JOINT PUBLIC MEETING OF THE RICHLAND TOWNSHIP BOARD OF MONROE COUNTY, INDIANA, AND THE TOWN COUNCIL OF ELLETTSVILLE, MONROE COUNTY, INDIANA

June 22, 2026
Ellettsville Town Hall
1150 W. Guy McCown Drive
Ellettsville, Indiana 47429
6:45 P.M.

AGENDA

1. Call to Order

2. Roll Call/Introduction of Richland Township Board Members and Ellettsville Town Council Members

3. Pledge of Allegiance

4. Prayer

5. Discussion of Reorganization Plan for Richland Township and the Town of Ellettsville, Monroe County, Indiana and attached exhibits

6. Public Comment

7. Richland Township Resolution Approving Reorganization Plan

8. Town of Ellettsville Resolution 11-2026 Approving Reorganization Plan

9. Public Comment

10. Adjournment

Baker Tilly Municipal Advisors, LLC will be present to answer any questions about the fiscal plan.

RESOLUTION NO.__11-2026

A RESOLUTION ADOPTING THE PLAN OF ORGANIZATION OF RICHLAND TOWNSHIP OF MONROE COUNTY, INDIANA, AND THE TOWN OF ELLETTSVILLE, MONROE COUNTY, INDIANA

The Town Council (the "Council") of the Town of Ellettsville, Indiana (the "Town") met at a duly called and authorized meeting of the Council on the date set forth below, such meeting being called pursuant to a notice stating the time, place and purpose of the meeting received by all the Council members, and the following resolutions were made, seconded, and adopted by those present at the meeting, which constituted a majority of the Council:

WHEREAS, on November 10, 2025, the Township Board (the "Board") of Richland Township of Monroe County, Indiana (the "Township") adopted a Resolution expressing the Board's proposal to enter into a reorganization of the Township with the Town under Ind. Code 36-1.5 *et seq.* (the "Act"), fulfilling the requirements under Ind. Code §36-1.5-4-10 to initiate a proposed reorganization under the Act; and

WHEREAS, on November 20, 2025, the Trustee of the Township certified a copy of the Resolution dated November 10, 2025 to the Clerk Treasurer of the Town as required by Ind. Code §36-1.5-4-10(b); and

WHEREAS, upon receipt of the certified copy of the Township Resolution dated November 10, 2025, on November 24, 2025, the Council adopted Resolution 39-2025, a substantially identical resolution proposing to participate in the proposed reorganization of the Town with the Township, fulfilling the requirement of Ind. Code §36-1.5-4-13(a)(2); and

WHEREAS, on November 25, 2025, the Clerk-Treasurer of the Town certified a copy of Resolution 30-2025 to the Trustee of the Township as required by Ind. Code §36-1.5-4-13(b); and

WHEREAS, the Town and the Township appointed a cross section of citizens as members of a Reorganization Committee (the "Committee") to make recommendations regarding the potential reorganization of the Town and the Township into a single political subdivision; and

WHEREAS, the Town and Township directed Baker Tilly Advisory Group LLP ("Baker Tilly") to prepare a Fiscal Impact Analysis meeting the requirements of Ind. Code §36-1.5-4-18(d), and on May 27, the Town and Township legislative bodies adopted Resolutions preliminarily approving the Fiscal Impact Analysis, which analysis was submittal to the Indiana Department of Local Government Finance on May 29, 2026 pursuant to Ind. Code § 36-1.5-4-18(e); and

WHEREAS, the Clerk-Treasurer of the Town and the Trustee of the Township caused a Notice of Joint Public Hearing of the Town Council and the Township Board to be published in the Bloomington *Herald-Times* in accordance with Ind. Code § 36-1.5-4-19(3) and Ind. Code § 5-3-1; and

WHEREAS, the Plan of Reorganization of the Township and Town attached hereto as Exhibit A and incorporated herein (the "Plan of Reorganization") was made available to the public on a website authorized by the Town and Township and with copies made available in the offices of the Clerk-Treasurer and the Trustee beginning on April 22, 2026; and

WHEREAS, on June 10, 2026, the Town Council and Township Board conducted a Joint Public Hearing and the first of two joint public meetings on the Plan of Reorganization pursuant to Ind. Code § 36-1.5-4-19 at which Joint Public Hearing this Resolution was read aloud and testimony from the public was received; and

WHEREAS, on June 22, 2026, the Town and Township conducted the second joint public meeting on the Plan of Reorganization pursuant to Ind. Code § 36-1.5-4-19 at which joint public meeting this Resolution was read aloud, public comment was received, and this Resolution and the incorporated Plan of Reorganization were placed before the legislative bodies of the Town and Township for final consideration and approval.

