

October 8, 2018

The Ellettsville, Indiana, Town Council met for a regular meeting on Monday, October 8, 2018, at the Ellettsville Town Hall Meeting Room located at 1150 W. Guy McCown Drive. Scott Oldham called the meeting to order at 6:30 p.m. Darla Brown led the Pledge of Allegiance followed with a prayer by Jimmie Durnil.

Roll Call: Members present were Scott Oldham, President; Kevin Farris, Brice Teter and Scott Thomas. Brian Mobley was absent. Sandra Hash, Clerk-Treasurer; Darla Brown, Town Attorney; Mike Farmer, Interim Town Manager; and Rick Coppock, Bynum Fanyo & Associates, Town Engineer; were also present.

Supervisors present were: Danny Stalcup, Jimmie Durnil and Kevin Tolloty. Deputy Chief Kevin Patton represented the Fire Department.

Approval of Minutes

Scott Oldham entertained a motion for approval of the minutes for the regular meeting on September 24, 2018. Kevin Farris so moved. Brice Teter seconded. Motion carried.

Accounts Payable Vouchers

Scott Oldham entertained a motion for action to pay Accounts Payable Vouchers and Payroll. Kevin Farris so moved. Brice Teter seconded. Motion carried.

Resolutions

Resolution 22-2018 Fiscal Plan for the Thomas Road Annexation (32 Acres), 4630 N. Thomas Road

Kevin Tolloty, Planning Director, explained there will be little impact to the Town from this annexation. Mr. Thomas asked if there is little impact because it is undeveloped. Mr. Tolloty answered yes, it's undeveloped and is a single property. It will probably be valued at approximately \$500,000 when completed but it will still not have much of an impact.

Scott Oldham entertained a motion. Kevin Farris made a motion to adopt Resolution 22-2018 Fiscal Plan for the Thomas Road Annexation (32 Acres), 4630 N. Thomas Road. Scott Thomas seconded. Roll call vote: Scott Oldham – yes; Kevin Farris – yes; Brice Teter – yes and Scott Thomas - yes. Motion carried.

Resolution 23-2018 Transfer of Funds – Police Department

Town Marshal Jimmie Durnil explained they had an engine go out on one of the cars that cost \$4,000 and they're purchasing fuel for \$3.09/gallon but was budgeted at \$2.50 to \$2.60/gallon. Mr. Oldham asked what was budgeted for fuel in 2019. Ms. Hash answered it was increased but it may not have been enough.

Scott Oldham entertained a motion. Scott Thomas made a motion to approve Resolution 23-2018 Transfer of Fund for the Police Department. Kevin Farris seconded. Roll call vote: Scott Oldham – yes; Kevin Farris – yes; Brice Teter – yes and Scott Thomas - yes. Motion carried.

Ordinances on Second Reading

Ordinance 2018-34 to Amend the 2018 Salary Ordinance for the Fire Department

Deputy Chief Kevin Patton explained the Assistant Chief position was part-time and they're moving it to the full-time position. Chris Clouse was promoted to Assistant Chief. The ordinance will amend the salary ordinance so his salary can increase accordingly. They're requesting it be pro-rated for the balance of the year. It is included in the 2019 budget. Ms. Hash asked if it is retroactive to the date of approval. Deputy Chief Patton answered yes.

Scott Oldham entertained a motion concerning this with the caveat it needs to be retroactive. Kevin Farris made a motion to adopt Ordinance 2018-34 to amend the 2018 Salary

Ordinance for the Fire Department and make it retroactive to the date Chris Clouse was promoted. Scott Thomas seconded. Roll call vote: Scott Oldham – yes; Kevin Farris – yes; Brice Teter – yes and Scott Thomas – yes. Motion carried.

Ordinance 2018-35 to Annex 4630 N. Thomas Road (32 Acres); Petitioner: Darby McCarty; Case No. PC2018-13

Kevin Tolloty, Planning Director, explained this annexation request went before the Plan Commission on September 13, 2018, and received a unanimous favorable recommendation with a zoning of Agricultural-1.

Scott Oldham entertained a motion. Kevin Farris made a motion to adopt Ordinance 2018-35 to Annex 4630 N. Thomas Road; Petitioner: Darby McCarty; Case No. PC2018-13. Scott Thomas seconded. Roll call vote: Scott Oldham – yes; Kevin Farris – yes; Brice Teter – yes and Scott Thomas – yes. Motion carried.

Old Business

Flood Report

Mike Farmer, Interim Town Manager, explained they're actively trying to purchase 105 E. Vine Street. They received a proposal to test for lead paint and asbestos.

Darla Brown, Town Attorney, advised they're going off agenda at this time. They received a proposal from VET Environmental Engineering ("VET") to do lead paint testing and asbestos inspections for 105 E. Vine Street for \$2,040. The seller has agreed to split the cost with the Town. She requested approval of the contract. Included in the offer to purchase is language allowing the Town to cancel the contract or ask the seller to do remediation in the event lead paint or asbestos is found on the property. Mr. Farmer added the report is needed before demolition can be done. Mr. Oldham asked if they expect to find anything or is it precautionary. Mr. Farmer is uncertain. It is mostly treated timber and there is one piece of transite wrapping which is an asbestos cement. Mr. Coppock explained when VET prepares their environmental report they'll identify the lead-based paint and asbestos. From the report, they can get an estimate for the cost of removal. Bloom Environmental does asbestos mitigation which will give them a better idea of the cost associated with lead-based paint and asbestos. The report is needed for the demolition. The removal has to be certified that it was done properly which will be done by VET. Mr. Oldham asked whose responsibility is to remediate the lead-based paint and asbestos prior to purchase. Mr. Farmer answered it would be negotiated. Ms. Brown added there is language in the offer to purchase which allows the Town to cancel the contract if there are significant issues.

Scott Oldham entertained a motion. Brice Teter made a motion to approve the contract for the lead and asbestos testing. Kevin Farris seconded. Roll call vote: Scott Oldham – yes; Scott Thomas – yes; Brice Teter – yes; and Kevin Farris – yes. Motion carried.

Mike Farmer advised they're still working on the other property to the west of First Street. They're getting an appraisal on an additional property that may become part of the negotiations. Mr. Oldham asked if it is the building that the fire went through the roof. Mr. Farmer answered it is the other property.

New Business

Engagement Letter for Ted Sommer, CPA


Darla Brown, Town Attorney, explained at a prior meeting, an agreement was approved between the Town and Eastern Richland Sewer Corporation ("ERSC") to hire an independent rate consultant to calculate sewer rates. Mr. Sommer, of the London Witte Group, is the rate consultant the parties agreed upon. Presented for approval, is Mr. Sommer's engagement letter and contract. The fee is \$15,000 and it will be divided between the Town and ERSC.

Scott Oldham entertained a motion. Kevin Farris made a motion to send the engagement letter for Ted Sommer, CPA to Eastern Richland and have them sign off on it. Scott

Thomas seconded. Roll call vote: Scott Oldham – yes; Kevin Farris – yes; Brice Teter – yes and Scott Thomas - yes. Motion carried.

Adjournment

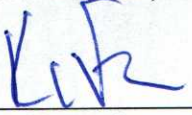
Scott Oldham entertained a motion to adjourn. Kevin Farris so moved. Scott Thomas seconded. Scott Oldham adjourned the meeting at 6:44 p.m.



Scott Oldham, President



Brian Mobley, Vice President



Kevin Farris

Brice Teter

Scott Thomas



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