

Agenda
Ellettsville Town Council
Monday, September 9, 2024

6:30 P.M. Call to Order

Prayer
Pledge of Allegiance
Roll Call

Approval of the Minutes for the Regular Meeting August 26, 2024

Action to pay Accounts Payable Vouchers and Payroll

Resolutions

Resolution 32-2024 To Approve Reimbursement of Sewer Payments for DPW Building

Resolution 33-2024 Fiscal Plan for Voluntary Annexation of Vagedes & Umbarger Farms LLP

Ordinance on First Reading

Ordinance 2024-18 Ordinance Adopting a New Ellettsville Personnel Policy and Repealing Chapter 36 of the Ellettsville Town Code

Ordinance 2024-19 Voluntary Annexation of Vagedes & Umbarger Farms LLP

Ordinance 20274-20 Public Hearing 2025 Budget

Ordinance on Second Reading

Ordinance 2024-17 Repealing the Town of Ellettsville, Indiana, Zoning Ordinance, Subdivision Control Ordinance and Maps and **Adopting the Town of Ellettsville, Indiana, Unified Development Ordinance and Maps** and Public Hearing Thereon

Old Business

Envision Ellettsville Update

New Business

Baker Tilly Presentation on Rate Report

Privilege of the Floor

Supervisors Comments

Council Comments

At this time, I know of no other business to come before the Council

Noelle M. Conyer, Clerk-Treasurer

MEETING NOTICE

Monday September 9, 2024

The Town Council of the Town of Ellettsville will conduct its regular scheduled meeting on Monday September 9th at 6:30 p.m., local time.

Join Zoom Meeting

<https://us02web.zoom.us/j/85828730444?pwd=K4neynO7EmDv0S3EKVwrlzVLmNCCaJ.1>

Meeting ID: 858 2873 0444

Passcode: 783780

One tap mobile

+16469313860,,85828730444#,,,,*783780# US

+19292056099,,85828730444#,,,,*783780# US (New York)

Dial by your location

- +1 646 931 3860 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 507 473 4847 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US

Meeting ID: 858 2873 0444

Passcode: 783780

Agendas and meeting packets can be obtained by submitting an email request to:
clerktreasurer@ellettsville.in.us

RESOLUTION 30-2024

DECLARATION OF OFFICIAL INTENT
TO REIMBURSE EXPENDITURES

WHEREAS, the Town of Ellettsville, Indiana ("Town") intends to finance the cost of the construction of certain additions and improvements to the municipal sewage works of the Town pursuant to an ordinance authorizing the same ("Project"); and

WHEREAS, the Town expects to issue debt for the Project and to use the proceeds to reimburse or pay costs of the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ELLETTSVILLE, INDIANA, THAT:

1. The Town hereby declares its official intent to complete the Project and to reimburse itself for all or a portion of the costs of construction of the Project with proceeds of either temporary or long-term debt to be incurred by the Town in an amount not expected to exceed \$4,000,000 for purposes of paying and reimbursing costs of the Project and to issue debt.
2. The Town reasonably expects to reimburse itself from proceeds of obligations issued by or on behalf of the Town for costs of the Project paid prior to the issuance of the obligations.
3. This resolution shall be in full force and effect from and after its passage.

PASSED AND ADOPTED by the Town Council of the Town of Ellettsville, Indiana,
this 9th day of September, 2024.

TOWN COUNCIL OF THE TOWN OF
ELLETTSVILLE, INDIANA

Scott Oldham, Town Council President

William Ellis

Pamela Samples

Trevor Sager

Daniel Swafford

ATTEST:

Noelle Conyer, Clerk-Treasurer

RESOLUTION 33-2024

TO ADOPT A RESOLUTION FOR A FISCAL PLAN

AMY AND GREG VAGEDES AND UMBARGER FARMS LLP ANNEXATION

Address: 6140 N. Starnes Road and N. Starnes Road

WHEREAS, the Town of Ellettsville desires to annex four parcels consisting of approximately 198.96 +/- acres of land into the Town of Ellettsville, which is more specifically described in Ordinance 2024-19, a copy of which is attached hereto as Exhibit 1 and made a part hereof; and

WHEREAS, responsible planning and state law require adoption of a fiscal plan and a policy for the provision of Town services to the annexed area; and

WHEREAS, such a plan has been developed and presented to the Town Council, entitled “Vagedes-Umbarger Farms Annexation.”

