

March 23, 2015

The Ellettsville, Indiana, Town Council met for a regular meeting on Monday, March 23, 2015, at the Fire Department Training and Conference Room. Scott Oldham called the meeting to order at 6:30 p.m. Dianna Bastin led the Pledge of Allegiance followed with a prayer by Scott Thomas.

Roll Call: Members present were Scott Oldham, President; Scott Thomas, Vice President; Dianna Bastin, David Drake and Kevin Farris. Sandra Hash was absent. Jim Davis, Town Manager, and Darla Brown, Town Attorney, were also present.

Supervisors present were: Mike Cornman, Danny Stalcup, Kevin Tolloty, Mike Farmer and Jeff Farmer. Jay Humphrey represented the Police Department.

Proclamation for Disability Awareness Month

Denise Line, ADA Coordinator, explained this is proclaimed every March by the State of Indiana and they ask all local governments to do the same. The Town of Ellettsville does it every year.

Scott Oldham proclaimed March 2015 as “Disability Awareness Month”.

Approval of Minutes

Scott Oldham entertained a motion for approval of the minutes for the regular meeting on March 9, 2015. Dianna Bastin so moved. Scott Thomas seconded. Motion carried.

Accounts Payable Vouchers

Scott Oldham entertained a motion for action to pay Accounts Payable Vouchers. Scott Thomas so moved. David Drake seconded. Motion carried.

Old Business

Heritage Trail Update

Mike Farmer, Bynum Fanyo Utilities, met with Main Street and the Heritage Trail committee on March 19, 2015. They’re continuing to clear the trail and they’ve designated the right-of-way as a path. They flagged the path for the trail and this will allow Main Street and the committee to decide how best to move the trail. He meets with Duke Energy next week to discuss their ability to access their poles and transmission lines that run adjacent to the trail. They met with Bybee Stone and they are a willing partner to help anyway they can with collecting rock on their hill and utilizing it on the trail. There are large stones for the trail that need to be placed before paving.

Flood Abatement

Jim Davis, Town Manager, forwarded an email dated March 13, 2015, to Town Council from the Department of Natural Resources (“DNR”) to Rick Coppock. The email states when the edits to the initial report are completed they will start on the analysis and hope to set something this week. To determine what the Town can do with the water mitigation on the Stewart property will be a long process.

Scott Oldham remarked the Town did well over the last couple of weeks with rain and snow events and there wasn’t any flooding. The sandbags are still at Town Hall and will remain there for the foreseeable future. If anyone needs sandbags on the downtown streets they can get them from Utilities.

Scott Thomas thanked Mr. Davis for providing the information. It’s a concern to town residents as to the Town’s progress on flooding issues.

Dianna Bastin thinks they forget Ellettsville is not the only town in Indiana that flooded. The length of time it takes to get an answer may have something to do with this.

Agreement Between the Town of Ellettsville and Indiana Traffic Services to Stripe Reeves Road

Danny Stalcup, Commissioner of the Street Department, explained at the last meeting he provided a quote to stripe Reeves Road for the Town Attorney to review and she had him change some dates. It is basically the same quote for \$1,332. He is presenting the quote for approval.

Dianna Bastin asked if people can drive on it the same day the stripes are painted. Mr. Stalcup answered the stripes will dry in about five minutes.

Scott Oldham entertained a motion to approve the agreement between the Town of Ellettsville and Indiana Traffic Services to stripe Reeves Road. Dianna Bastin made a motion to approve the agreement between the Town of Ellettsville and Indiana Traffic Services to stripe Reeves Road. David Drake seconded. Roll call vote: Scott Oldham – yes; Scott Thomas – yes; Dianna Bastin – yes; David Drake – yes; Kevin Farris – yes. Motion carried 5-0.

New Business

Agreement Between the Town of Ellettsville and H.J. Umbaugh (“Umbaugh”) to Provide the Continuing Disclosure Requirements for the Ellettsville Building Corporation \$2,810,000 Lease Rental Refunding Bonds

Darla Brown, Town Attorney, explained municipal bond issuers are required to disclose financial information while the bond is in place. Umbaugh has been doing this for the Town bonds on the Police and Fire Stations. This is a quote to continue to do the same. The bill for \$35,837 was presented by Umbaugh for doing the financial preparation work for the bond refunding. The bill the Town received last year for doing the financial disclosure was \$500.

