

## March 23, 2026

The Ellettsville, Indiana Town Council met for a regular scheduled meeting on Monday, March 23, 2026, at the Ellettsville Town Hall Meeting Room located at 1150 West Guy McCown Drive. Scott Oldham called the meeting to order at 6:30 p.m. Jimmie Durnil, Town Marshal said a word of prayer followed by the Pledge of Allegiance led by Fire Chief Kevin Patton.

**Roll Call:** Members present were Scott Oldham – President, Dan Swafford – Vice President, William Ellis and Trevor Sager. Pamela Samples was absent. Dan Swafford and Trevor Sager Samples were absent. Michael Farmer, Town Manager and Noelle Conyer, Clerk Treasurer were also present. Darla Brown, Town Attorney was present by Zoom.

**Supervisors Participating:** Kevin Patton – Fire Chief, Jimmie Durnil – Town Marshal, Kip Headdy - DPW Director, Denise Line, Planning Director and Jeff Farmer - Wastewater supervisor.

### **Award Community Crossings Grant Bid**

**Kip Headdy**, Street Commissioner requested to table due to technical difficulties until the next meeting. William Ellis made a motion to table. Dan Swafford seconded. Roll call vote: Scott Oldham – yes; William Ellis – yes; Dan Swafford – yes; Trevor Sager – yes. Motion passes

### **Approval of the Minutes for the Regular meeting March 9, 2026**

Scott Oldham entertained a motion to approve the minutes from the February 9, 2026 meeting. Trevor Sager so moved. William Ellis seconded. All in favor. Motion carried.

### **Accounts Payable Vouchers and Payroll**

**Scott Oldham** entertained a motion to pay Accounts Payable Vouchers and Payroll. Trevor Sager so moved. Dan Swafford seconded. All in favor, motion carries.

### **Ordinance on Second Reading**

#### **Ordinance 2026-04 Rezone One Parcel from AG, Agricultural, to I-1, Light Industrial – 8650 W. Flatwoods Road**

**Denise Line**, Planning Director explained the petitioner Brett Oeding is requesting to rezone one parcel consisting of 10.07 acres from Agricultural to I-1, Light Industrial. Subject parcel is located at 8650 W. Flatwoods Road and was annexed into the town on November 24, 2025 by Larry Neidigh and received primary plat approval on February 5, 2026. At the Planning meeting March 5, 2026, the commission voted unanimously for recommendation of approval to Town Council. The petitioner is relocating most of his modular home business to the west side of Ellettsville. The Ellettsville comprehensive plan designates the land to the west to be general business with primary uses that include large scale businesses such as light industry, warehousing and distribution centers which incorporate an array of modern low pact industrial uses. In addition, the unified development ordinance states the intent of light industrial is to provide for low intensity, light and medium intensity industrial activities compatible with surrounding zoning districts. The businesses will have a warehouse, model home with an office and approximately 10 model homes on display. Modular homes will not be constructed on the property and there will not be any chemicals onsite. The modular homes will serve as model homes so they will not be moving continually on and off the parcel. Once the time is up after 3 years they will be deconstructed and moved offsite. The warehouse will store materials such as windows, doors and equipment. Subject parcel is located .4 miles or 2000 feet from West State Road 46. Petitioner is seeking approval of Industrial 1 zoning and his representative is present to answer any questions. Scott Oldham questioned being on second reading due to being passed unanimously by Plan Commission. Darla Brown, Town Attorney confirmed zoning map amendments do not require 2 readings from council. William Ellis made a motion to approve Ordinance 2026-04. Dan Swafford seconded. Roll call vote: Scott Oldham – yes; Dan Swafford – yes; William Ellis – yes; Trevor Sager – yes. Motion passes

**Old Business****Consideration of Mass Gathering Permit submitted by Ellettsville Youth Sports League for Season Kick-off Jamboree on April 11, 2026**

**Michael Farmer**, Town Manager discussed they are ready to move forward with approving the Mass Gathering for Youth Sports but he believes the council must approve it. There has been some confusion or never got updated but he believes he was given permission to approve at some point. Darla Brown, Town Attorney clarified that Town Council must give final approval after the supervisors have reviewed the application. Fee is waived because they are a non-profit. Trevor Sager made a motion to approve the Mass Gathering Permit by Ellettsville Youth Sports League for Season kick-off jamboree on April 11, 2026. Dan Swafford seconded. Roll call vote: Scott Oldham – yes; Dan Swafford – yes; William Ellis – yes; Trevor Sager – yes. Motion passes

**Septic Dumping Rates Discussion**

**Michael Farmer**, Town Manager explained Jeff Farmer apologized he was unable to make the meeting tonight. There was a request at the last meeting to vote at this meeting in case anyone wanted to speak up about it. William Ellis made a motion to approve Septic Dumping Rates Increase. Dan Swafford seconded. Roll call vote: Scott Oldham – yes; Dan Swafford – yes; William Ellis – yes; Trevor Sager – yes. Motion passes

**Supervisor comments**

**Kevin Patton**, Fire Chief explained he is still waiting on a quote for the truck they have down. He is hoping to have it in the next couple of days and he will pass it along to council. The truck ariel did not pass inspection during regular testing.

**Kip Haddy**, Street Commissioner discussed they will need to replace their street sweeper in the near future. It is a 2008 model and parts are getting costly for repairs. They demonstrated 3 new models they selected a sweeper unit and if they can give intent they can secure a stock vehicle on the assembly line now, otherwise it would be a 2027 delivery date. He is hoping to do a trade in. The Global Sweeper is the one they like best and costs \$383,072.00. The vendor is Brown Equipment paid for out of Stormwater Utility. He will pay for the first payment and then financed. Council gave approval to give intent to purchase to the vendor.

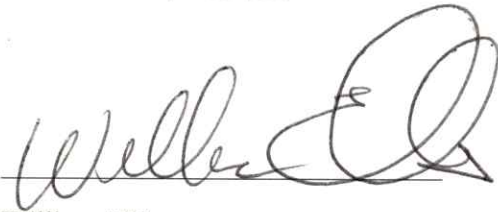
**Michael Farmer**, Town Manager stated there is a reorganization meeting from 6:00 to 6:50. There is a Fire Territory meeting at 7:00. Public notice was incorrect so they will get that re-noticed.

**Scott Oldham** adjourned the meeting at 6:47 p.m.



Scott Oldham, President

Dan Swafford, Vice President



William Ellis

Pamela Samples



Trevor Sager



Noelle M. Conyer Clerk -Treasurer