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

Section 1. The above recitals are incorporated herein as if set out in full.

Section 2. The Council adopts, approves, and ratifies the Plan of Reorganization in its entirety, as modified.

Section 3. Pursuant to Ind. Code § 36-1.5-4.23 and Ind. Code § 36-1.5-4-24 the Clerk-Treasurer of the Town is hereby authorized**,** empowered, and directed on behalf of the Council to certify final action on the Plan of Reorganization to the following:

a) The Trustee of Richland Township;
b) The Monroe County Auditor;
c) The Monroe County Recorder;
d) The Monroe County Voter Registration Office;
e) The Department of Local Government Finance; and
f) The Clerk of the Monroe County Circuit Court

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF ELLETTSVILLE, INDIANA, THIS 22nd DAY OF JUNE, 2026.

ELLETTSVILLE TOWN COUNCIL

FOR:		AGAINST:
______________________	Scott Oldham, President	______________________
______________________	Dan Swafford, Vice President	______________________
______________________	Pamela Samples, Member	______________________
______________________	Trevor Sager, Member	______________________
______________________	William Ellis, Member	______________________

ATTEST:

____

Noelle Conyer, Clerk-Treasurer

CERTIFICATE OF THE CLERK-TREASURER OF
THE TOWN OF ELLETTSVILLE, INDIANA

RE: Resolution Approving the Plan of Reorganization with Richland Township of Monroe County, Indiana

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

I, Noelle Conyer, the duly chosen, qualified and acting Clerk-Treasurer of the Town of Ellettsville, Indiana, (the "Town"), hereby certify that attached hereto is a true and accurate copy of Resolution 11-2026 adopted by the Town Council of the Town of Ellettsville on June 22, 2026 approving the incorporated Plan of Reorganization of the Town with Richland Township of Monroe County, Indiana pursuant to Ind. Code § 36-1.5 et seq. This certification is being submitted on behalf of the legislative body of the Town in accordance with Ind. Code § 36-1.5-4-23 and Ind. Code § 36-1.5-4-24.

IN WITNESS WHEREOF, I have hereunto set my hand effective as of the 23rd day of June, 2026.

TOWN OF ELLETTSVILLE, INDIANA

(Seal) By: ______________________________
Noelle Conyer
Clerk-Treasurer

A RESOLUTION ADOPTING THE PLAN OF ORGANIZATION OF RICHLAND TOWNSHIP OF MONROE COUNTY, INDIANA, AND THE TOWN OF ELLETTSVILLE, MONROE COUNTY, INDIANA

The Richland Township Board (the "Board") of Richland Township, Indiana (the "Township") met at a duly called and authorized meeting of the Board on the date set forth below, such meeting being called pursuant to a notice stating the time, place and purpose of the meeting received by all the Board members, and the following resolutions were made, seconded, and adopted by those present at the meeting, which constituted a majority of the Board:

WHEREAS, on November 10, 2025, the Board adopted a Resolution expressing the Board's proposal to enter into a reorganization of the Township with the Town of Ellettsville (the "Town") under Ind. Code 36-1.5 *et seq.* (the "Act"), fulfilling the requirements under Ind. Code §36-1.5-4-10 to initiate a proposed reorganization under the Act; and

WHEREAS, on November 20, 2025, the Trustee of the Township certified a copy of the Resolution dated November 10, 2025 to the Clerk Treasurer of the Town as required by Ind. Code §36-1.5-4-10(b); and

WHEREAS, upon receipt of the certified copy of the Township Resolution dated November 10, 2025, on November 24, 2025, the Ellettsville Town Council adopted Resolution 39-2025, a substantially identical resolution proposing to participate in the proposed reorganization of the Town with the Township, fulfilling the requirement of Ind. Code §36-1.5-4-13(a)(2); and

WHEREAS, on November 25, 2025, the Clerk-Treasurer of the Town certified a copy of Resolution 30-2025 to the Trustee of the Township as required by Ind. Code §36-1.5-4-13(b); and

WHEREAS, the Town and the Township appointed a cross section of citizens as members of a Reorganization Committee (the "Committee") to make recommendations regarding the potential reorganization of the Town and the Township into a single political subdivision; and