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ELLETTSVILLE, MONROE COUNTY, INDIANA, THAT:

1. The Town Council of the Town of Ellettsville, Monroe County, Indiana, hereby approves and adopts the Vagedes-Umbarger Farms Annexation Fiscal Plan, which plan is attached hereto as Exhibit 2 and made a part hereof and hereby approves and adopts the specific policies for implementation of the plan as set forth therein and establishes a definite policy to provide services in accordance with said plan.
2. Any monies necessary for the provision of services as described and itemized in the attached plan shall be budgeted and appropriated from the applicable fund, pursuant to state law and the Town’s budget procedure.
3. It is anticipated that this annexation will not result in the elimination of jobs for employees of other governmental entities.

This Resolution takes effect upon adoption.

This Resolution was passed and adopted by the Ellettsville Town Council of Ellettsville, Indiana, at the Ellettsville Town Hall on the 9th day of September, 2024.

ELLETTSVILLE TOWN COUNCIL

Scott Oldham, President

Attest:

Noelle Conyer, Clerk/Treasurer

ORDINANCE 2024-18

**AN ORDINANCE ADOPTING A NEW PERSONNEL POLICY AND REPEALING
CHAPTER 36 OF THE ELLETTSVILLE TOWN CODE IN ITS ENTIRETY**

WHEREAS, the Ellettsville Town Council has determined that it is in best interests of the Town to adopt an updated personnel policy; and

WHEREAS, an *Employee Handbook* has been drafted and is attached hereto as Exhibit A; and

WHEREAS, the Ellettsville Town Council considered the *Employee Handbook* at its regular meeting on September 9, 2024 and voted to approve the Employee Handbook as the Town's personnel policy.

NOW, THEREFORE, BE IT ORDAINED BY THE ELLETTSVILLE TOWN COUNCIL OF THE TOWN OF ELLETTSVILLE, MONROE COUNTY, INDIANA:

1. The Employee Handbook, attached hereto as Exhibit A, is hereby approved and adopted as the Town's personnel policy.
2. Chapter 36 of the Ellettsville Town Code is hereby repealed, in its entirety.

The foregoing Ordinance was passed, approved, and adopted by the Ellettsville Town Council, on the 23rd day of September, 2024.

ELLETTSVILLE TOWN COUNCIL

Scott Oldham
President, Ellettsville Town Council

ATTEST:

Noelle Conyer, Clerk/Treasurer

ORDINANCE 2024-19

AN ORDINANCE REGARDING THE VOLUNTARY ANNEXATION OF

Four Parcels located on N. Starnes Road and W. Flatwoods Road

Amy and Greg Vagedes and Umbarger Farms, LLP

BE IT ORDAINED AND ADOPTED by the Town Council of Ellettsville, Indiana,

WHEREAS, the boundary of the Town of Ellettsville, Indiana, is contiguous to the real estate described herein; and

WHEREAS, on August 22, 2024, Amy and Greg Vagedes filed a Petition for voluntary annexation of approximately 198.96 +/- acres of land located at N. Starnes Road and W. Flatwoods Road, Bloomington, Indiana, requesting voluntary annexation of the area pursuant to Indiana Code § 36-4-3-5.1;

NOW, THEREFORE, BE IT HEREBY ORDAINED AND ADOPTED BY THE TOWN COUNCIL OF ELLETTSVILLE, MONROE COUNTY, INDIANA, that:

Section 1. The following described land be, and the same is, hereby annexed to and declared a part of the Town of Ellettsville, Indiana, to-wit:

Parcel No. 53-04-05-200-002.000-011 (Vagedes Parcel)

