

The Ellettsville, Indiana Town Council met for a regular meeting on Monday, July 28, 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. Chief Jimmie Durnil gave a word of prayer followed by the Pledge of Allegiance led by Chief Kevin Patton.

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

Supervisors Participating: Kevin Patton – Fire Chief, Jimmie Durnil – Town Marshal, Kip Headdy - DWP Director and Denise Line – Planning Director Jeff Farmer – Wastewater Supervisor.

Award Bids Heritage Trail Pedestrian Bridge, Crossing Jacks Defeat Creek

Denise Line, Planner explained at the July 14th Town Council meeting bids to construct the pedestrian bridge crossing Jacks Defeat Creek at McNeely Street were opened and taken under advisement. The bridge is part of our Next Level Trails Grant. After review, the award goes to Fox Construction Inc. with the lowest bid of \$541,363.00. Michael Farmer, Town Manager asked for a condition for them not to proceed at this time, there is a stop work from the Department of Natural Resources. Darla Brown, Town Attorney advised to award the bid but hold off on the order to proceed. Michael Farmer will discuss the situation with Fox Construction to ensure they are flexible on the end date. William Ellis made a motion to award the bid to Fox Construction for the Heritage Trail pedestrian bridge crossing Jacks Defeat Creek with a condition to hold off on proceeding for a couple of weeks. Trevor Sager seconded. Roll call vote: Trevor Sager – yes; William Ellis – yes; Scott Oldham – yes. Motion carries.

Dan Swafford so moved. Pamela Samples seconded. Roll call vote: Pamela Samples – yes; Trevor Sager – yes; Dan Swafford – yes; Scott Oldham – yes. Motion carries.

Approval of the Minutes for the Regular meeting July 14, 2025

Scott Oldham entertained a motion for approval of the minutes of the regular meeting on July 14, 2025. 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. Trevor Sager seconded. All in favor, motion carries.

Resolutions

Resolution 18-2025 Additional Appropriation General Fund

Michael Farmer, Town Manager explained they are asking for an additional appropriation from the general fund for \$100,000.00. We have a need to put in a professional service line of \$50,000.00. In the Town Hall we have additional costs of \$25,000.00 that will get us to the first of the year and then \$25,000.00 for professional services for engineering and design for VS Engineering and Bynum Fanyo Associates for the trail in Stewart Park. William Ellis asked for bullet points for the public. Mike Farmer explained for Town Hall the rate case for the water rate increase, the IURC decided we could not finish this year paying our rent from the water only and additional costs like electricity, telephone etc. and water was a percentage of all that. It came to almost \$25,000.00 so it was rounded off. Anything not used will revert to the general fund. For professional services there are 30-40 different instances where we needed professional services already this year dealing with TIFF, SB1 Legislation, fire issues etc. and the \$25,000.00 for engineering and design is requirements that DNR as asked us to address. Trevor Sager made a motion to approve Resolution 18-2025 Additional Appropriation General Fund. William Ellis seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager – yes. Motion carries.

Resolution 19-2025 Additional Appropriation Parks Fund

Michael Farmer, Town Manager explained there is a \$101,000.00 cash balance in the Park budget and they need to ask for \$24,500.00. \$3,500.00 is for sand and timbers and upgrades to the flutter garden and \$6,000.00 for furnishings and office equipment for the Heritage Center. \$15,000.00 for

outside landscaping and ancillary outdoor furnishing such as benches. William Ellis made a motion to approve Resolution 19-2025 Additional Appropriation Parks Fund. Trevor Sager seconded. Roll call vote: Trevor Sager – yes; William Ellis – yes; Scott Oldham – yes. Motion carries.

Resolution 20-2025 Transfer of Funds MVH Restricted to Local Road & Bridge Matching Grant

Kip Headdy, Street Commissioner discussed E&B Paving are wrapping up with what they have going on with the Community Crossings grant this year and he needs to transfer from MVH Restricted line into the matching grant for the local bridge and road to pay them when they are done which is his 25% match. Trevor Sager made a motion to approve Resolution 20-2025 Transfer of Funds MVH Restricted to Local Road & Bridge Matching Grant. William Ellis seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager – yes. Motion carries.

