

July 25, 2022

The Ellettsville, Indiana, Town Council met for a regular meeting on Monday, July 25, 2022, at the Ellettsville Town Hall Meeting Room located at 1150 West Guy McCown Drive. William Ellis called the meeting to order at 6:30 p.m. Kevin Patton led the Pledge of Allegiance followed with a prayer by Jimmie Durnil.

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

Supervisors participating: Jimmie Durnil, Kip Headdy, Denise Line and Kevin Patton were present.

Approval of the Minutes

William Ellis entertained a motion for approval of the minutes of the regular meeting June 13, 2022. Trevor Sager so moved. Dan Swafford seconded. Roll call vote: William Ellis – yes; Scott Oldham – yes; Trevor Sager – yes; Dan Swafford – yes; Pamela Samples – yes. Motion Carried.

Accounts Payable Vouchers and Payroll

William Ellis entertained a motion to pay Accounts Payable Vouchers and Payroll. Dan Swafford so moved. Trevor Sager seconded. Roll call vote: William Ellis – yes; Scott Oldham – yes; Trevor Sager – yes; Dan Swafford – yes; Pamela Samples – yes. Motion Carried.

Ordinances on First Reading

Ordinance 2022-08 to Modify Water Rates deleting the Utility Receipt Tax

Darla Brown, Town Attorney explained that legislature law passed that took effect on July 1, 2022 that states Utilities are not allowed to charge Utility Receipt Tax so the Ordinance needs modified. Baker Tilley went before the IURC for the 30-day filing so the new rates are being presented tonight. Ordinance 2022-03 raised the rates back in April because City of Bloomington raised their rates and we are on a tracker with them. Specific changes are the metered water usage charges before the first 3,000 gallons it was \$6.33 per 1,000 gallons and now it will be \$5.39 for a reduction of \$.94. The minimum monthly charges for a 5/8-inch meter will be \$16.17 instead of \$18.99 for a reduction of \$2.82, Fire protection Service, Private Hydrants and Automatic Sprinkler Charges changes by a few pennies and there are no changes for Tap Charges, Reconnection, Late Payment, Insufficient Funds, After Hours Emergency Service and Meter Deposit charges. Dan Swafford requested these changes be put on the website.

Ordinances on Second Reading

Ordinance 2022-06 establishing a Police Pension Board & Ordinance 2022-07 establishing a Fire Pension Board

Darla Brown, Town Attorney explained this was discussed at the last meeting because the Town has decided to join the 1977 plan the Town has to establish a Police pension board and a Fire Pension board. The language remains the same as presented before except for a couple of typos to be corrected from Police to Fire. Trevor Sager made a motion to approve Ordinance 2022-06 to establish a Police Pension board. Pamela Samples seconded. Roll call vote: William Ellis – yes; Scott Oldham – yes; Trevor Sager – yes; Dan Swafford – yes; Pamela Samples – yes. Motion Carried. Trevor Sager made a motion to approve Ordinance 2022-07 to establish a Fire Pension board. Dan Swafford seconded. Roll call vote: William Ellis – yes; Scott Oldham – yes; Trevor Sager – yes; Dan Swafford – yes; Pamela Samples – yes. Motion Carried.

Old Business

Task Order Number 1 between Town of Ellettsville and TSWDG re: On Call Program Administration and Technical Support

Sandra Hash, Clerk Treasurer explained this was tabled at the last meeting so it was put back on tonight's agenda. Mike Farmer, Town Manager explained he sent additional information to council on this and will have Ron Taylor, TSWDG explain. Ron Taylor discussed the Master Agreement approved at the last meeting. It contains Task Orders. Task Order Number 1 is an hourly task order not to exceed \$60,000.00 that will assist in facilitating task forces and keeping the Envision Ellettsville implementation process moving. Tommy Reiter, Ellettsville citizen expressed concern for the amount of \$60,000.00 and was curious how quickly \$60,000.00 would be spent. He felt \$30,000.00 was high enough. Ron Taylor explained it's difficult to estimate but they estimated hours that all 6 task forces work concurrently for one year so it wouldn't have to be brought to council every month for a new approval. Michael Farmer stated he would attend the task force meetings and the Town is short staffed in Planning. Dan Swafford felt the meetings should be open to the public. Darla Brown explained she organized the Memorandum of Understanding separate from Town Council so they didn't have to do public notice. Main Street and the Chamber of Commerce will pick the task force and Council has a Veto. There is no money spent or projects approved without Town Council's knowledge or approval. Kyle Hannon, project manager for Envision Ellettsville explained he plans to send emails to everyone on council and whoever is interested to update them about the projects. He encouraged anyone who is interested to join the committee. Pamela Samples made a motion to approve Task Order Number 1 between Town of Ellettsville and TSWDG. Trevor Sager seconded. Roll call vote: William Ellis – yes; Scott Oldham – yes; Trevor Sager – yes; Dan Swafford – yes; Pamela Samples – yes. Motion Carried.