A part of the North Half of the Northwest Quarter of Section Five (5), Township Nine (9) North, Range Two (2) West, Monroe County Indiana, and more particularly described as follows:

Beginning at a point on the East line of said Half Quarter Section, said point being North 1 degree, 26 minutes 25 seconds East 31.20 feet from the Southeast corner of said Half Quarter Section, said point also being in the centerline of a county road, thence North 01 degree 26 degrees 25 seconds West 257.33 feet along said road to a nail found; thence leaving said East line and said centerline South 88 degrees 33 minutes 35 seconds West 315.36 feet to a one-half inch rebar found; thence North 01 degree 26 minutes 25 seconds West 256.26 feet to a one-half inch rebar set: thence South 89 degrees 01 minute 22 seconds West 361.32 feet to one-half inch rebar set; thence South 01 degree 22 minutes 34 seconds East 195.29 feet to a one-half inch rebar set; thence South 55 degrees 26 minutes 13 seconds East 198.78 feet to a inch-half inch rebar set; thence South 69 degrees 50 minutes 12 seconds East 550.07 feet to the place of beginning. Containing 3.96 acres, more or less.

Parcel No. 53-04-06-100-001.000-011 (Umbarger Parcel)

A part of the Northeast quarter of Section Six (6), Township Nine (9) North, Range Two (2) West, bounded as follows: Beginning at the Northeast corner of said Northeast quarter section, running thence South Twenty-Eight (28) rods and three (3) links, thence west sixty-seven (67) rods and twenty-two (22) links, thence North twenty-eight (28) rods and three (3) links, thence east to the place of beginning, containing twelve (12) acres, more or less.

Parcel Nos: 53-04-05-200-003.000-011 & 53-04-06-100-002.000-011 (Umbarger Parcels)

The Northwest quarter of Section 5, Township 9 North, Range 2 West, containing one hundred thirty-five (135) acres, more or less. Also, a part of the Northeast quarter of Section 6, Township 9 North, Range 2 West, bounded and described as follows, to-wit: Beginning at a point in the East line of said Northeast quarter, 29 rods and 3 links south of the Northeast corner thereof; running thence South on said line 108 rods and 25 links; thence west 67 rods and 22 links to a stone; thence North 108 rods and 25 links, thence East 67 rods and 22 links, more or less, to the place of beginning. Containing forty-eight (48) acres, more or less: and containing in all one hundred eighty-three (183) acres, more or less.

Section 2. BE IT FURTHER ORDAINED that the boundaries of the Town of Ellettsville shall be, and the same are, hereby declared to be extended so as to include all of the real estate described above as part of the Town of Ellettsville, Indiana.

Section 3. Pursuant to I.C. § 36-4-3-3, the above described territory, which is hereby annexed to and declared a part of the Town of Ellettsville, Indiana, shall be assigned to Council Ward 1.

Section 4. The above described territory, which is to be annexed to and declared a part of the Town of Ellettsville, Indiana, **is to be zoned A1, Agricultural**, upon annexation.

Section 5. Pursuant to I.C. § 36-4-3-7(a) and § 36-4-3-7(b) this Ordinance shall be in full force and effect from and after its passage, promulgation, approval by the Town Council, and after final publication in accordance with the law.

PASSED AND ADOPTED by the Town Council of the Town of Ellettsville, Monroe County, Indiana, upon this 9th day of September, 2024.

ELLETTSVILLE TOWN COUNCIL

Scott Oldham, President

Attest:

Noelle Conyer, Clerk/Treasurer

This Ordinance was published in the Herald Times on the _____ day of _____, 2024.

Noelle Conyer, Clerk/Treasurer

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

State Form 55865 (7-15)
 Approved by the State Board of Accounts, 2015
 Prescribed by the Department of Local Government Finance

Budget Form No. 4
 Generated 9/6/2024 1:27:58 PM

Ordinance / Resolution Number: 2024-20

Be it ordained/resolved by the **Ellettsville City Council** that for the expenses of **ELLETTSVILLE CIVIL TOWN** for the year ending December 31, **2025** the sums herein specified are hereby appropriated and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition, for the purposes of raising revenue to meet the necessary expenses of **ELLETTSVILLE CIVIL TOWN**, the property tax levies and property tax rates as herein specified are included herein. Budget Form 4-B for all funds must be completed and submitted in the manner prescribed by the Department of Local Government Finance.

