

November 24, 2025

The Ellettsville, Indiana Town Council met for a special meeting on Monday, November 24, 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 by Kevin Patton.

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

Supervisors Participating: Kevin Patton – Deputy Fire Chief, George Robinson – Deputy Town Marshal and Kip Headdy - DPW Director.

Approval of the Minutes for the Regular meeting November 10, 2025

Scott Oldham entertained a motion for approval of the minutes of the regular meeting on November 10, 2025. William Ellis so moved. Dan Swafford 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 35-2025 Transfer for Fire Department

Noelle Conyer, Clerk Treasurer explained this was a request from the Fire Department to cover expenses for the rest of the year from Natural Gas to Gas and Oil in the amount of \$5,000.00. Trevor Sager made a motion to approve Resolution 35-2025 Transfer for the Fire Department. Dan Swafford seconded. Roll call vote: Scott Oldham – yes; Dan Swafford – yes; William Ellis – yes; Trevor Sager – yes. Motion Carries

Resolution 36-2025 Additional Appropriation (General, LIT ED & Drug Education)

Noelle Conyer, Clerk Treasurer explained the Town Manager had requested \$25,000 to be transferred from LIT ED to cover expenses to complete the Heritage Center project. The General fund transfer in the amount of \$650 is an encumbrance from Planning that needs liquidated to use for signs for the trail so it needs reappropriated and the Drug Education & Equipment is for a grant. We received the money and the Police Department would like to use it but it wasn't appropriated in the budget. William Ellis made a motion to approve Resolution 36-2025 Additional Appropriation (General, LIT ED & Drug Education). Trevor Sager seconded. Roll call vote: Scott Oldham – yes; Dan Swafford – yes; William Ellis – yes; Trevor Sager – yes. Motion Carries

Resolution 37-2025 Surplus of DPW 1997 John Deere Gator Utility Vehicle

Mike Farmer, Town Manager explained this was a 1997 vehicle they used at the Wastewater treatment plant. It was replaced and they need to surplus it. It will be placed on Gov Deals. Dan Swafford made a motion to approve Resolution 37-2025 Surplus of DPW 1997 John Deere Gator Utility Vehicle. William Ellis seconded. Roll call vote: Scott Oldham – yes; Dan Swafford – yes; William Ellis – yes; Trevor Sager – yes. Motion Carries

Resolution 38-2025 Approving an Interlocal agreement with Monroe County Traffic Crash Grant

Darla Brown, Town Attorney explained that the Monroe County Sheriff's Department has received a grant from the Indiana Criminal Justice Institute in the amount of \$43,900.00 for the purpose of establishing a Major Crash Investigation team. If council approves this Resolution which approves the Interlocal cooperation agreement between the Town and the County what would happen is there would be a team of 8 people, 6 from the county, 2 from the Town. The Sheriff's department will be responsible for activating the team when there is a major crash defined as fatal or catastrophic injury crash, any crash resulting in substantial risk of death or serious permanent disfigurement, crashing resulting in the spillage of significant amounts of hazardous materials which seriously threatens life

or property, select serious bodily injury crashes such as those involving emergency vehicles, school buses, government vehicles and/or vehicles being pursued by law enforcement and/or usually complex crashes involving significant public interest when requested by a participating agency. The purpose of the grant money is to pay for overtime for the officers to participate in that team. If the officer is called out to the team while he is on duty the Town of Ellettsville will pay the wages but if he works overtime due to participation in the team or is off duty, the grant pays his wages until the grant money runs out. Once the grant money runs out, the team will keep doing what they need to do but the Town will be responsible for paying the overtime. The Town will submit quarterly statements to the county for reimbursement. Monroe County Council approved the Interlocal cooperation agreement at their meeting on November 18th and before the council is a substantially identical resolution to that of the county's, approving the agreement. Exhibit 1 is the Interlocal cooperation agreement and the Resolution. Exhibit 2 is the scope of services the Town is required to provide and the grant agreement. Trevor Sager made a motion to approve Resolution 38-2025 Approving an Interlocal agreement with Monroe County Traffic Crash Grant. Dan Swafford seconded. Roll call vote: Scott Oldham – yes; Dan Swafford – yes; William Ellis – yes; Trevor Sager – yes. Motion Carries

Resolution 39-2025 To Explore Reorganization with Richland Township, Monroe County Indiana