New Business

Stewart Property Schematic Park Design \$15,190.00

Michael Farmer, Town Manager explained this is to approve the Taylor Group a set amount of \$15,190.00 to do a conceptual site plan for the Stewart property. It is one of the task orders and necessary before there can be a plan to present to the board and Department of Natural Resources (DNR) to make it a park. Plans include rehabbing the barn setting stages on each side, facility for art exhibitions, the trail will go through there and a dog park. The dog park will be paid for mostly from a grant from Smithville Telephone. This schematic needs to be on paper for council to review and make changes. DNR will not do anything until there is an engineered plan. Dan Swafford expressed concern on building in a flood plain. Denise Line, Assistant Planner explained that she has spoken to DNR to have someone meet there and go over plans but due to being understaffed they requested to submit plans for a permit to start the process. Mike Farmer explained that a schematic will help establish a cost to decide if we have the money. \$250,000.00 of the ARPA money has been set aside for the Stewart property. Denise Line has been looking for a ready grant to match what the Town puts in to rehab the barn to make it a ready place for gatherings. He elaborated things change and even if we don't do anything else it will be on the shelf when we do have the desire or the money to do something with the property with the site plan in place. Ron Taylor explained it isn't a full-blown engineering final design, a schematic is more like a site plan. It is an idea on paper to help decide where you want to go on this project. Pamela Samples made a motion to approve the Stewart Property Schematic Park Design of \$15,190.00. Dan Swafford seconded. Roll call vote: William Ellis – yes; Scott Oldham – yes; Trevor Sager – yes; Dan Swafford – yes; Pamela Samples – yes. Motion Carried.

Schematic Design of Downtown Streetscapes – Vine Street - \$17,670.00

Michael Farmer, Town Manager explained this goes along with the flood mitigation project after approval from DNR. Once the flood mitigation project is complete they would like to do a streetscape along the creek side of Vine Street to allow more parking for the downtown area, enhance the trail across the creek and lead to other improvements for the esthetics downtown. The Streetscape will include parking, trees, bump outs and islands from 2nd Street to the old Village Inn. This is part of the ARPA Plan that will be paid for from ARPA funds. Pamela Samples made a motion to approve Schematic Design of Downtown Streetscapes – Vine Street - \$17,670.00. Dan Swafford seconded. Roll call vote: William

Ellis – yes; Scott Oldham – yes; Trevor Sager – yes; Dan Swafford – yes; Pamela Samples – yes. Motion Carried.

Comprehensive Plan (Unified Development Ordinance)

Michael Farmer, Town Manager explained this is not up for a vote tonight, only discussion. The plan has not been updated since 2018 and is desperately needed due to business growth and increased population. Denise Line explained that there is no landscape requirements and wording is confusing. Dan Swafford agreed. Michael Farmer asked Ron Taylor from TSWDG to let him know how to do the comprehensive plan as well as zoning and code updates at the same time. Ron Taylor explained the goal is not to re-event a new comprehensive plan but to build on what we already have. If you look at the comprehensive plan, the goals and objectives in the existing plan was pulled into the Envision Ellettsville plan process and is 80% of a comprehensive plan. The part that is missing is a full land use element for the entire community. What the Task order defines is doing an appendix to the Envision Ellettsville plan that would include the land use component and going through the public engagement process again to get it adopted as our comprehensive plan. The majority of the money in the Task Order is for development and the offering of the Unified Development Ordinance to go through every detail of the process to define and argue over words to make sure that legally they match with what expectations is. He believes it can be combined by doing the land use portion and getting it adopted by the Town and then move it into the Unified Development Ordinance. There is a cost to do it but they have pulled out optional items that don't need done but may want to consider and made it more like a menu of items to pick and choose from with a base cost to start and other items can be added.