This ordinance/resolution shall be in full force and effect from and after its passage and approval by the **Ellettsville City Council**.

Name of Adopting Entity / Fiscal Body	Type of Adopting Entity / Fiscal Body	Date of Adoption
Ellettsville City Council	Common Council and Mayor	09/23/2024

Funds				
Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
0101	GENERAL	\$4,446,707	\$2,000,000	0.4549
0180	DEBT SERVICE	\$113,995	\$130,000	0.0296
0254	LOCAL INCOME TAX	\$223,651	\$0	0.0000
0283	LEASE RENTAL PAYMENT	\$262,700	\$245,000	0.0557
0706	LOCAL ROAD & STREET	\$135,000	\$0	0.0000
0708	MOTOR VEHICLE HIGHWAY	\$825,030	\$416,700	0.0948
1191	CUMULATIVE FIRE SPECIAL	\$293,411	\$183,100	0.0416
1301	PARK & RECREATION	\$59,868	\$82,500	0.0188
2379	CUMULATIVE CAPITAL IMP (CIG TAX)	\$12,841	\$0	0.0000
2391	CUMULATIVE CAPITAL DEVELOPMENT	\$251,000	\$274,900	0.0625
2411	ECONOMIC DEV INCOME TAX CEDIT	\$1,357,700	\$0	0.0000
		\$7,981,903	\$3,332,200	0.7579

Home-Ruled Funds (Not Reviewed by DLGF)		
Fund Code	Fund Name	Adopted Budget
9501	Law Enforcement Continuing Education	\$9,000
9502	Opioid Unrestricted	\$10,793
9503	Opioid Restricted	\$55,353
		\$75,146

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

State Form 55865 (7-15)
 Approved by the State Board of Accounts, 2015
 Prescribed by the Department of Local Government Finance

Budget Form No. 4
 Generated 9/6/2024 1:27:58 PM

Name		Signature
William Ellis	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Pamela Samples	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Dan Swafford, Vice President	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Scot Oldham, President	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Trevor Sager	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	

ATTEST

Name	Title	Signature
Noelle Conyer	Clerk-Treasurer	

MAYOR ACTION (For City use only)

Name		Signature	Date
	Approve <input type="checkbox"/> Veto <input type="checkbox"/>		

In accordance with IC 6-1.1-17-16(k), we state our intent to issue debt after December 1 and before January 1 Yes No

In accordance with IC 6-1.1-17-16(k), we state our intent to file a shortfall appeal after December 1 and before December 31 Yes No

ORDINANCE 2024-17 (As Amended)

AN ORDINANCE ADOPTING THE TOWN OF ELLETTSVILLE, INDIANA, UNIFIED DEVELOPMENT ORDINANCE, AS AMENDED, AND ZONE MAPS, AND REPEALING IN PART VARIOUS SECTIONS OF THE ELLETTSVILLE SUBDIVISION AND PLANNING AND ZONING REGULATIONS

WHEREAS, The Ellettsville Town Council is advised that the Ellettsville Plan Commission held a public hearing, on July 11, 2024, following the giving of required notice on the adoption of a new Unified Development Ordinance and Zone Maps; and

WHEREAS, at its July 11, 2024 meeting, the Plan Commission gave a favorable recommendation for the adoption of the proposed Unified Development Ordinance and adoption of the Zone Maps; and

WHEREAS, the Town Council conducted a public hearing on the proposed Unified Development Ordinance on August 12, 2024 and voted to amend the Proposed Unified Development Ordinance; and

