

October 17, 2025

The Ellettsville, Indiana Town Council met for a special meeting on Friday, October 17, 2025, at the Ellettsville Town Hall Meeting Room located at 1150 West Guy McCown Drive. Scott Oldham called the meeting to order at 9:00 a.m. The regular scheduled meeting for Monday, October 13, 2025 was rescheduled due to lack of quorum. Chief Jimmie Durnil gave a word of prayer followed by the Pledge of Allegiance.

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

Supervisors Participating: Chris Clouse – Deputy Fire Chief, Jimmie Durnil – Town Marshal, Kip Headdy - DPW Director, Denise Line – Planning Director and Jeff Farmer – Wastewater Supervisor.

Approval of the Minutes for the Regular meeting September 22, 2025

Scott Oldham entertained a motion for approval of the minutes of the regular meeting on September 22, 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 29-2025 to Approve the Ripley Annexation Fiscal Plan

Darla Brown, Town Attorney explained at the October Plan Commission meeting the Plan Commission approved the Ripley Annexation which consists of 71.93 acres into the Town of Ellettsville and was approved 5 to 0. This is the Resolution for the Fiscal Plan for that Annexation. Trevor Sager made a motion to approve Resolution 29-2025 to Approve the Ripley Annexation Fiscal Plan. William Ellis seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager– yes. Motion passes.

Resolution 30-2025 to Increase the Labor Cost for the Town of Ellettsville Water Utility

Michael Farmer, Town Manager discussed that the Department of Public Works previously the Street Department and Utilities, has many pieces of equipment and the labor force that sometimes needs repair from damage from another party or somebody asked us to build something that helps them with a construction project and it’s an extra ordinary charge. They have a list of equipment, including labor based on industry standards to help facilitate those expenses. William Ellis made a motion to approve Resolution 30-2025 to Increase the Labor Cost for the Town of Ellettsville Water Utility. Trevor Sager seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager– yes. Motion passes.

Resolution 31-2025 Transfer of Funds Parks

Michael Farmer, Town Manager requested a transfer of Funds from one line to Heritage Trail Town Improvements, which encompasses all things they will need to finish out some of the pavement and concrete parts of the Heritage Center project. Trevor Sager made a motion to approve Resolution 31-2025 Transfer of Funds Parks. William Ellis seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager– yes. Motion passes.

Resolution 32-2025 Resolution of the Ellettsville Town Council approving a Declaratory Resolution and Economic Development plan of the Town of Ellettsville Redevelopment Commission to amend the Ellettsville Riverfront Economic Development District and the order of the Ellettsville Planning Commission

Darla Brown, Town Attorney explained that at the August Redevelopment Commission meeting (RDC) the RDC passed a declaratory Resolution to amend the Ellettsville Riverfront Economic

Development District to clarify some parcel numbers and legal descriptions. It went before the Plan Commission in October and was approved and now before the council to approve and go back to the RDC for the final hearing and a confirmatory resolution. William Ellis made a motion to approve Resolution 32-2025 Resolution of the Ellettsville Town Council approving a Declaratory Resolution and Economic Development plan of the Town of Ellettsville Redevelopment Commission to amend the Ellettsville Riverfront Economic Development District and the order of the Ellettsville Planning Commission. Trevor Sager seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager – yes. Motion passes.

Resolution 33-2025 to Amend the Pay for Plan Commission, Board of Zoning Appeals, Parks Board and Redevelopment Commission Members

Michael Farmer, Town Manager explained a discussion to change to some of the boards during budget time to raise it from \$50.00 per meeting to \$100.00 with the exception of the Town Council and they must be present to be paid. He also mentioned that they still have an opening on the Board of Zoning Appeals, which is important to get filled. William Ellis agreed to approve with the difference that if you serve on the Town Council that it is your only pay and not receiving double pay for participation on other boards. William Ellis made a motion to approve the amended amendment to approve to amend the pay for Plan Commission, Board of Zoning Appeals, Parks Board and Redevelopment Commission members if you're currently a council member that your council pay constitutes pay for those boards also. Trevor seconded. Darla Brown will revise the resolution and modify section one to reflect the following language. The Ellettsville Town Council has determined it should increase the compensation to \$100 per meeting for board members on the Ellettsville Plan Commission, Parks Board, Board of Zoning Appeals and Redevelopment Commission who are not already receiving compensations from Town Council. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager – yes. Motion passes.