Supervisor Comments

Sandra Hash request approval of a letter of engagement between Baker Tilly and the Town of Ellettsville for an Annual Budget Analysis of the 2023 budget not to exceed \$6500

Sandra Hash, Clerk Treasurer explained that due to all the extra funds Ellettsville has received, all these planning arrangements and projections on salaries, she is requesting professional review of the budgets. She has consulted Baker Tilly and the letter of agreement will not exceed \$6,500.00. They will review revenues and make sure we stay on track and finance everything the Town Manger has envisioned. She has never requested this before but there are special situations this time with all the money the Town has received. She explained Paige Sansone, representative from Baker Tilly, is very knowledgeable and teaches about every budget class her league has had for over 20 years. They will analyze the budget calendar, miscellaneous revenue, revenue formula sheets, compute the maximum levy, historical revenues and tax rate levy by fund. She further explained that she is very conservative and the cash balance has been building for the last four years. She doesn't want to keep saying we can't do things. Now is the time to say what can we do to maximize and provide the services the community needs, the salaries the employees need and not regret it later on. Michael Farmer agreed for the same reasons. Trevor Sager made a motion to approve the engagement letter between the Town of Ellettsville and Baker Tilly dated July 25, 2022. Dan Swafford seconded. Roll call vote: William Ellis – yes; Scott Oldham – yes; Trevor Sager – yes; Dan Swafford – yes; Pamela Samples – yes. Motion Carried. Sandra thanked council and will have more information after she submits the engagement letter.

Mike Farmer, Town Manager requested to promote Denise Line to Planning Director. He feels she has all the experience and background to meet the criteria for being the Planning Director and has agreed to get certified within 2 years. As assistant Planner she also found time to get \$1.5 million dollars for the Community Crossings grants to improve the roads around Town and recently \$1.131 DNR Grant for the Next Level Trail Grant to connect us to the Karst Farm Trail from Town Hall. Dan Swafford made a motion to promote Denise Line to Planning Director with backpay from the time the previous planner resigned. Dan felt like she has been doing the job so she should be compensated for it. Trevor Sager seconded. William Ellis feels it would open the door to complications of compensating other second in commands. Sandra Hash, Clerk Treasurer said the Town has never done this in the

past to this extent. She mentioned this is why she needs help with the budget for decisions like these. Dan Swafford amended his motion to only approve the promotion to Planning Director and will keep trying for the backpay. Trevor Sager seconded. Roll call vote: William Ellis – yes; Scott Oldham – yes; Trevor Sager – yes; Dan Swafford – yes; Pamela Samples – yes. Motion Carried. Tommy Reiter from the audience suggested a sign on bonus instead of backpay to remove liability.

Privilege of the Floor

Michael Farmer, Town Manager discussed that Richland Bean Blossom Youth League has met with the school and the Town to take the league in a different direction and needs help. Joe Gallagher, Ellettsville citizen on behalf of the sports league, explained he is requesting support to oversee the organization. He has support from the school, several coaches, Richland Trustee and the Parks Board to take over the youth basketball, youth baseball and softball leagues to monitor finances and league accountability. This would include taking fees through the Utility office and making deposits. Darla Brown inquired about the accounting. The league will pay for the accounting part but desires to have a process with transparency and accountability for the community. Sandra Hash, Clerk Treasurer explained the money collected will end up in her department and would require setting up a bookkeeping system for it. She feels that no Town employee should individually collect fees for baseball and was concerned with ordering shirts and finding sponsors. Joe Gallagher explained the volunteers will take care of those things but the Town will collect the money and make deposits. Sandra Hash was confused and has several questions about the process and paying the bills if the money goes through the Town. Scott Oldham mentioned it would go through the Parks Board. There was a lot of unanswered questions. Michael Farmer mentioned it isn't up for a vote and is only being brought up for consideration. Dan Swafford asked for the league to write up a list of expectations and have Darla Brown, Town Attorney look over it to present to council. Once they get the list they can have a work session to discuss everything. For clarification, the old league was a 5013C non for profit and will be dissolved. They will no longer be affiliated with the school or the Richland Trustee. It was explained by Tommy Reiter that the previous board was taking money and not putting it back into the league. This will be for the good of the community. Gary Sims, from the public spoke and discussed the youth basketball program had deteriorated and wanted to do something to revitalize it and will do anything needed to take this on and support the league. Jacob Truax, citizen emphasized the Envision Ellettsville will not prosper without youth and will generate money for the Town in the years to come. Darla Brown asked questioned why they want to use the Town for transparency and not just get another accountant and do it right. Sandra Hash discussed the league has had good times and bad times and every non-profit has issues. You have to find the right person to handle your money. The resolution is not necessarily to bind with a governmental unit to protect your funds. There are a lot of questions that need answered. Jason Barrett, volunteer, explained this is at a very infancy stage and they will come back to us with a plan. They are excited to work with us.