WHEREAS, at its regular meeting on August 26, 2024, the Town Council passed Resolution 29-2024, *“A Resolution to Amend the Ellettsville Plan Commission’s Proposed Unified Development Ordinance”* and amended the Plan Commission’s proposed Unified Development Ordinance by approving Amendments A, B, C, D, E, and F to the proposed Unified Development Ordinance; and

WHEREAS, pursuant to Indiana Code § 36-7-4-606 (g), the proposed Unified Development Ordinance was returned to the Plan Commission for its consideration of the amendments; and

WHEREAS, the Town Council is advised that, at its regular monthly meeting on September 5, 2024, the Plan Commission voted to approve Amendments A, B, C, D, E, and F; and

WHEREAS, because the Plan Commission approved the Town Council’s Amendments, the Unified Development Ordinances “stands as passed by Town Council,” pursuant to Indiana Code § 36-7-4-606 (l); and

WHEREAS, the Town Council also finds it prudent and in the best interests of the Town to hold in abeyance the repeal of various sections of the Ellettsville Town Code, those being the following, until standards manuals can be adopted by the Plan Commission:

152.101-152.104	Floodplain Management/Development in the Floodplain
152.140-152.153	Erosion Control

152.160-152.165	Stormwater Control
152.170-152.177	Stormwater Runoff
152.310-152.317	Plan Commission Rules
152.330-152.335	Board of Zoning Appeals Rules
152.363	Fee Schedule
153.04	Preliminary Plat Required Information
153.073	Sight Distance
153.077	Transverse Slopes
153.078	Minimum Radii of Curvature on the Centerline
153.082	Pavement Materials (Portland Cement Concrete Pavement)
153.083	Curbs and Gutters
153.110 (A) and (B)	Electric Service
153.111 (A) and (B)	Communication Services

NOW, THEREFORE, BE IT ORDAINED BY THE ELLETTSVILLE TOWN COUNCIL OF THE TOWN OF ELLETTSVILLE, MONROE COUNTY, INDIANA:

1. The Town of Ellettsville, Planning and Zoning Regulations (Title XV, Chapter 152, Ordinance 03-05); Subdivision Regulations (Title XV, Chapter 153, Ordinance 2004-02) and Maps are hereby repealed in part, **excepting** the following subsections:

152.101-152.104	Floodplain Management/Development in the Floodplain
152.140-152.153	Erosion Control
152.160-152.165	Stormwater Control
152.170-152.177	Stormwater Runoff
152.310-152.317	Plan Commission Rules
152.330-152.335	Board of Zoning Appeals Rules
152.363	Fee Schedule
153.04	Preliminary Plat Required Information
153.073	Sight Distance
153.077	Transverse Slopes
153.078	Minimum Radii of Curvature on the Centerline
153.082	Pavement Materials (Portland Cement Concrete Pavement)
153.083	Curbs and Gutters
153.110 (A) and (B)	Electric Service
153.111 (A) and (B)	Communication Services

2. The current Town of Ellettsville Zone Maps are repealed.
3. The Unified Development Ordinance, as amended by the Town Council at its August 26, 2024 meeting and approved by the Plan Commission at its September 5, 2024 meeting (Exhibit A), is hereby adopted, as of September 5, 2024.

4. The Zone Maps (Exhibit B), as certified by the Plan Commission, are hereby adopted.
5. The partial repeal of The Town of Ellettsville, Planning and Zoning Regulations (Title XV, Chapter 152, Ordinance 03-05); Subdivision Regulations (Title XV, Chapter 153, Ordinance 2004-02) and the repeal of the Zone Maps shall have no retroactive application and said provisions shall remain enforceable as to any prior existing and continuing violations.

The foregoing Ordinance was passed, approved, and adopted by the Ellettsville Town Council, on the 9th day of September, 2024.

ELLETTSVILLE TOWN COUNCIL

Scott Oldham
President, Ellettsville Town Council

ATTEST:

Noelle Conyer, Clerk/Treasurer

This ordinance was published in the Bloomington Herald Times on the ____ day of September, 2024.

ATTEST:

Noelle Conyer, Clerk/Treasurer