes that the annual report was presented and will be submitted on gateway by deadline 4-15-25.

Board of Zoning Appeals Appointment

Denise Line spoke about a presidential appointment for Kaleb Plummer who is an Ellettsville resident who would be a good asset to the board. Scott Oldham approved the appointment.

Proposed MOU between Richland Bean Blossom and Town for Resurfacing Entryway

Mike Farmer explained the businesses located along State Road 46 where the Richland Bean Blossom facility is located have asked the town him what they can do to get the drive repaired and they have agreed to pay for materials. The town is going to resurface it and then it will be taken over by the town. He explained it used to be maintained by an HOA that no longer exists. Darla Brown explained it will become a part of the town's inventory. Dan Swafford stated he does not believe it is legal or the town's responsibility and should be the responsibility of the private businesses on the property. William Ellis made a motion to approve the amended MOU with 50% of the cost up front including material and labor costs. Trevor Sager Seconded. Roll call: William Ellis - yes; Dan Swafford - no; Trevor Sager - yes. Motion carries.

Privilege of the Floor

Marvin Ulmet President of the Monroe County Fall Festival spoke about improvements to the festival in 2024 and 2025 and thanked the Town of Ellettsville for its' past and continued support.

Jim Perry spoke virtually about the sidewalk on Abigail and speed limit changes on state road 46.

Supervisor Comments

Mike Farmer thanked the employees that worked during the recent storms.


Chief Kevin Patton stated the fireworks will be on July 5th this year.

Kip Headdy spoke about the recent loss of Town employee, Mike Richardson. Other members spoke highly of him while sharing memories and a moment of silence was held.

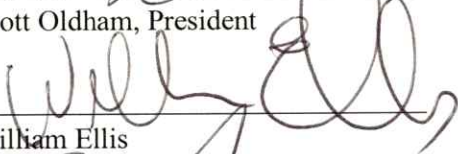
Scott Oldham thanked Mike Farmer for all the flood mitigation work that has been done.

Adjournment


Scott Oldham, President adjourned the meeting at 7:43 p.m.



Scott Oldham, President



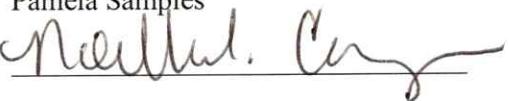
William Ellis



Trevor Sager

Dan Swafford, Vice President

Pamela Samples



Attest: Noelle M. Conyer