

July 23, 2018

The Ellettsville, Indiana, Town Council met for a regular meeting on Monday, July 23, 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. Kevin Farris led the Pledge of Allegiance followed with a prayer by Jimmie Durnil.

Roll Call: Members present were Scott Oldham, President; Brian Mobley, Vice President; and Kevin Farris. Brice Teter and Scott Thomas were 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: Mike Cornman, Danny Stalcup, Jimmie Durnil and Kevin Tolloty.

Approval of Minutes

Scott Oldham entertained a motion for approval of the minutes for the regular meeting on July 9, 2018. Kevin Farris so moved. Brian Mobley seconded. Motion carried.

Accounts Payable Vouchers

Scott Oldham entertained a motion for action to pay Accounts Payable Vouchers. Brian Mobley made a motion to pay payable vouchers. Kevin Farris seconded. Motion carried.

Resolutions

Resolution 14-2018 to Confirm Resolution 13-2018 which Designated an Economic Revitalization Area

Kevin Tolloty, Planning Director, explained this is the confirming resolution from the last Town Council meeting that allowed for a tax abatement of 98% for a future low income senior housing project on the Lenzy Hayes property. Ms. Brown added the developer requested that Section E, that discusses \$10,000 coming back to the Town, be redacted and not part of the resolution. Mr. Tolloty noted it will be included in a separate agreement. Ms. Brown explained the developer has asked for a tax abatement and a municipality can ask for a payment in lieu of taxes ("PILOT") if they're getting a tax exemption. However, abatement and exemption are two different things. If someone gets an abatement there is not a PILOT but there may be a separate agreement with the developer. The approval should not be a condition on the assumption the Town will get a certain amount back every year whether it is called a donation, PILOT or anything else. Only a couple of statutes pertain to PILOT. One is about TIFs and the other pertains to property subject to an exemption which states a PILOT is to be deposited in the town's affordable housing fund which Ellettsville doesn't have. Mr. Tolloty stated although it will be removed from the resolution the developer still wants to do a PILOT. If the PILOT agreement is in the resolution it affects their scoring on the application. Mr. Farris asked if \$10,000 is a one-time payment. Mr. Tolloty answered it is a yearly payment for ten years.

Yvonne Delgadillo of Allied Affordable Housing, the developers of Governor Park thanked the Town Council for their time and consideration of the abatement. They're returning to Town Council because they see an opportunity to increase their competitiveness with a larger tax abatement. They're willing to contribute to the Town in a separate agreement including an additional \$25,000 for improvements. They're requesting the PILOT and \$25,000 for improvements by a separate component for legal purposes and their application. They are extremely committed to the project and the Town of Ellettsville. The abatement is an important piece of making the project which is why they're willing to commit funds in addition to those already spent in pre-development. The PILOT will be \$100,000 over a 10-year span. Mr. Oldham asked for a further explanation of \$25,000 for improvements. Ms. Delgadillo understands the Town has been working on walking trails and other improvements and their \$25,000 contribution would go toward those efforts. Mr. Mobley stated at the previous meeting he had asked if the period of the tax abatement could be shortened to seven years. Ms. Delgadillo answered they did the calculations for seven years and it does not work.

Scott Oldham entertained a motion. Kevin Farris made a motion to adopt Resolution 14-2018 to confirm Resolution 13-2018 which designated an Economic Revitalization Area.

Darla Brown, Town Attorney, interrupted the motion and advised if the Council is inclined to approve the motion is there a motion to strike paragraph 3(E) from the resolution. Kevin Farris so moved. Brian Mobley seconded. Roll call vote: Scott Oldham –yes; Brian Mobley – yes; and Kevin Farris – yes. Motion carried.

Scott Oldham entertained a second motion concerning Resolution 14-2018 as amended. Kevin Farris so moved. Scott Oldham seconded. Roll call vote: Scott Oldham –yes; Brian Mobley – yes; and Kevin Farris – yes. Motion carried.

Ordinances of First Reading

Ordinance 2018-16 to Annex 5169 West McNeely Street

Kevin Tolloty, Planning Director, explained this is a voluntary annexation of 14.41 acres and it received a unanimous recommendation at the Plan Commission meeting on July 12, 2018. It will be zoned Residential 1, single-family and split into three parcels with two of their parcels going to the owners' daughters. The current address is on McNeely and the new homes will be accessed through Union Valley Farms. Mr. Farris asked the size of the parcels once they're subdivided. Mr. Tolloty answered approximately five acres each. There was a discussion on whether a fire hydrant would be needed on the property. It was decided because the driveway is less than 1,000' a fire hydrant would not be needed.

Ordinances on Second Reading

Old Business

Flood Report

Brian Mobley advised they're waiting on the appraisals for the properties on Vine Street. Ms. Hash commented Christopher Banks is preparing an agreement for the flood modeling proposal accepted by the Town.