Darla Brown, Town Attorney explained this was discussed at the last Town Council meeting. At the November 10th 2025 meeting the Richland Township board passed a Resolution to explore a reorganization with the Town of Ellettsville. This Resolution is to accept that proposal and to explore a reorganization with Richland Township. William Ellis made a motion to approve Resolution 39-2025 To Explore Reorganization with Richland Township, Monroe County Indiana. Trevor Sager seconded. Roll call vote: Scott Oldham – yes; Dan Swafford – yes; William Ellis – yes; Trevor Sager – yes. Motion Carries

Resolution 40-2025 Resolution to Approve the Fiscal Plan for the Neidigh Annexation

Darla Brown, Town Attorney explained at the regular November meeting, the Plan Commission considered a proposal by Larry Neidigh to annex 73.286 acres into the Town of Ellettsville. It is located at 8640 W Flatwoods Road. The Plan Commission voted 6-0 to forward the proposed annexation to Town Council with a positive recommendation. Trevor Sager made a motion to approve Resolution 40-2025 Resolution to Approve the Fiscal Plan for the Neidigh Annexation. Dan Swafford seconded. Roll call vote: Scott Oldham – yes; Dan Swafford – yes; William Ellis – yes; Trevor Sager – yes. Motion Carries

Ordinance on First Reading

Ordinance 2025-26 Salary Ordinance for Budget Year 2026

Noelle Conyer, Clerk Treasurer discussed the only changes from the 2025 Salary Ordinance was on the Police Department for the grant patrol as available OPO, OWI adding Traffic Crash to be paid at 2 times and removing the \$300.00 Biometric screening that will not be able to be done with the new insurance change. She also added Board compensation at \$100.00 per meeting attended. Noelle answered board questions to clarify Police and Fireman First class certified and Town Council members that serving on other boards will no longer be compensated. Dan Swafford did not agree with that decision and expressed his disapproval.

Ordinance on Second Reading

Ordinance 2025-27 to modify the Unified Development Ordinance

Darla Brown, Town Attorney explained that the purpose of this is to modify the definitions of minor and major subdivisions in the Town's unified development ordinance and specifically to change the definition of a minor subdivision from the current definition of three or fewer lots to four or fewer lots which would then make a major subdivision five or more lots. The purpose of this is to give the developers a little more flexibility and property owners a little more flexibility if they wanted to subdivide parcels and give parcels to their children. If it is a minor subdivision it does not go through

the more rigorous process that a major subdivision goes through. Minor subdivisions can be approved by the Plan Commission for four or fewer lots if it does not involve the opening or creation of a new public rights of way, public infrastructure or utility main extensions and it is not otherwise an exempt subdivision. This proposed ordinance was approved by the Plan Commission 6-0 with the recommendation to come to the council with a positive recommendation at its November meeting. It includes the proposed changes to the language and changes to a schematic and a chart for the minor subdivision. William Ellis made a motion to approve Ordinance 2025-27 to modify the Unified Development Ordinance. Trevor Sager seconded. Roll call vote: Scott Oldham – yes; Dan Swafford – yes; William Ellis – yes; Trevor Sager – yes. Motion Carries

Ordinance 2025-28 Annexation 8640 W Flatwoods Rd

Denise Line, Planning Director stated at its meeting on November 6th, the Plan commission voted unanimously to provide a favorable recommendation to Town Council to annex a parcel totaling approximately 73.286 acres of land. Subject parcel is owned by Larry Neidigh and is located at 8640 West Flatwoods Road, Gosport. This is a super voluntary annexation of one parcel. The proposed annexation area is 37% contiguous to the Town of Ellettsville and 100% of the property owners are parties to the petition. The properties are currently zone AGR (Agricultural Residential) by Monroe County and is recommended to designated an Agricultural upon annexation. Property will be located in council Ward 1. Dan Swafford made a motion to approve Ordinance 2025-28 Annexation 8640 W Flatwoods Rd. William Ellis seconded. Roll call vote: Scott Oldham – yes; Dan Swafford – yes; William Ellis – yes; Trevor Sager – yes. Motion Carries