Kip Headdy, Street Commissioner explained that Arrowhead streets are finished as part of the grant and they will be back to finish Renee and Langley and some streets in Union Valley Farms. He also wants to try a liquid road on a street from Sealmaster. He is proposing a short street like Raymond Run. It has a bituminous mixture of sand and clay polymer and is about ½ inch thick. Using this is a third or a quarter of the cost of resurfacing and will make it last for another 5 or 6 years. It is a preservation so it can be paid from the restricted fund or through the Community Crossings so they could do more streets as well. Darla Brown explained that because there is only one source of the supply so it can be approved for purchase and won't require soliciting additional bids. Dan Swafford is excited about it and has always wondered why we never used it. Kip Headdy explained once it's time to resurface it comes up just like regular asphalt and additionally it would be purchased and put down by Town employees instead of paying for labor and costs from someone else. His hope is to keep streets lasting longer for less money. Trevor Sager made a motion to approve the purchase of liquid road to be applied to Raymond Run and to waive the bid requirement.

Pamela Samples seconded. Roll call vote: William Ellis – yes; Scott Oldham – yes; Trevor Sager – yes; Dan Swafford – yes; Pamela Samples – yes. Motion Carried. Kip did mention it will require closing the street until it is dry. He plans to get a definite date and will wait until bus routes to run and to inform door to door to inform everyone of what is happening.

Sandra Hash, Clerk Treasurer mentioned she had contacted City of Bloomington and their Parks and Recreation department has 80 employees. She will forward her email from them to everyone and it includes how they make money and a breakdown of rentals and providing people to be at the games. She has heard from several people there is a lot of money to be made with ballparks and she just wants a little more proof behind the statement.

Denise Line thanked everyone for promoting her. Dan Swafford thanked her for doing the job in the interim.

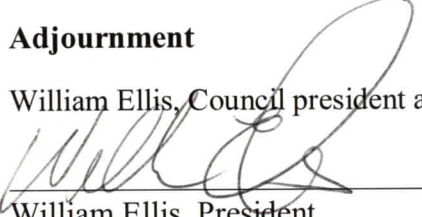
Michael Farmer, Town Manager thanked the crews for all their hard work during all the excessive heat. The Town hasn't experienced this since 2012 and the water tanks could stay full due to the excess usage and limitations on the water system. The board approved a \$1.7 million project to build a secondary water line and this summer the tanks are full with ample water supply. He stated that when you want to do something and make a plan, it can work. He thanked the board for their support on the projects.

Council Comments

Dan Swafford mentioned he has checked out the playground equipment and loves everything so far. Michael Farmer said they have big plans coming and can't wait for the kids to be able to play.

Adjournment

William Ellis, Council president adjourned the meeting at 8:14 p.m.



William Ellis, President



Scott Oldham



Trevor Sager, Vice President



Pamela Samples

Dan Swafford



Sandra Hash, Clerk Treasurer, IAMC, MMC

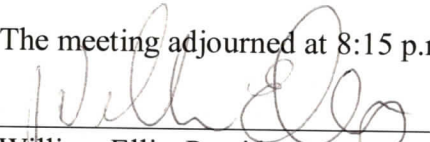
The Ellettsville, Indiana, Town Council met for a Budget Work Session on Wednesday, July 27, 2022 at the Ellettsville Town Hall Meeting Room located at 1150 W. Guy McCown Drive. William Ellis called the meeting to order at 6:00 p.m.

Roll Call: Members present were William Ellis, President; Pam Samples and Dan Swafford. Scott Oldham attended by zoom. Trevor Sager was absent. Sandra Hash, Clerk-Treasurer and Mike Farmer, Town Manager and were also present.


Supervisors present: Kevin Patton, Kip Headdy, Denise Line, Jimmie Durnil and Jeff Farmer

The Council members where presented a copy of the proposed budget for 2022. Sandra Hash offered a brief summary and the discussion quickly went to the proposed employee raises of \$10,000 for 2023. Nothing else was discussed.


The meeting adjourned at 8:15 p.m.



William Ellis, President



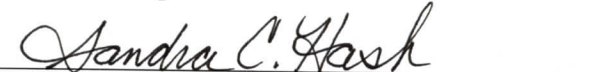
Trevor Sager, Vice President



Scott Oldham

Pamela Samples

Dan Swafford



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