Scott Oldham entertained a motion to approve the agreement between the Town of Ellettsville and H.J. Umbaugh. Dianna Bastin made a motion to approve the agreement between the Town of Ellettsville and H.J. Umbaugh. David Drake seconded. Roll call vote: Scott Oldham – yes; Scott Thomas – yes; Dianna Bastin – yes; David Drake – yes; Kevin Farris – yes. Motion carried 5-0.

Proposals for the American Land Title Association (“ALTA”) Survey of the 48 +/- Acres Adjacent to the Ellettsville Police Station

Darla Brown, Town Attorney, explained two quotes were received for the proposed survey of the property adjacent to the Police Station. The Bynum Fanyo quote is a total of \$11,720 and Bledsoe, Riggert and Guerretaz’ quote is \$15,500. She had solicited a third quote but the company declined to submit one. The quotes are for the topographic and land surveys.

Scott Oldham entertained a motion to approve the agreement between Bynum Fanyo and the Town of Ellettsville for the surveys for the new property. David Drake made a motion to approve the agreement between Bynum Fanyo and the Town of Ellettsville for the surveys for the new property. Dianna Bastin seconded. Roll call vote: Scott Oldham – yes; Scott Thomas – yes; Dianna Bastin – yes; David Drake – yes; Kevin Farris – yes. Motion carried 5-0.

Energy Audit Report for Town Owned Buildings – Mike Farmer, Bynum Fanyo Utilities

Mike Farmer, Bynum Fanyo Utilities, is a representative for the Town in a partnership with the City of Bloomington and Monroe County for the Georgetown University Energy Prize contest. It is a two year challenge for small and medium sized cities and counties to rethink their energy use and implement creative strategies to increase efficiency. With energy efficiency in mind, they asked Don Kyle of Kirby Risk and Mark Summers of Light Source to audit the Town’s electrical use and advise what can be done to increase the Town’s efficiency. The winner of the energy prize will receive \$5,000,000. For those who do not

win, energy efficiency in itself will be a prize. Anything the Town can do to lower its energy cost is important. Half of the energy in the United States is wasted. It is strategy and security for the country to reduce its energy.

Don Kyle, Kirby Risk Electrical Supply, explained with Mike Farmer's direction they chose four project buildings that can be upgraded: Ellettsville Maintenance Shop, Ellettsville Sewer Plant, Ellettsville Police Department and Ellettsville Fire Department. Mr. Kyle presented a summary of the approximate cost for current usage versus proposed usage after replacing fluorescent lighting with LED lighting on the four buildings. The projected combined annual energy savings are \$26,384. The savings would not be realized for approximately 7 years due to the cost to upgrade the light fixtures.

Kevin Farris asked what the fixtures are. Mr. Kyle replied they are LED fixtures. They will have an LED board and be a 100,000 hour fixture. Florescent lights are rated at 20,000 hours. Mr. Farris asked if this will be only for the inside fixtures. Mr. Kyle answered they are proposing inside and outside. Mr. Farris asked if they only re-wire the fixtures. Mr. Kyle said that is correct. The company who only does energy efficient loans has a special municipality lease with no payment up front or at the end. A Duke Energy rebate can be used as part of the buy down, used on equipment or it can be used on something else. Mr. Farris asked if the kilowatt hours were based on usage. Mr. Kyle replied that was correct and they looked at usage for one year. Mr. Farris asked if the ten year projection was escalated. Mr. Summers answered it increases five percent each year.

Scott Thomas asked if at the end of a ten year lease, does it become the Town's. Mr. Kyle said that was correct and there is no buy out. Mr. Thomas asked how the lighting works because LEDs sporadically burn out. Will they be at half the lighting in five years? Mr. Summers answered the LED holds the output and florescent lamps quickly depreciate. At 80% of the LED life it will still get 90% efficiency. Mr. Kyle added there is a five year warranty on the Tier 1 products from Acuity Brands. If there is anything wrong with the product or the driver that is under warranty during those five years they will replace it. If they use the contractor they will warranty the install for a year. They find there may be a 1% failure rate within the first month on projects and they're normally caught very quickly.