Ordinance on First Reading

Ordinance 2025-23 Recommending the Amendment of the Schedule of Non-recurring Charges for Tap and Meter Deposit Fees

Michael Farmer, Town Manager explained that these fees are simplistic to when somebody builds a commercial building or a new home in Ellettsville they need water so it's called a hook-on fee to hook them onto the system, receive a meter and start paying a monthly bill. They are not allowed to overcharge for that so when they create the fee it's based on materials and labor and it's supposed to be a break even but have to be conscious of not charging enough and it will affect our current customers if we don't. This is an amendment for a new fee with inflation and labor costs figured in so we can break even and not lose money. Mr. Farmer requested it be passed on First Reading. Darla Brown, Town Attorney stated the charges are non-recurring and Baker Tilly intends to file a 30-day filing and there is no public hearing required so it is allowed. William Ellis made a motion to submit Ordinance 2025-23 for first reading. Trevor Sager seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager – yes. Motion passes. William Ellis made a motion that Ordinance 2025-23 be adopted on the same day at which it was introduced. Trevor Sager seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager – yes. Motion passes. William Ellis made a motion to approve Ordinance 2025-23. Trevor Sager seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager – yes. Motion passes. Noelle Conyer, Clerk Treasurer stated she will publish in the newspaper following the meeting along with posting it to the website.

Ordinance 2025-24 to Establish Signing Authority for Community Crossings Matching Grants

Denise Line, Planning Director explained that in the past she always had to provide the minutes that showed you had authority to sign but now they want an Ordinance giving council authority to sign. She will submit that with the application and if we are awarded the grant. Also, would like to request passing on First reading due to a deadline with the state. Trevor Sager made a motion to move that Ordinance 2025-24 be submitted for First Reading. William Ellis seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager – yes. Motion passes. Trevor Sager made a motion to move Ordinance number 2025-24 be adopted on the same day as which it is introduced. William

Ellis seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager– yes. Motion passes. Trevor Sager made a motion to move that Ordinance 2025-24 be adopted. William Ellis seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager– yes. Motion passes.

Ordinance on Second Reading

Adoption of the 2026 Budget Ordinance 2025-21 Appropriations and Tax Rates

Noelle Conyer, Clerk Treasurer explained there have been no changes. It is on the website and on the gateway. Public hearing was last month. Michael Farmer, Town Manager added the budget is tight and as close as they could come to a zero increase. They are unable to replace a vacant police officer position and there are no raises for employees. This is in reaction to Senate Bill 1 legislation and they anticipate this being the status quo for the next budget as well. It is a funded budget, if the Levy appeal is passed it will be a balanced budget. William Ellis made a motion to approve Adoption of the 2026 Budget, Ordinance 2025-21 Appropriation and Tax Rates. Trevor Sager seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager– yes. Motion passes.

Ordinance 2025-24 Ripley Annexation

Denise Line, Planning Director explained at the meeting on October 2nd, the Plan Commission voted unanimously to forward a favorable recommendation to Town Council for approval of a petition by Michael and Megan Ripley to voluntarily annex three parcels totaling 71.93 acres of land. Subject parcels are located at 5711 North Union Valley Road, 4601 West McNeely Street and 4.10 acres next to 4601 West McNeely Street. This is a super voluntary annexation. Parcels will be located in Council Ward 3 and currently zoned Agricultural Residential by Monroe County and the Plan Commission recommended they be designated as Agricultural upon annexation. Petitioner is not present but she will be happy to answer any questions. Trevor Sager made a motion to approve Ordinance 2025-24 Ripley Annexation. William Ellis seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager– yes. Motion passes.