WHEREAS, the Town and Township directed Baker Tilly Advisory Group LLP ("Baker Tilly") to prepare a Fiscal Impact Analysis meeting the requirements of Ind. Code §36-1.5-4-18(d), and on May 27, the Town and Township legislative bodies adopted Resolutions preliminarily approving the Fiscal Impact Analysis, which analysis was submittal to the Indiana Department of Local Government Finance on May 29, 2026 pursuant to Ind. Code § 36-1.5-4-18(e); and

WHEREAS, the Clerk-Treasurer of the Town and the Trustee of the Township caused a Notice of Joint Public Hearing of the Town Council and the Township Board to be published in the Bloomington *Herald-Times* in accordance with Ind. Code § 36-1.5-4-19(3) and Ind. Code § 5-3-1; and

WHEREAS, the Plan of Reorganization of the Township and Town attached hereto as Exhibit A and incorporated herein (the "Plan of Reorganization") was made available to the public on a website authorized by the Town and Township and with copies made available in the offices of the Clerk-Treasurer and the Trustee beginning April 22, 2026; and

WHEREAS, on June 10, 2026, the Town Council and Township Board conducted a Joint Public Hearing and the first of two joint public meetings on the Plan of Reorganization pursuant to Ind. Code § 36-1.5-4-19 at which Joint Public Hearing this Resolution was read aloud and testimony from the public was received; and

WHEREAS, on June 22, 2026, the Town and Township conducted the second joint public meeting on the Plan of Reorganization pursuant to Ind. Code § 36-1.5-4-19 at which joint public meeting this Resolution was read aloud, public comment was received, and this Resolution and the incorporated Plan of Reorganization were placed before the legislative bodies of the Town and Township for final consideration and approval.

NOW, THEREFORE, BE IT RESOLVED BY THE RICHLAND TOWNSHIP BOARD OF RICHLAND TOWNSHIP, MONROE COUNTY, INDIANA:

Section 1. The above recitals are incorporated herein as if set out in full.

Section 2. The Board adopts, approves, and ratifies the Plan of Reorganization in its entirety, as modified.

Section 3. Pursuant to Ind. Code § 36-1.5-4.23 and Ind. Code § 36-1.5-4-24 the Trustee of the Township is hereby authorized**,** empowered, and directed on behalf of the Board to certify final action on the Plan of Reorganization to the following:

a) The Clerk-Treasurer of the Town;
b) The Monroe County Auditor;
c) The Monroe County Recorder;
d) The Monroe County Voter Registration Office;
e) The Department of Local Government Finance;
f) The Clerk of the Monroe County Circuit Court

ADOPTED BY THE RICHLAND TOWNSHIP BOARD, RICHLAND TOWNSHIP, MONROE COUNTY, INDIANA, THIS 22nd DAY OF JUNE, 2026.

RICHLAND TOWNSHIP BOARD

FOR:		AGAINST:
______________________	Dawn Durnil, President	______________________
______________________	Jay M. Thrasher, Member	______________________
______________________	David B. Willibey, Member	______________________

ATTEST:

____

J. Martin Stephens, Richland Township Trustee

CERTIFICATE OF THE TOWNSHIP TRUSTEE OF RICHLAND TOWNSHIP, MONROE COUNTY, INDIANA

RE: Resolution Approving the Plan of Reorganization with the Town of Ellettsville

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

I, Martin Stephens, the duly chosen, qualified and acting Township Trustee of Richland Township, Monroe County, Indiana (the "Township"), hereby certify that attached hereto is a true and accurate copy of a Resolution dated June 22, 2026 adopted by the Richland Township Board on June 22, 2026 approving the incorporated Plan of Reorganization of the Township with the Town of Ellettsville pursuant to Ind. Code § 36-1.5 et seq. This certification is being submitted on behalf of the legislative body of the Township in accordance with Ind. Code § 36-1.5-4-23 and Ind. Code § 36-1.5-4-24.

IN WITNESS WHEREOF, I have hereunto set my hand effective as of the 23rd day of June, 2026.