Scott Oldham noted when LED lights reach the higher voltage they become less efficient and require greater heat. Do they have a thought on having to increase the cooling capacity if they were to equip the conference room with LEDs because there is significant heat output? Mr. Kyle replied LEDs are affected by heat more than a florescent lamp. Mr. Summers added if they have a high ambient then the illuminate output will be significantly decreased. The fixture and design are made with heat syncs and are able to stand up to the heat. Mr. Kyle said they don't have the heat problems such as the LEDs that came out five to six years ago. Mr. Farris asked if the warranty is full replacement for five years. Mr. Summers answered it is full replacement. Mr. Oldham asked if it is based on current costs and not a decrease in costs. Mr. Kyle replied that is correct. Mr. Oldham asked if the package would assume current costs. Mr. Summers said that is correct. Mr. Kyle stated the energy savings that can be lost in five years is going to outweigh a 50% reduction in fixture costs. Eighty-eight percent of the total cost on a light is energy and the other twelve percent is maintenance lamps, ballast and everything else associated with the light. If fifty percent of the energy is affected that is the biggest gain.

Mike Farmer commented what has been presented is an option for how to purchase the hardware. The Town may be able to finance the project. For example, the Sewer Plant has an equipment replacement fund and this is exactly what it is designed to be used for. Mr. Summers and Mr. Kyle provided an option which is available to municipalities and is a finance package that allows entities not to have any capital outlay.

Russ Ryle stated they looked at putting LEDs in their residential light fixtures and there is a great variety in the quality and color of the light. Some of the cheaper LEDs put out an orange glow. Have they taken into account the quality of light the fixtures are taking out? What is the color range or spectrum they're proposing? How does it compare to the

fluorescent lighting it would be replacing? Mr. Kyle replied with the lower end products have come a long way. For residential product lamps, if they look at the tier 1 or name brand suppliers they're going to have the longest life and the best color rendering. At Kirby Risk if there are any questions, they can bring out samples so they can see what they look like. They deal with tier 1 suppliers and the LEDs are manufactured at four locations in the United States and one of them is located in Crawfordsville, Indiana. They just did an LED upgrade at the Area 10 gym and the Town could go look at it.

Supervisors Comments

Mike Farmer, Bynum Fanyo Utilities, proposed moving forward on replacing the fluorescent lighting. Mr. Davis said Utilities has the funds to pay for it and Police and Fire would have to come out of the Cumulative Funds. Mr. Oldham wants more discussion. He wants to look further into the cost benefits. Mr. Thomas thinks department heads for those buildings need to be involved to get their input. Mr. Davis said they can discuss it at their next supervisor's meeting.

Kevin Tolloty, Planning Director and Denise Line, Administrative Assistant, presented the Planning Department's 2014 Annual Report.

Privilege of the Floor

Russ Ryle thanked Scott Thomas for bringing up the improvements to Reeves Road at the last Town Council meeting as well as getting the road striped. There are discussions about sidewalks at some point. There are several issues that have to be addressed before pavement is laid over sod. There is almost a square mile that drains across Reeves Road, back between the high school, comes across State Road 46 and eventually goes back to the creek. There is a drainage problem in the 7400 block of Reeves Road. Seventy years ago there was a dry creek that drained the area. At Edgewood Drive adjacent to the Endwright Center high ground is on four sides so there are a lot of drainage issues. If they put down sidewalks they will have to deal with drainage issues. The second issue is right-of-way. Reeves Road goes back to an 8 foot county road right-of-way from the 1842 survey. A lot of the area draining across Reeves Road is undeveloped. At some point, additional buildings will be built which will only make the drainage issue worse. What really needs done is to take a step back and take a good look at the overall issue in that area. It would be expensive to go in and build what they may want in one shot. Can they come up with an overall plan so as money is available and the desire is to upgrade the sidewalks and drainage in that area they will know where they're going to put the pieces together? He would like to see this addressed. He has lived there since 1987 and this the fifth time it has been discussed. Twice it was seriously discussed and looked at. The last time was when they put the sidewalks in for access to the schools. Originally, they proposed to sidewalk Reeves Road but they didn't have the money to do so. They need to do some upgrading there. Thank you for bringing this to everyone's attention. They also need to have planning and analysis of the drainage and the right-of-way. It is not just a simple question of finding money to lay concrete.

Adjournment

Scott Oldham entertained a motion to adjourn. Dianna Bastin made a motion to adjourn. Kevin Farris seconded. Scott Oldham adjourned the meeting at 7:21 p.m.

Scott Oldham, President

Scott Thomas, Vice-President

Dianna S. Bastin

David Drake

Kevin Farris

Denise Line, Administrative Assistant