

## August 25, 2025

The Ellettsville, Indiana Town Council met for a regular meeting on Monday, August 25, 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, Noelle Conyer, Clerk Treasurer and Darla Brown – Town Attorney were also present.

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

### **Approval of the Minutes for the Regular meeting August 11, 2025**

Scott Oldham entertained a motion for approval of the minutes of the regular meeting on August 11, 2025. William Ellis 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. Trevor Sager so moved. William Ellis seconded. All in favor, motion carries.

### **Resolutions**

#### **Resolution 24-2025 Fiscal Plan for Blackwell Contractors, Inc. Annexation**

**Darla Brown**, Town Attorney explained that there are 2 Resolutions on the agenda tonight both came before the Plan Commission at its August meeting and both passed by unanimous vote to send to Town Council urging approval of the annexations. Fiscal plans have to be passed for each of those. This annexation is for 1.003 acres in Ward 4, it will be general business zoning and the fiscal plan should be part of the packet. The estimated tax rate would increase from .5673 to .5645 in 2025-26. There is no outstanding debt tied to the income. Michael Farmer, Town Manager recommended and supported to annex this property. William Ellis made a motion to approve Resolution 24-2025 Fiscal Plan for Blackwell Contractors, Inc. Annexation. Trevor Sager seconded. Roll call vote: Trevor Sager – yes; William Ellis – yes; Scott Oldham – yes. Motion carries.

#### **Resolution 25-2025 Fiscal Plan for Valu-Built Construction LLC Annexation**

**Darla Brown**, Town Attorney explained this passed Plan Commission by unanimous vote at their last meeting in August. This is at the request of Earnest Xi from Value Built Construction to voluntarily annex 2 parcels on the GIS approximately 3.33 acres of land located at 4599 North Thomas Road to be zoned residential R1 if approved. Zoning is recommended from the Plan Commission. There is no outstanding debt tied to income taxes and the estimated tax rate in terms of effect on Ellettsville taxpayers would decrease from .5673 to .5645 in 2025-26. William Ellis explained that growth can help save on tax dollars, you have to grow to lower taxes. Michael Farmer, Town Manager recommended and supported to annex this property as well. Trevor Sager made a motion to approve Resolution 25-2025 Fiscal Plan for Valu-Built Construction LLC Annexation. William Ellis seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager – yes. Motion carried.

### **Ordinance on Second Reading**

#### **Ordinance 2025-18 Imposing a Wheel Tax and Motor Vehicle License Excise Tax**

**Darla Brown**, Town Attorney explained this was introduced at the last Town Council meeting and is the public hearing for this. She was asked to prepare a wheel tax and municipal surtax ordinance. If council approves, the wheel tax will be \$5 per vehicle and the excise surtax will be \$15 per vehicle. The wheel tax is generally for commercial vehicles and the municipal surtax will be for passenger vehicles. This is an amended ordinance because the Clerk Treasurer has to upload certain documents to the BMV portal on the Gateway website and there are certain forms that the BMV



want to see and the Excise Wheel Tax Rate Designation Form prepared by the BMV had a couple of categories, extra categories, that are not included in 6.3.5-11 or 6.3.5-10 specifically on the BMV form, they include hire buses, not for hire buses, and semi tractors. There is no definition on not for hire bus or semi tractors under 6.3.5-11 or 6.3.5-10 so she wanted to include it. Specifically on page 2 of the Ordinance under 33.98 wheel tax and fund, she amended buses to put a parenthetical that says includes for hire and not for hire. Under semi-trailer, she put a parenthetical language that includes semi-trailers and added a category for semi-tractors. Parenthetical includes tractors used in combination with a semi-trailer so we should be covered. Trevor Sager questioned the recreational vehicle portion being RV's, UTV's and ATVs. Darla believed RVs for certain but did not know about ATV's or UTV's. He asked because of the dialogue happening at the county level about opening county roads to UTV usage and that may affect us. William Ellis stated this is not traditionally something he would support but over the last couple of years we have seen the road funds shrink and shrink. This wheel tax is necessary for us to get grants from a larger fund. We get grants to pave road and get things done. The grant money comes from tax money you have paid from the state. If this does not pass, we are saying the tax money you are paying that goes towards the community crossing grants, we will not be responsible for getting those back to Ellettsville. He would love an alternative but it has to be a yearly thing that covers the cost of all the money we would be losing. That would cut the road fund by two-thirds. This in the future, this equates to millions of dollars. Noelle Conyer, Clerk Treasurer stated that there are currently 12 other communities in this same process to get it in before the September 1<sup>st</sup> deadline. Well over 20 already have it. This does stack with the county wheel tax but to protect our residents, our roads and our critical services we have to pay for both. Jim Perry from the public inquired about the net revenues from this and expressed concern about the administrative costs. Michael Farmer, Town Manager stated the revenues are estimated at \$89,000.00. Darla Brown, Town Attorney explained the administrative costs would be largely with the BMV because they have to collect it and once collected they have 21 days to get it to the Town. Noelle has to keep track of it and do an appropriation to use it, so it is an internal administrative cost, you would not need any outside contractors or anyone else to help with that. Mr. Perry felt it was penny wise and pound foolish to institute another tax. Michael Farmer explained that the wheel tax we are implementing is at its lowest form and they did the tax we want to protect the community crossings grants. William Ellis explained that a wheel tax is a benefit long term, property taxes take 3-4 years to get the full property tax revenue from new assessments but a wheel tax, as soon as people move into town, we will need roads built and they are paying for it. People do not want to pay for new growth and this is one way you are not going to be paying for the new growth, it is a hit now, but long term it's putting us on a financial footing that you're not going to have to. William Ellis made a motion to approve Ordinance 2025-18 Imposing a Wheel Tax and Motor Vehicle License Excise Tax as Amended. Trevor Sager seconded. Roll call vote: Trevor Sager – yes; William Ellis – yes; Scott Oldham – yes. Motion carries.