RICHLAND TOWNSHIP,
MONROE COUNTY, INDIANA

By: ___________________________________
J. Martin Stephens
Township Trustee

June 22, 2026 FINAL

Plan of Reorganization for

Richland Township, Monroe County, Indiana

and

Town of Ellettsville, Indiana

Richland Township Board

Dawn M. Durnil
Jay M. Thrasher
David B. Willibey

Ellettsville Town Council

Scott Oldham
Dan Swafford
Pamela Samples
William Ellis
Trevor Sager

The initial Draft Plan of Reorganization was prepared by the Richland Township and Town of Ellettsville Reorganization Committee, with the assistance of citizens who served on sub-committees.

Reorganization Committee

Richland Township Representatives:

Dawn Durnil, Richland Township Board Member
Kevin Farris
Scott Reynolds

Town of Ellettsville Representatives:

William Ellis, Ellettsville Town Council Member
Andrew Henry
Mike Cornman

Joint Appointment

Dr. Jerry Sanders, Richland Bean Blossom Community School Corporation Superintendent

Reorganization Sub-Committee Members

Finance and Public Assistance

Elaine Thomsen
Roz Gerstman
Jerry Cravens
Richard Matte
Sandra Hash
Bobbie Summers (Ex-Officio)

Local Governance

Monique Miller
Tyce Carmichael
Tom Spencer
Noelle Conyer

Parks, Recreation, and Cemeteries

James Perry
Valerie DeWar
Paula Anderson
Jimmie Durnil (Ex-Officio)
Denise Line (Ex-Officio)

Planning and Zoning

Jason Bell
Diane Critchlow
Anne McCombe
Mike Richardson
Eric Spoonmore
Marvin Ulmet
Denise Line (Ex-Officio)

Public Safety

Calvin Poole
Kevin Patton
Zach Michael
John Newcomer
Shari Newcomer
Denise Line
Scott Oldham (Ex-Officio)
Jimmie Durnil (Ex-Officio)

Roads and Streets

Roger Woods
Corinna Cosentino
Daniel Bitner
Melissa Stone
Kip Headdy (Ex-Officio)

Water, Sewer and Stormwater

Terry Davis
Conner Collier
Curt Hayes
Jeff Farmer
Mike Farmer (Ex-Officio)

Municipal Advisory Services were provided by Baker Tilly Municipal Advisors, LLC, Indianapolis, Indiana.

Plan of Reorganization

Introduction

The Town of Ellettsville ("Town") was founded in 1837 and was officially incorporated on September 16, 1866. The Town government consists of the Town Council, a Clerk-Treasurer, and a Town Manager who oversee the administrative and financial functions of the Town government. The Town government also consists of the Department of Public Works (which includes the Street Department and Utilities), the Planning Department, and Police and Fire Departments.

The Town encompasses approximately 7.33 square miles in northwestern Monroe County, Indiana. The population of the Town in 2024, according to the 2024 American Community Survey, was 6,698. The Town is primarily residential and urban and is situated along State Road 46 west of Bloomington, Indiana. There are numerous commercial and light industrial entitles inside the Town's geographical boundaries. The campus of Richland Bean-Blossom Community School Corporation is located in the Town, as is Seven Oaks Classical School. The vast majority of the Town is located in Richland Township. A small portion of the Town's corporate boundaries lies within Bean Blossom Township which is to the north of the Town.

Richland Township ("Township") is one of eleven townships in Monroe County, Indiana, and encompasses approximately 35.4 square miles in northwestern Monroe County. The Township was established in 1829. The Township is currently managed by a Township Trustee who is responsible for providing fire protection services, township assistance, and cemetery maintenance. A three member Township Board serves as the legislative branch of the township government and is responsible for adopting the annual budget and setting tax rates.

The total population of the Township in 2024 was 15,190 (which includes Town residents) according to the 2024 American Community Survey. A commercial and industrial corridor exists along

Indiana State Road 46 and Indiana State Road 48, part of which are included in the Township boundaries. Ivy Tech's Bloomington campus is located in the Township.

The Reorganization Process

The Indiana General Assembly enacted the Government Modernization Act in 2006 ("the Act"). The Act is codified at Indiana Code §36-1.5 et seq. The Act allows political subdivisions to reorganize by referendum.

On November 10, 2025, the Richland Township Board ("the Board") of Richland Township, Monroe County, Indiana adopted a Resolution to Explore a Reorganization with the Town of Ellettsville, Monroe County, Indiana, which proposed a statutory reorganization with the Town of Ellettsville, Indiana (the "Town").