Ordinance 2025-29 Rezone 8631 W Flatwoods Rd

Denise Line, Planning Director stated at its meeting on November 6th, the Plan commission voted unanimously to provide a favorable recommendation to Town Council to rezone 8631 West Flatwoods Road from C2 Commercial 2 to Industrial 1 Light Industrial. 8631 West Flatwoods Road is located next to Ava's Waste Removal. Petitioner is MG3 Properties LLC and they also own Ava's. Petitioner intends to construct self-storage units on the parcel. The petitioner started the project prior to the moratorium on storage units and prior to the moratorium, self-storage units were permitted in C2 zoning districts which is the current zoning. After the Unified Development Ordinance was adopted it changed the zoning for self-storage units from C2 to Industrial 1 and Industrial 2 with a special exception. Self-storage units have been constructed on the property to the west and have been approved for the property to the south. Dan Swafford made a motion to approve Ordinance 2025-29 Rezone 8631 W Flatwoods Rd. Trevor Sager seconded. Roll call vote: Scott Oldham – yes; Dan Swafford – yes; William Ellis – yes; Trevor Sager – yes. Motion Carries

Old Business

Supplemental Fire Services Agreement Richland Township 2026

Kevin Patton, Fire Chief explained it is to renew the contract that we have with Richland Township for 2026. One change is he made a 4% increase on the road portion factor. Trevor Sager made a motion to approve the Supplemental Fire Services Agreement Richland Township 2026. Dan Swafford seconded. Roll call vote: Scott Oldham – yes; Dan Swafford – yes; William Ellis – yes; Trevor Sager – yes. Motion Carries

New Business

Appointment to the Board of Zoning Appeals

Denise Line, Planning Director was very pleased to request that Captain Matt Seibott be appointed to the Board of Zoning Appeals. He's with the Ellettsville Fire Department and is please to get him as the fifth member and would ask that you approve him for that vacancy. William Ellis made a motion to approve Matt Seibott for the Appointment to the Board of Zoning Appeals. Dan Swafford seconded. Roll call vote: Scott Oldham – yes; Dan Swafford – yes; William Ellis – yes; Trevor Sager – yes. Motion Carries

Fire Truck Financing and Order Discussion

Kevin Patton, Fire Chief explained that there are 2 separate things here, first he needs to place the order for a vehicle as it can take 3 or 4 years to get one. He found out today that they have one that will come off in August or September of 26 that if you let them know this week they can actually put out name on that one and get it next year. He is asking for permission to sign the order which doesn't do anything other than put his name on it to pull it for them. The second part is the financing. The last few trucks, since 1991 the Town of Ellettsville does all the paperwork and finances the truck. That way we retain ownership of it. The truck is paid for through the contract with Richland Township that you just approved so we know there's funds in there to cover the semi-annual payment until it's paid for. He checked with financial institutions and Noelle is taking care of paperwork and there isn't an issue to finance another truck. Kevin answered questions from council. William Ellis made a motion to allow Kevin Patton, Fire Chief approval to put the order in for a fire truck and let Mike Farmer, Town Manager sign for the paperwork. Scott Oldham seconded. Roll call vote: Scott Oldham – yes; Dan Swafford – yes; William Ellis – yes; Trevor Sager – yes. Motion Carries

Termination of Cash Bonds for the Ruby Creek Subdivision, Phases 1 and 3; Developer: Phil Tapp

Denise Line, Planning Director explained developer Phil Tapp has completed subdivision Ruby Creek Phase 1 and 3 and has requested to be released off of both of those cash bonds. Everything has been completed in Phase 1 but Phase 3 the retention pond needs to be mucked out because of mud in the bottom. The dam is washing away and needs rip rap put back on it. The ditch from lots from 170 to 172 needs to be graded properly so water flows to the retention area. Phil Tapp is retired and no longer has the equipment to do the work. Mr. Tapp spoke with Mike Farmer and has agreed to pay the Town \$2,000 to complete the work. Mike Farmer addressed the locals and he has agreed that they can do the work for that price at best and deal with local concerns. Kip Headdy and Mike Farmer answered questions from council. Council wanted to wait until the work was completed before releasing the bond. Mike Farmer doesn't feel that is necessary. He is confident that our workers can do the work. Noelle explained that Phase one has as of the end of October with interest \$3,478.52 and Phase 3 as of October 31st with interest \$13,710.60. Council agreed to hold \$4,000 in escrow and release the rest until the job is completed. William Ellis made a motion to terminate the cash bonds for the Ruby Creek subdivision phases 1 and 3 developed by Phil Tapp with the condition that a \$4,000 escrow account is held until the completion of the work and the bond will be released. Scott Oldham seconded. Roll call vote: Scott Oldham – yes; Dan Swafford – yes; William Ellis – yes; Trevor Sager – yes. Motion Carries