New Business

Donation of Art Work Created by Edgewood Students for the Ellettsville Library – Stephanie Holman, Librarian

Stephanie Holman, Children's Librarian at the Ellettsville Branch of the Monroe County Public Library ("Library"), explained the artwork hung in the young adult area of the Library and is one of the finest examples of school and public library cooperation. When she started as the Children's Librarian, there was a fabulous art teacher at the Junior High School, Cindy Marshall., who started the artwork as a community partnership at the school and then it went on the Library so the public could participate. They called it "Branching Out" and it represents the seasons. It has hung in the library since 1990. The library is being renovated and will be closed beginning August 6, 2018, through the end of November. A conference room will be built where the artwork once hung. If the Town would like to have the artwork it could hang in a variety of ways. They hope there is a place for the art in Town Hall. Mr. Oldham thanked Ms. Holman for the work she has done over the years. Ms. Holman has been with the Library for 29 years.

Scott Oldham entertained a motion. Kevin Farris made a motion to accept the donation of artwork created by students from the Library to hang in Town Hall wherever deemed appropriate. Scott Oldham seconded. Roll call vote: Scott Oldham –yes; Brian Mobley – yes; and Kevin Farris – yes. Motion carried.

Council Meeting Microphone Modifications – Indiana Voice and Data

Sandra Hash, Clerk-Treasurer, explained Scott Oldham asked her to check into this. Presently, the button has to be held down to mute the microphone but Mr. Oldham prefers an on/off switch. She spoke with Kevin Patton whom designed it and the reason they're that way is so they don't forget to turn the microphones back on. It would take two hours of labor to change the microphones to an on/off switch for \$60. It will be paid from Town Hall Maintenance Fund.

Scott Oldham entertained a motion. Kevin Farris made a motion to modify the Town Council meeting microphones on/off switch. Brian Mobley seconded. Roll call vote: Scott Oldham – yes; Brian Mobley – yes; and Kevin Farris – yes. Motion carried.

Agreement for Services Between the Bloomington/Monroe County Metropolitan Planning Organization ("MPO") and the Town of Ellettsville

Kevin Tolloty, Planning Director, explained this is the standard bi-annual agreement with the MPO. It allows the MPO to reimburse the Town for traffic counts and traffic management

systems. They're authorized to reimburse the Town \$7,000 for traffic counts in 2019 and 2020 and \$5,000 for infrastructure management systems for 2019 and 2020.

Scott Oldham entertained a motion. Kevin Farris made a motion to accept the Agreement for Services between Bloomington/Monroe County Metropolitan Planning Organization and the Town of Ellettsville. Scott Oldham seconded. Roll call vote: Scott Oldham –yes; Brian Mobley – yes; and Kevin Farris – yes. Motion carried.

Fire Department Report

Fire Chief Mike Cornman requested to table the report until a meeting when all members of Town Council are present.

Scott Oldham entertained a motion to table. Kevin Farris so moved. Scott Oldham seconded. Roll call vote: Scott Oldham –yes; Brian Mobley – yes; and Kevin Farris – yes. Motion carried.

Town Council Comments

Brian Mobley asked when the Town is getting its Bicentennial plaque. Mr. Farmer didn't know. Mr. Oldham asked the status of the Jim Davis plaque. Mr. Farmer will check on its status.

Supervisors Comments

Town Manager's Comments

Privilege of the Floor

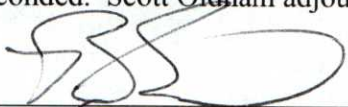
Valerie Dewar, Hoosier Family Eye Care, is delighted the Council took advantage of the wonderful art project. Their office would be delighted to help, plan and compose working on the providence that would be necessary to highlight this and plaque it on the walls at their expense.

Sandra Hash, Clerk-Treasurer, reminded everyone of the budget meeting on Wednesday, July 25, 2018, beginning at 6:00 p.m.

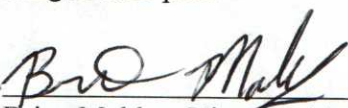
Carl Thurman, Thurman Body Shop, located in historic downtown Ellettsville, has been given the opportunity to help facilitate classic cars becoming part of Food Truck Wednesdays. He is working with the Cruisin' Classics of Bloomington, IN, Inc. who stand by their ethics and standards when they put their cars on display in public areas. His suggestion is to park the cars at an angle along Sale Street. Six cars will arrive between 5:00 p.m. to 8:00 p.m. The cars will draw a lot of attention, enhance the atmosphere and make Food Truck Wednesdays more positive. He requested permission to move forward with the car club on Wednesday evenings. Marshal Durnil is concerned about access for emergency vehicles. Chief Cornman thinks with six cars they will have plenty of room to get down Sale Street. Town Council approved the classic cars being parked on Sale Street.

Adjournment

Scott Oldham entertained a motion to adjourn. Kevin Farris so moved. Brian Mobley seconded. Scott Oldham adjourned the meeting at 7:02 p.m.



Scott Oldham, President



Brian Mobley, Vice President




Kevin Farris

Brice Teter



Scott Thomas



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