On November 24, 2025, the Town Ellettsville Town Council (the "Council"), pursuant to Indiana Code § 36-1.5-4-13 adopted a substantially similar resolution. Certified copies and proof of delivery are attached hereto as Exhibit A. The Board and the Town appointed citizens to form a sub-committee to make recommendations to the two legislative bodies regarding the proposed reorganization and to develop a comprehensive reorganization plan for the legislative bodies' consideration under Indiana Code § 36-1.5-4-18.

The Reorganization Committee was established and consisted of seven (7) members: three (3) members from the Township, three (3) members from the Town, and the joint appointment of the Superintendent of the Richland Bean Blossom Community School Corporation. In addition, a cross-section of citizens from Richland Township and the Town volunteered to serve on sub-committees and make recommendations to the Reorganization Committee. These citizens donated a significant amount of their time toward the project. They carefully studied the opportunities provided under the Act, engaged with members of the public on the purpose of the reorganization, attended sub-committee meetings, opened sub-committee meetings to the general public for comment on the proposed reorganization, and drafted and presented written and oral recommendations for reorganization to the Reorganization Committee.

The Reorganization Committee conducted numerous advertised public meetings and mailed postcard notices to residents of the Town and Township. Beginning February 26, 2026 the sub-committees began presenting their reports to the Reorganization Committee. On April 8, 2026, the Reorganization Committee approved a draft Plan of Reorganization and submitted it to the Town Council and Township Board for review and approval.

After careful review and consideration of the sub-committee reports, the Reorganization Committee submits this draft plan of reorganization to the Richland Township Board and the Ellettsville Town Council for public hearing and final action on the plan.

Authority and Procedure for Reorganization

The Act authorizes political subdivisions to reorganize and consolidate in an effort to operate more efficiently and cooperatively. Specifically, the Act authorizes a Township and a municipality that is located in any part of the same Township to reorganize or consolidate into a single political subdivision. Ind. Code § 36–1.5–1-1.

The Act authorizes two types of reorganization: (a) the consolidation of the political participating political subdivisions into a single new political subdivision; or (b) the consolidation of the participating political subdivisions into one of the participating subdivisions. Ind. Code § 36-1.5-4-3. This Plan of Reorganization provides for the Township to be consolidated into the existing Town of Ellettsville and that the resulting political subdivision (the "Reorganized Town") operate as outlined in this Plan.

The Act requires the legislative bodies of the reorganizing political subdivisions to prepare and issue a plan of reorganization ("Plan of Reorganization" or "Plan"). Ind. Code § 36–1.5–4–18. cross-section of citizens who participated in the subcommittee meetings studied the opportunities provided under the Act and made recommendations.

In accordance with the Act, a plan of reorganization must, among other things, include at least the following:

(1) The name and a description of the reorganized political subdivision that will succeed the reorganizing clinical subdivisions.

(2) A description of the boundaries of the reorganized political subdivision.

(3) A description of the taxing areas in which taxes to retire obligations of the reorganizing political subdivisions will be imposed.

(4) A description of the membership of the legislative body, fiscal body, and executive body of the reorganized political subdivision, a description of the election districts or appointment districts from which officers will be elected or appointed, and the manner in which the membership of each elected or appointed office will be elected or appointed.

(5) A description of the services to be offered by the reorganized clinical subdivision in the service areas in which the services will be offered.

(6) The disposition of the personnel, the agreements, the assets, and the liabilities of the reorganizing political subdivisions, including the terms and conditions under which the transferred property and personnel will be achieved.

(7) A Fiscal Impact Analysis meeting the requirements of Ind. Code section §36-1.5-4-18(d) and submittal of the fiscal impact analysis to the Department of Local Government Finance ("DLGF") for review and comment.

(8) Any other matter that the Reorganization Committee or the legislative bodies of the participating political subdivisions deem necessary or appropriate.

The Act also requires that for a Plan of Reorganization involving a township and a municipality located anywhere in that township, the plan must specify an approval threshold, expressed as a percentage, by which the voters of the Township and the municipality, respectively, must approve the Plan of Reorganization. This approval threshold must be greater than fifty percent (50%).