Resolution 23-2025 Authorization to Open a New Checking Account

Noelle Conyer, Clerk Treasurer explained to keep our interest that we have been accruing high, she is requesting to take \$250,000.00 from the General Fund that we currently have at Peoples State Bank and move it to Old National. The current rate at Peoples State Bank is 2.96 and the introductory rate at Old National for an account is 3.75. After inquiring with Peoples State Bank about matching the rate, they increased a couple of our CD's that had dropped from 4.6 to 4.16 to 4.29. The increase would not be substantial over a year but did not have an exact figure on the difference. William Ellis made a motion to approve Resolution 23-2025 Authorization to Open a New Checking Account. Trevor Sager seconded. Roll call vote: Scott Oldham – no; William Ellis – yes; Trevor Sager – yes. Motion carries.

Ordinance on First Reading – None

Ordinance on Second Reading – None

Old Business - None

New Business

Baker Tilly Contract Utilities 30 Day Filing

Michael Farmer, Town Manager wanted to make the board aware that he has asked them to start the 30-day filing to increase the hook-on fees for water. They have not been raised for a long time. Due to inflation and price of brass and copper they need to raise the price of the hook-on fee. The IURC does not want us to make money on a hook-on fee, but they do not want us to lose money either. Whatever the cost to put a new service in, it should be borne by the person hooking on. By making it a break even, the current customers are not impacted because they helped pay for it and the new person does not have to pay any kind of profit on it, they just pay for a new hook-on. The current price for putting an existing new service in with us doing all the digging is \$1,510.00 and it will go to \$2,225.00. If it is a bore, it goes from \$1,960.00 to \$3,425.00. If you do your own excavating, it was \$1,180.00 and if not, it will be \$1,725.00. Water only, which is a meter so you do not pay sewer for irrigation used to be \$600.00 and will be \$1,100.00. We have always discounted that to encourage people to get water only meters so that they do not have to pay the sewer. The cost is not consistent with other areas, but Mike explained if other water companies are not doing this they are not doing their current customers any favors and it should have been done eight or ten months ago. Mike Farmer explained it is penny for penny and the inflation in the last 24 months has just been super inflationary and has really hit our industry because it is all metal. Trevor Sager made a motion to approve the contract between Baker Tilly and Utilities 30 Day Filing. William Ellis seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager – yes; Motion carries. Mike Farmer explained the process is Darla Brown, Town Attorney will write up an Ordinance and on that will be all the other fees that we have.

Fire Department Provisional Hire Full-time request (filling an open position)

Kevin Patton, Fire Chief requested approval to make a contingent offer for full-time employment of Cody Mauder pending a positive PERF physical. It is a budgeted position. Trevor Sager made a motion to approve the Fire Department to hire Cody Mauder pending the PERF physical. William

Ellis seconded. Scott Oldham recommended an amendment to state we extend a conditional offer of employment pending satisfactory PERF physical. Council agreed. Roll call vote: Trevor Sager – yes; William Ellis – yes; Scott Oldham – yes. Motion carries.