#### **Ordinance 2025-19 Voluntary Annexation of 3750 W St Road 46 Bloomington IN 47404**

**Scott Oldham** explained this is a reflection of the Resolutions made earlier. **Denise Line**, Planner explained at the August 7<sup>th</sup> Plan Commission meeting, the petitioner Blackwell Contractors received a unanimous favorable recommendation with a vote of 6 to zero to annex 1 parcel totaling approximately 1.003 acres located at 3750 West State Road 46 in Ward 4. This is a super voluntary annexation is 71% contiguous to Town of Ellettsville. Parcel is zoned CD Community Development Residential by Monroe County and the plan commission's recommendation includes a zoning designation of commercial to general business upon annexation. Petitioner was present for any questions. Town Manager recommended annexation. Trevor Sager made a motion to approve Ordinance 2025-19 Voluntary Annexation of 3750 W St Road 46 Bloomington IN 47404. William Ellis seconded. Roll call vote: Trevor Sager – yes; William Ellis – yes; Scott Oldham – yes. Motion carries.



**Ordinance 2025-20 Voluntary Annexation of Two Parcels 4599 N. Thomas Rd Bloomington IN 47404**

**Denise Line**, Planner explained at the August 7<sup>th</sup> Plan Commission meeting, the petitioner Value-Built Construction LLC received a unanimous favorable recommendation with a vote of 6 to zero to annex 2 parcels totaling approximately 3.33 acres located at 4599 North Thomas Road in Ward 5. This is a super voluntary annexation is 38.7% contiguous to Town of Ellettsville. Parcel is zoned CD Community Development Residential by Monroe County and the plan commission's recommendation includes a zoning designation of Residential 1, single family residential. The zoning of the neighboring parcels within the Town of Ellettsville are zoned residential 1 as well to the north and agricultural to the east. Town Manager recommended annexation. William Ellis made a motion to approve Ordinance 2025-19 Voluntary Annexation of 3750 W St Road 46 Bloomington IN 47404. Trevor Sager seconded. Roll call vote: Trevor Sager – yes; William Ellis – yes; Scott Oldham – yes. Motion carries.

**Updating Certifications List for Planning**

**Michael Farmer**, Town Manager explained the government makes flood insurance available to the citizens of Ellettsville and we have to follow certain guidelines and have Ordinances tied to it. The new law states we have to have a certified community floodplain administrator. Denise Line has become certified and he recommends to add that to the list of certifications that will allow \$250 and pay her for that. William Ellis questioned the amount of certifications per office and Noelle Conyer explained the maximum of how much per year. She explained there are several for each department and some of them stack but some replace others the higher you go. Trevor Sager made a motion to approve Updating Certifications List for Planning as amended. William Ellis suggested striking the Employee and Responsible Charge (ERC) and updating the certification list. There was a lot of confusion about the title of the recent certification being already on the approved list as a Certified Community Floodplain Administrator or Manager. There is a difference in a 2 year course as opposed to a mandated course by FEMA/DNR to be completed by June 30<sup>th</sup> or you wouldn't be able to get any floodplain insurance Darla Brown advised that since it is unclear they table it to get clarification on the title of the certifications. Trevor Sager amended his motion to table Updating Certifications List for Planning. William Ellis seconded. Roll call vote: Trevor Sager – yes; William Ellis – yes; Scott Oldham – yes. Motion tabled.


**Supervisor Comments**

**Michael Farmer**, Town Manager thanked all the department heads for hanging in there during the budget process, it was a pretty dim task this year. He thanked Noelle and Amber for working their tails off going back and forth trying to catch up with all the rules and making sure we cover our rear ends. He also thanked Darla Brown for keeping up with all the flux in town and getting the work done we need to make us look good.

**Kevin Patton**, Fire Chief discussed funding options for the roof repair. The amount that was awarded was \$116,589 and we need to decide whether to finance or pull from existing funds. William Ellis explained that it looks like we would be paying \$8,500 in finance fees but that is only if it went the full 3 years and they are not planning to go the full 3 years, they just need some room where we are not depleting our reserve funds. In actuality they would only pay about \$1,500 and recommended financing and not put pressure on the existing funds. William Ellis made a motion to finance \$116,589.15 through The Peoples State Bank. Trevor Sager seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager – yes. Motion carries. Noelle Conyer added she will get with the chief and People's State Bank and get that ready for the next meeting.

**Adjournment**

**Scott Oldham** adjourned the meeting at 7:04 p.m.



Scott Oldham, President



Dan Swafford, Vice President



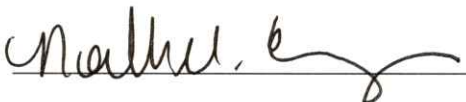
William Ellis



Pamela Samples



Trevor Sager



Noelle M. Conyer Clerk -Treasurer