The Reorganized Town of Ellettsville

This draft Plan of Reorganization recommends that the entirety of Richland Township be consolidated into the current town of Ellettsville (referred to herein as the "Old Town") and that the reorganized political subdivision continues thereafter is a single governmental entity to be known as the Reorganized Town of Ellettsville (referred to herein as "Reorganized Town"), which shall generally operate under the laws and constitutional authorities provided for towns in Indiana. The Reorganized Town shall retain all of the authorities, responsibilities and powers granted to towns under the Indiana Constitution and the Indiana Code and shall additionally have all of the authorities, responsibilities and powers granted to townships under the Indiana Constitution and the Indiana Code. A map showing the boundaries of the Reorganized Town is attached hereto as Exhibit B. If approved by the voters eligible to vote on the plan of reorganization in a referendum to be conducted at the general election on November 3, 2026 (the "Referendum"), the reorganization shall become effective on January 1, 2027 (the "Effective Date").

Existing Debt of Richland Township and the Old Town of Ellettsville

Under the act, the Township and the Old Town (collectively, the "Reorganizing Political Subdivisions") are each required to retire, subject to current terms and conditions, any existing indebtedness and pension obligations that may exist as the Effective Date, to be paid solely from the taxpayers responsible for the debt or pension obligation prior to the reorganization. Indiana Code §36-1.5-4-40(1)(B). A map showing the boundaries of Richland Township and the boundaries of the Old Town of Ellettsville prior to reorganization are attached hereto as Exhibit C.

As of the date of this Plan, the financial obligation of Richland Township is ($0.00). As of May 1, 2025, the Old Town of Ellettsville's outstanding principal on lease rental bonds is $1,595,000.00 and outstanding principal on general obligation bonds is $1,385,000.00. See page 4 of the Fiscal Impact Analysis attached hereto as Exhibit D. The existing indebtedness of the Old Town as it existed immediately prior to the effective date will continue to be paid solely by residents of the Town until the indebtedness is retired. Any outstanding pension obligations which are not fully funded as of the Effective Date will be borne solely by the taxpayers of the responsible employer, that being the town of Ellettsville or Richland Township, as the case may be. Future pension obligations incurred after the effective date will be funded by all taxpayers in the Reorganized Town.

Fiscal Impact Analysis

Pursuant to Indiana Code §36-1.5-4-18(d), the Plan of Reorganization must include a Fiscal Impact Analysis of the proposed reorganization. The Fiscal Impact Analysis of the proposed reorganization of the Township and the Town is attached hereto as Exhibit D. The Fiscal Impact Analysis was preliminarily approved by the Township Board and the Old Town Council on May 27, 2026 and was submitted to the DLGF for review and comment. The Resolutions adopted by the Board and Council on May 27, 2026 preliminarily approving the Fiscal Impact Analysis and confirming the legislative bodies' intent to reorganize are included in Exhibit D.

Reorganized Town Council

The current governing bodies are as follows:

- Town of Ellettsville: five-member Town Council.
- Richland Township: one Township Trustee and three Township Board members

Currently, there are five wards in the Town. Members of the Town Council are elected by the voters of the entire Town. Town Council members are required to be residents of the ward from which he or she was elected by the voters of the whole Town. A Town Council member forfeits the office if he or she ceases to be a resident of the ward from which he or she was elected. The term of office of a Town Council member is four years, beginning at noon on January 1 after his or her election.

As of the Effective Date, the legislative body of the Reorganized Town of Ellettsville shall be expanded to seven (7) Town Council members. The Town Council of the Reorganized Town shall consist of the current (5) Town Council members plus two current Township Board members who shall fill the at-large seats beginning January 1, 2027. The Township Board members who received the most votes in the 2026 election shall fill the at-large seats. The at-large seats shall remain in place through December 31, 2030, and will next appear on the ballot in 2030. The board composition and election cycle is summarized in the chart below:

Item	Newly Reorganized Town
Board Size in 2027	7 members
2027 Composition	5 districts + 2 at-large
At-Large Seats Begin	Jan. 1, 2027
At-Large Seats End	Dec. 31, 2030
Temporary Transitional Seats	None
Board Size Beginning 2028	7 members
Offices on Nov. 2027 Ballot	Districts 1, 2, 3; Clerk-Treasurer
At-Large Seats on Nov. 2027 Ballot	No
Next At-Large Election	2030
Full Election-Cycle Alignment	After 2031 cycle

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Those elected to the two at-large seats shall begin their terms on January 1, 2027, and shall remain part of both the interim and permanent board through December 31, 2030. Those seats shall not sunset at the end of 2027. The two at-large seats would not appear on the November 2027 ballot because those seats would already be in place through December 31, 2030. The at-large seats will next appear on the ballot in 2030.