MOU Richland Township Fire Station

Darla Brown, Town Attorney explained that the Town needs to replace its Curry Pike fire station and the Richland Township Trustee Marty Stephens is willing to finance the new building. Council has a proposed memorandum of understanding between 4 parties, Richland Township, the Town, North American Minerals, which owns a 4-acre parcel at the intersection of West Vernal and North Hartstrait Road and the Rogers Group. North American Minerals subleases that parcel to the Rogers Group and these 2 entities are willing to sublease it to the Township for a 99-year lease at a dollar a year for the new Fire Station. This memorandum of understanding states in relevant part that that four-acre parcel at the corner of Vernal Pike and North Hartstrait Road will be sublet to the township for 99 years at a dollar a year. The Township is willing to finance the project and at some point in time the Town will convey to the Township fee simple ownership of the old Fire Station upon the execution of a further definitive agreement. Right now, this is just an agreement to agree preliminarily set forth what the parameters are. The Township will serve as lead party with respect to the project and issue the bonds. The Town will provide all accurate information to the Township for the project as requested. William Ellis does not like the fact we are trading real property we own for a building on land that we do not own and the Township does not own. Scott Oldham expressed concern that legislature and the governor are doing away with the Townships. He requested that we write in the if the Township no longer exists, that the property now comes to the Town and not the county. Darla Brown can add some suggested language for that at the next meeting. William Ellis made a motion to table the MOU Richland Township Fire Station. Trevor Sager seconded. Roll call vote: Trevor Sager – yes; William Ellis – yes; Scott Oldham – yes. Motion carries.

New Roof for Fire Department open quotes & discuss financing

Darla Brown, Town Attorney explained there are 3 bids.

1. AMI Bloomington \$93,500.00
2. Integrity Exteriors \$116,589.15
3. RCV Roofing \$192,823.29 for ribbed metal roofing which would be an estimated \$2,537.51 or textured ribbed metal roofing is \$209,563.79 or \$2,757.81 a month.

Scott Oldham requested table for review because of the substantial differences in the prices. He also inquired about the guarantee since it has been less than 25 years since we did the last roof. Kevin Patton, Fire Chief explained the problem they are having is when the building was constructed, they used ½ inch plywood and it is delaminating. They had to have structural engineers do some work so he contacted the Town structural engineer and he suggested to do a complete shingle tear off and re-deck the roof and go back with a metal roof on top of it. The building is 21 years old and has had several repairs to the roof and hail damage. He is confident that this will fix it for many, many, many years. There are also significant differences in the guarantees that need to be reviewed. Scott Oldham made a motion to table until further review. William Ellis seconded. Roll call vote: Trevor Sager – yes; William Ellis – yes; Scott Oldham – yes. Motion carries. Kevin Patton added that if they go with the 1st or 2nd bid, he can do an additional appropriation from his Cumulative Building Equipment fund and can pay for half this year and then the balance of it next year because he doesn't have enough to cover the whole thing so he could maybe get a loan from an internal loan. If he goes with the 3rd bid, it will have to be financed. because he does not have the funds in the CB&E line.

Privilege of the Floor

Valerie Dewar explained that when she looked at the website at the meeting dates it states that Town Council is permanently closed. She suggested an edit to fix that.

Supervisor Comments

Michael Farmer, Town Manager explained so that the Town Council is aware, on the 17th they met with Jamie Nebel, EMS and Red Cross. They went through our building because we asked them to evaluate how it can be used during a national or local emergency or during a weather event

for shelter for our citizens or whoever. They will do an evaluation, come up with a plan and present it to the board. He also wanted to make sure everyone was set to attend the August 25 Work Session at 5:00. It will be prior to the regular meeting. He wants everybody to attend because the budget is a concern and what we cannot include. It should be board and department heads working together to figure out how we navigate the new financial working of SB1. It is important we make a decision together and make the right decisions.

Council Comments

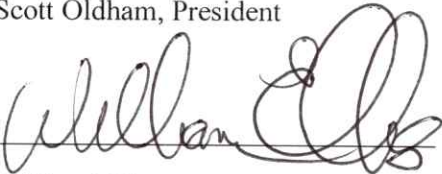
William Ellis thanked Kip and the Highway for working together to resolve the complaints when the state first started the bridge project. The lanes were conflicting and confusing to drivers and you took care of that.

Adjournment

Scott Oldham adjourned the meeting at 7:06 p.m.



Scott Oldham, President



William Ellis



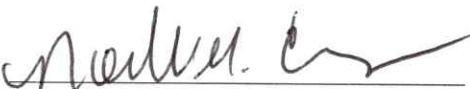
Dan Swafford, Vice President



Pamela Samples



Trevor Sager



Noelle M. Conyer Clerk -Treasurer