

January 9, 2003

The Ellettsville, Indiana, Town Council met in special session at 6:30 PM, Thursday, January 9, 2003 at the Town Hall. David Sorokoty called the meeting to order. David Sorokoty, President; Ray Freetage and Lisa Combs-Creech were in attendance. Geraldine McIntyre came to the meeting at approximately 7:15 pm. Sandra Hash, Clerk-Treasurer was also present.

Topics of Discussion: Limited-Full Time Position, Hiring a Firm to update the Personnel Policy, Old Elementary School, Police Station, Street Lights and any other topic anyone wishes to discuss.

Supervisors Present: Jim Ragle, Mike Farmer and Ron McGlocklin.

TE Grant application for Street Lights

Rick Coppock explained he is preparing a TE grant for Streets. The value of the application is \$76,650. It will require a 20% match from the Town. It will be mid summer before the lights will need to be installed. The lights will cost about \$38,000. The conduit for the lights and pulling the wire will be an additional \$65,000 to \$70,000. The deadline for the application is January 31. The Town crews would install the light onto the foundations. Rick and Mike agreed to wait six months to see if the grant gets accepted before moving forward.

At a meeting earlier that day, Mr. Kain, RBBCSC Superintendent asked Rick if there would still be a street light at the end of Edgewood Drive. Rick verified there would be.

Police Station

Ron McGlocklin informed the Council he has been in contact with an engineering firm in Indianapolis who would be willing to do a lease purchase on a building. He is happy with the old water tower site to house a new police station. It is out of the flood plain and close to the new highway. The old sewer plant site has not been compacted. It would need to be compacted before a structure could be built and that would add to the cost. The building he is looking at is 50' X 123'. It would last well into the future. The company has offered a 20 year lease-purchase and they would maintain the building until it is paid off. They will also use local labor on the building. The current trailer has served well as a quick fix. They do feel they need to move out of the way of the Street and Utility Departments. The parking is inadequate and often requires moving of vehicles. It was decided to have the engineering firm give a presentation at the next Council meeting on January 27, 2003.

David Sorokoty questioned building a structure that could be added on to as the Town could afford it. Ron replied putting it off would only increase the construction cost.

Ray Freetage stated getting the Police into a permanent home should be a priority for 2003.

Ron said the new building would include offices, garage, and evidence room. There was discussion on a holding cell, which Ron said was out of the picture due to the stringent staffing concerns and Federal requirements. Someone in the audience suggested a basement for a good storage area.

David Sorokoty added the Town has \$143,000 remaining of a Build Indiana Grant, which could go toward the Police Station.

Rick Coppock said the proposed new utility building was a long-term plan. The roadwork will take one more year. When that is finished they will start considering a new building.

Ray Freetage questioned if a new Town Hall were built what would be done with the existing building. Rick answered it would be sold.

Old Elementary School Site

David Sorokoty shared his thoughts on the use of the old elementary school. He would like to see the building preserved for historical purposes; use the gym for community activities such as youth league basketball and a portion for Town Hall.

By locating the Utilities and Police at the school a Town Square could be created allowing the possibility of a farmers market.

The House of Prayer is interested in using the old school as their church. They would move from their present location on Hartstraight Road. Ed Bitner, Linda Webb, Associate Music Minister Nick Carpenter and Associate Pastor Perry Sanders represented the church. They envision using the facility as a chapel to seat 2,000 people, house their Hope School of Excellence, a battered women's shelter and possibly a homeless shelter. They would also like to encourage business development, provide meeting rooms for public use and a possible convention center. They have 180 full-time volunteers to put their plan in motion. They would only demolish the front wing if absolutely necessary since it would cost \$106,000 to remove the asbestos. There is also refrigerant that would have to be removed if the building were demolished. They stated they could make good use of the building just as it is.

There was discussion of the future chapel and the possibility of rock between the buildings being a problem for construction. They discussed the expense of \$87,000 per year to operate the building. The church would like to use the building. They would like to own it outright, but if the town becomes the owner the church would still like to use the building. David Sorokoty stated the town and the church should work together to obtain the building.