Discussion regarding proposed adding of road to inventory to Town of Ellettsville

Kip Headdy, Street Commissioner explained that there is some interest that if the town would be interested after the Richland Blossom healthcare has resurfaced an upgraded the road, about taking that back in Town inventory. The work has been completed and they are interested in the town taking the road back into inventory and maintaining the road. Kip Headdy feels with good preventive maintenance it won't require much upkeep. There is really not much benefit other than being a good neighbor but seems like a good thing to do. There is a separate entrance now for Fire Trucks and ambulances so the wear and tear has reduced. This is only for discussion for something upcoming and to see if there was an interest.

Selection of candidates for Reorganization Committee for Town and Township

Michael Farmer, Town Manager stated that we need to get a list together and they are still looking for names and the Township is doing the same and be on track to be ready to have another work session prior to the December 8th meeting where we can work on bringing a list putting it together so we can move on. They have some people on the list but wanted to make sure the community is involved. People can submit their names on an email list on the website. William Ellis made a motion to table the Selection of candidates for Reorganization Committee for Town and Township. Dan Swafford seconded. Roll call vote: Scott Oldham – yes; Dan Swafford – yes; William Ellis – yes; Trevor Sager – yes. Motion Carries

Privilege of the Floor

David Henry, Monroe County Council at large expressed his interest in hearing the conversation around the proposed merger between Ellettsville and Richland Township. It has the attention of the county and is all ears and very open to hearing everything. He commended the community for coming together on the Envision Ellettsville master plan. He looks forward with open ears to the process we are engaging in for Ellettsville and Richland and in conversations with town staff and all of you as we move forward.

Supervisor Comments

Mike Farmer, Town Manager discussed Town holidays and pay dates, they will remain the same as 2025. He discussed being closed the day after Thanksgiving and the day after Christmas. The Friday after Christmas the Town will be closed also and everyone will use a PTO day for that day. Also, New Years Eve and New Years day are holidays and the Town will be closed January 2nd, 2026 and will be a PTO day. Scott Oldham suggested giving the employees an extra holiday because they were not going to receive raises this year. Scott Oldham made a motion to allow the Town Manager to arrange the PTO schedule for the benefit of the employees. Dan Swafford seconded. Roll call vote: Scott Oldham – yes; Dan Swafford – yes; William Ellis – yes; Trevor Sager – yes. Motion Carries

Mike Farmer, Town Manager mentioned that someone has purchased the Matthews Mansion and the night lighting and the extra work they have put into it has turned it into a jewel. It is a real amenity to the Town.

Kip Headdy, Street Commissioner stated that they have worked hard to pick up leaves. They still have another week or so to get them all. He mentioned that starting next week Main Street will be down to one lane starting on the bridge project adding a deck. It is estimated that it will take at least 300 days to complete.

Council Comments

Scott Oldham congratulated all those who worked on Stewart Park, it looks phenomenal, and for putting the cow back in place.

William Ellis wished everyone a safe and Happy Thanksgiving.

Adjournment

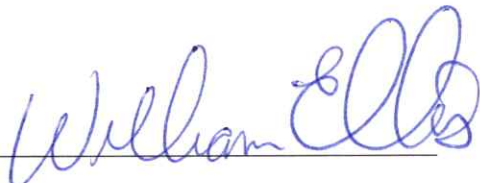
Scott Oldham adjourned the meeting at 7:39 p.m.



Scott Oldham, President



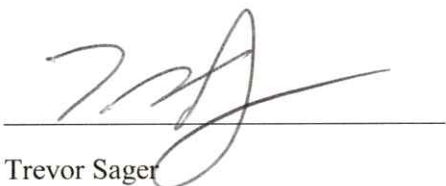
Dan Swafford, Vice President



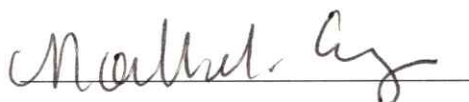
William Ellis



Pamela Samples



Trevor Sager



Noelle M. Conyer Clerk -Treasurer

