

January 27, 2020

The Ellettsville, Indiana, Town Council met for a regular meeting on Monday, January 27, 2020 at the Ellettsville Town Hall Meeting Room located at 1150 W. Guy McCown Drive. Dan Swafford called the meeting to order at 6:30 p.m. Mike Farmer led the Pledge of Allegiance followed with a prayer by Jimmie Durnil.

Roll Call: Members present were Dan Swafford, President; Scott Oldham, Vice President; Trevor Sager, Pamela Samples and William Ellis. Sandra Hash, Clerk-Treasurer; Darla Brown, Town Attorney and Mike Farmer, Town Manager and were also present.

Supervisors present: Mike Cornman, Jimmie Durnil, Kevin Tolloty and Danny Stalcup.

Approval of Minutes

Dan Swafford entertained a motion for approval of the minutes of the regular meeting on January 13, 2020. William Ellis so moved. Pam Samples seconded. All in favor, motion carried.

Accounts Payable Vouchers and Payroll

Dan Swafford entertained a motion to pay Accounts Payable Vouchers and Payroll. Scott Oldham so moved. Pamela Samples seconded. All in favor, motion carried.

Resolutions

Resolution 02-2020 Preliminary Economic Revitalization Area Resolution – Richland Senior Citizens Housing 6151 North Matthews Drive, Ellettsville

Kevin Tolloty explained the Richland Senior Citizens Housing located in Ellettsville, is planning to expand and are looking to finance it through tax credits. In order to do that, they must become a tax paying property. They are asking for a tax abatement which would treat the property as if it were tax exempt, a non-profit cannot do that. It would also show that the Town was offering approximately \$750,000.00 in tax benefits as an investment over ten years, which will assist the applicant in obtaining federal and state tax credits. Carson Hayes, President and Founding Member of Hayes Gibson Property Services further explained, the Richland Board as a non-profit would be a general partner of a taxable entity and it would be a 15-year compliance. You can only do a tax exemption for 10 years, so after 10 years, they would reapply for the remaining five years. At the end of 15 years, it would revert to a non-profit. Currently there is 100% rental assistance on all existing projects, and they will all be rehabbed and 25% rental assistance on the 50 new units. The result will be that they can offer up to 60% of median income limit making more ineligible people eligible. They have an extensive waiting list plus with the Housing Authority waiting list, it is opened county wide making an excess of over 400 people in need. The housing provides for those 62 and older, handicap or disabled. He expressed his appreciation for all the support from the Town Council over the years. Kevin Tolloty finalized discussion with stating this is a 2-Resolution process. This Resolution is the Preliminary that designates the area the next meeting the Resolution will confirms the Preliminary Resolution and sets the tax abatement. Darla Brown explained this is not the actual public hearing part, if the council passes the Resolution, Kevin Tolloty will publish notice in the paper to the effect that it was passed and gives the public an opportunity to come forward at the next meeting for the public hearing part of the process. At that time the council can cancel, confirm, modify or resend the Resolution. Scott Oldham made a motion to approve Resolution 02-2020 Preliminary Economic Revitalization Area Resolution – Richland Senior Citizens Housing 6151 North Matthews Drive, Ellettsville. Trevor Sager seconded. Roll call vote: Dan Swafford – yes; Scott Oldham – yes; William Ellis – yes; Trevor Sager – yes; Pamela Samples – yes. Motion carried.

Flood Report

Mike Farmer, Town Manager is working with the Town Council in an Executive Session on how to proceed with flood remediation. That has not been determined.

New Business

Approval for President to Sign Financial Commitment Letter for the Community Crossings Matching Grant

Denise Line, Planning Assistant asked for approval for council president to sign the commitment letter required to apply for Community Crossings Matching Grant. This grant is applied for every year for Street paving certain streets. The streets must have a certain rating to be eligible. The costs this year are \$476,205.90 and the Town's matching portion is \$119,051.47. She has not posted her numbers on their system so there is a chance the numbers could change slightly requiring a new letter to be signed. The money is actual money taken from the Street Department budget. Last year was close to the same amount but this year we are applying for 11 streets that will not be split into individual projects and submitted in one application. Sandra Hash, Clerk Treasurer explained the state mandated that 50% of the Motor Vehicle Highway distribution be placed in a restricted fund to be used 100% on road repair. The matching will come from that fund. Basically, stating the cash is set aside already. William Ellis made a motion to approve for the President to Sign the Financial Commitment Letter for the Community Crossings Matching Grant. Scott Oldham seconded. Roll call vote: Dan Swafford – yes; Scott Oldham – yes; William Ellis – yes; Trevor Sager – yes; Pamela Samples – yes. Motion carried.

Privilege of the Floor

Valerie Dewar spoke on behalf of Ellettsville Chamber of Commerce and discussed their update on Envision Ellettsville Initiative presented at the previous council meeting. In December, the Chamber of Commerce and Ellettsville Main Street were notified they would be receiving a \$30,000.00 community impact grant from the Bloomington Monroe County Community Foundation. This will be used to hire an external partner who can help facilitate the project including the process to capture and distill community feedback and develop a vision that can be executed through actions by Town government and organizations such as Main Street and the Chamber. Our next step is to engage in additional fundraising in our community to raise an additional \$30,000.00 to match the grant. The Envision Ellettsville committee is also working to develop a plan to be used to identify this external partner. She thanked the Town of Ellettsville council for their support thus far and the involvement of Pamela Samples, Mike Farmer, Kevin Tolloty and William Ellis in all these endeavors and look forward to further collaboration as they move forward. She will keep everyone updated on the progress.

Supervisor Comments

Mike Cornman announced Jason Webb, full time firefighter, submitted his 2-week notice. His last day will be January 31, 2020. He has asked to remain on a part-time status. This requires board approval. It is not a new position but part of an existing 6 full time equivalent position that takes several part-time firefighters to fill. Dan Swafford entertained a motion to approve Jason Webb as a part-time firefighter. Scott Oldham so moved. Trevor Sager seconded. Roll call vote: Dan Swafford – yes; Scott Oldham – yes; William Ellis – yes; Trevor Sager – yes; Pamela Samples – yes. Motion carried. This will open a full-time position and with the additional full time budgeted for this year they will post the positions in a couple of weeks.


Jimmie Durnil announced he has had an officer resign. This is a sergeant position and will be opening the position in a couple of weeks. That will leave a full-time officer position open and with Craig Davis being gone they will be 2 people short. He also mentioned he has a fifth possible member for the Parks board that will be interviewed by the board at the next meeting on February 3, 2020. If recommended he will ask for council approval at the next council meeting on February 10, 2020.

Council Comments


Dan Swafford clarified the next work session will be on Tuesday, February 18, 2020. Normally they are on the third Monday but that is a town holiday so it will be on the third Tuesday at 6:30.


Adjournment

Scott Oldham made a motion to adjourn. Pamela Samples seconded. Dan Swafford adjourned the meeting at 6:51 p.m.


Dan Swafford, President


William Ellis


Pamela Samples


Scott Oldham, Vice President


Trevor Sager


Sandra C. Hash, Clerk-Treasurer, IAMC, MMC