Ray Freetage added the taxpayers have already paid for the building it should be used for community benefit. He likes everything the church has proposed to do with the building. He would like to work with the church. Ray is opposed to the town purchasing additional property to build facilities.

Geraldine McIntyre feels the Town should get the property, but she cautioned about the allergy problems the teachers had in that building due to mold and dampness.

Lisa Combs-Creech requested Jeana Kapczynski share the views of the Main Street Group. Jeana sees it as a great idea and suggested a possible feasibility grant. She added that Shelter Inc. is closing in Bloomington and they will need a new home. Lisa would like to see Town Hall move to the school building but feels it would be costly. Other possibilities such as business incubator, limestone gift shop, and convenience of location were discussed.

Raymond Freetage made a motion directing Sandy to write a letter of intent for the Town of Ellettsville assuming the property referred to as the old elementary school. Lisa Combs-Creech seconded, motion carried. David requested Sandy to have the letter ready for tomorrow to take to Mr. Kain because the Town wants the property.

Lisa Combs-Creech asked what would be done with the current House of Prayer site if they were to acquire the old school property, it would become a teen center or a youth camp and / or a retreat for the community.

Personnel Policy

David proposed Sandra get estimates on having a professional firm correct and update the Personnel Policy. Sandra suggested letting American Legal, which is currently working on the codification of the Town Code, bring the Policy up to standard first before the Council works on amending the Policy because American Legal stated that they will verify that it is compliant with Indiana Code and that the terminology is correct. It is already included in the price the Town is paying them for the codification so Sandy feels we should not seek other estimates yet. Lisa volunteered to read through the policy and look for questions and concerns during the interim. She also said she thinks there should be employee input.

Geraldine suggested the Council President form a committee of two Council members and Sandra to work on the Policy. They would go through the Policy and give their input to American Legal. Ray stated he thought the Policy should be reviewed by all of the Council members after they get the revised version back from American Legal. David agreed that is was a good idea to have the Council review it and that the employees should have input.

Agreement between the Town and Ball State University for a Streetscape Plan and a Five-Year Master Plan for the Parks Department

David Sorokoty explained that Ball State Professor, Mr. Segedy who was in charge of organizing the Streetscape project and 5-year Master plan met with the Parks Department last Tuesday. This is a not for profit project for his classes, the cost of \$11,500 only covers the expenses of the project. Periodically the plans will be reviewed because this project will be a working document and according to David, Mr. Segedy said we could retain his services for a lifetime. This project ties in well with the Main Street committee, the Schools, the Town Council and a variety of ideas the Town wants to achieve downtown. This agreement has already been approved.

TIF District

David and Sandy met with Barbara Clark yesterday concerning setting up a Tax Increment Financing (TIF) district in downtown to encourage economic growth. Barbara gave a contact name to get additional information. David said he would like to see specialty shops and encourage economic growth, he wants to develop the corridor between the pairs (from Town Hall to Village Inn) but he also wants to keep the small town feeling.

Final Comments

David Sorokoty complemented Jim Ragle for his and the crew’s efforts dealing with all of the snow.

Geraldine McIntyre feels the Town should build a Government Center on Main Street with a bond issue since interest rates are low. Now is the time to build. She is glad to see the Police Department take her suggestion and utilize the old water tower site for a new station.

Sandra Hash said it would be costly to build all new facilities for the Police Department, the Utilities Department and a Town Hall. Everyone should work together, it seems more economical to put all the facilities together in a Government Center instead of building separate buildings.

David Sorokoty summarized the meeting by saying that the purpose of this session was to narrow down options on several issues and clarify goals such as finding out what the Utilities Department’s needs are, getting information from the upcoming presentation on building a new Police Station and develop a working relationship for the school. He said that everything is a possibility for now until we get more information.

Adjournment

Geraldine McIntyre moved for adjournment. Lisa Combs-Creech seconded. Motion carried. Meeting was adjourned at 8:10 p. m.

David Sorokoty, President

David Drake, Vice President

Lisa Combs-Creech

Ray Freetage

Geraldine McIntyre

Sandra C. Hash, Clerk-Treasurer