Old Business – None

New Business

Growth Levy Appeal Petition

Noelle Conyer, Clerk Treasurer explained that because of our growth over the last three-year average we qualify for the last year of this three-year growth factor. We did include that in the budget to get to a balanced budget. She explained that once she submits the forms, Baker Tilley has the rest of the packet together and we can make sure that council gets a copy of that and put it on the website. This is the last year we can do this unless legislation changes. Michael Farmer added that this is the last year we can take this and then next year's budget when we talk about it that extra amount of money that might be left over in this year's budget it will be gone in the next year and then even worse in 2028 so you will see a balanced budget if this is approved and we will be in the black but that money will go away because our revenues are sliding down and not growing. We are not the only entity, every governmental entity in Indiana is dealing with this and it's painful. William Ellis made a motion to approve the Growth Levy Appeal. Trevor Sager seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager– yes. Motion passes.

Request for Permission to Hang a Sign in the Right-of-Way at 113 N. Sale Street

Denise Line, Planning Director explained there is a new business at 113 N Sale Street opening today and she would like to hang a sign over the right-of-way. This comes under the Town Council approval because it's in right-of-way. She has provided the specifications for it and her husband is able to be here for any questions. The sign is 3 feet across and 2 feet tall and 9 feet off the ground. American disabilities act requires a minimum of 80 inches of clearance from ground level so it meets that requirement. It will hang about eight inches from where it's attached to the building. If approved

they will still get a signed permit approval. It was explained it will not interfere with turning or driving on Sale and Vine streets. Trevor Sager made a motion to approve the Request for Permission to Hang a Sign in the Right-of-Way at 113 N. Sale Street. William Ellis seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager– yes. Motion passes.

Request to Authorize Town Manager to sign Duke Easement for Harmon Farms Development

Darla Brown, Town Attorney explained that Chris Smith is working on a development at Harmon Farms and South of the development is Wells Park and he needs to have an easement to go through the Town's property for the benefit of that development. Duke prepared it and Mr. Smith needs to have this easement signed so he can continue with his development. This is close to the section we did a land swap with Mr. Smith a few months ago. In May on 2024, Richland Bean Blossom School Corporation deeded to the Town as 60-foot right-of-way that would allow parents to get their kids from Harman Farms to the school and then continuing on from that right-of-way is the land swap where Mr. Smith or Harman Farms is going to give to the town some land in exchange the Town cut off a little corner of Wells Park and give it to Harman Farms. This Utility easement is close to where that land swap occurred. Request is to allow Michael Farmer permission to sign this easement. Trevor Sager made a motion to approve Request to Authorize Town Manager to sign Duke Easement for Harmon Farms Development. William Ellis seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Trevor Sager– yes. Motion passes.

Privilege of the Floor – None

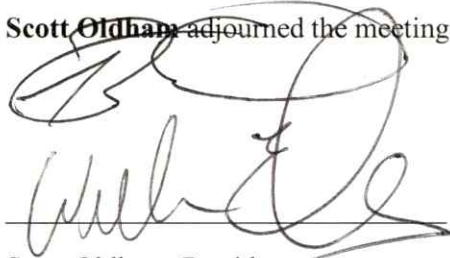
Supervisor Comments

Denise Line, Planning Director announced they would be putting the bull up on the Heritage Center this afternoon and anyone can come watch the monumental time. The Heritage Center is close to being completed and hope to open soon.

Council Comments

Adjournment

~~Scott Oldham~~ adjourned the meeting at 9:34 a.m.



Scott Oldham, President

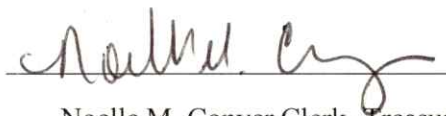
Dan Swafford, Vice President

William Ellis

Pamela Samples



Trevor Sager



Noelle M. Conyer Clerk -Treasurer