The Town Council shall remain staggered after the 2027 transition year because the at-large seats continue through 2030 and Districts 4 and 5 continue through 2030. The Town Council shall not be fully aligned on one election cycle until after the 2031 cycle, once Districts 1, 2 and 3 and the Clerk-Treasurer complete the terms that being January 1, 2028.

The Reorganized Town shall consist of five voting districts instead of wards, as shown in the proposed Legislative District Map, which is attached hereto as Exhibit E. Members of the Town Council of the newly Reorganized Town shall be elected by all of the voters of the newly Reorganized Town. Town Council members shall be residents of the district from which he or she was elected by the voters of the whole Town. The at-large seats shall also be elected by voters of the newly Reorganized Town. The at-large Town Council members may be a resident anywhere within the newly Reorganized Town.

At the regularly scheduled municipal election conducted in November of 2027, the voters of the entire population of the newly Reorganized Town will elect three Town Council members from District 1, District 2, District 3, and the Clerk-Treasurer. At the next regularly scheduled municipal election conducted in November of 2030, the voters of the entire population of the newly Reorganized Town shall elect the Town Council members for District 4 and District 5 and the two at-large members.

Position Schedule

Position	Method	Term Begins	Term Ends
District 1	Current seated member continues	Jan. 1, 2024	Dec. 31, 2027
District 2	Current seated member continues	Jan. 1, 2024	Dec. 31, 2027
District 3	Current seated member continues	Jan. 1, 2024	Dec. 31, 2027
District 4	Elected in 2026	Jan. 1, 2027	Dec. 31, 2030
District 5	Elected in 2026	Jan. 1, 2027	Dec. 31, 2030
At-Large Seat 1	Filled by current Township Board member for transition and continuing service	Jan. 1, 2027	Dec. 31, 2030
At-Large Seat 2	Filled by current Township Board member for transition and continuing service	Jan. 1, 2027	Dec. 31, 2030

November 2027 Election

Office	Term Begins	Term Ends
District 1	Jan. 1, 2028	Dec. 31, 2031
District 2	Jan. 1, 2028	Dec. 31, 2031
District 3	Jan. 1, 2028	Dec. 31, 2031
Clerk-Treasurer	Jan. 1, 2028	Dec. 31, 2031

Town Council members shall continue to serve four year terms of office, beginning at noon on January 1 after his or her election and continuing until his or her successor is elected and qualified. Town Council members are required to be residents of the district from which they are elected, and shall immediately forfeit the office when they no longer are residents of the district from which they are elected.

Any vacancies (as defined in Indiana Code § 36-5-1-6.4) shall be filed by caucus in accordance with Indiana Code §§ 3-13 et seq. and other provisions applicable to filling vacancies of town council members.

To assist with the transition of the Town and Township into one Reorganized Town, the Reorganized Town Council shall, as soon as practically possible after January 1, 2027, create a five member Special Advisory Board to provide citizen information, review and recommendations to the Town Council and the Town administrative staff. All five seats on the Special Advisory Board shall be set aside for citizens of the former Township who are not also residents of the Town. Each member shall serve a one year term and shall meet as required by the Reorganized Town Council. The Special Advisory Board shall make recommendations to the Reorganized Town Council concerning plans, policies and procedures and operations of the Reorganized Town. The Town Manager shall make the board appointments. The Special Advisory Board shall be phased out after a period of two years.

The Reorganization Committee acknowledges that the proposed Legislative District Map will require the establishment of new precincts located in the Reorganized Town. Upon successful adoption of the Plan of Reorganization in the Referendum, the Reorganized Town Council should petition the Monroe County Commissioners to establish new precincts in the Reorganized Town pursuant to Indiana Code §§3-11-1.5 et eq. prior to the next regularly scheduled election in 2028. The Legislative Map was prepared with 2020 Census data. The Reorganization Committee recognizes and acknowledges that in order to comply with state and federal election law, the Legislative Map must be redrawn when data from the 2030 Census is available.

Upon successful adoption of the Plan of Reorganization in the Referendum, the Richland Township Trustee and Township Board shall dissolve, and their duties will transfer to the Reorganized Town. The Reorganized Town will create a Department of Public Assistance as a separate town department to carry forward township assistance and related township service functions.

Continuation of Laws, Resolutions, Ordinances and Policies

All existing laws, resolutions, ordinances and policies in effect in the Old Town immediately prior to the effective date shall continue in full force and effect on and after the Effective Date in the Reorganized Town except as altered, amended, or deleted by this Plan of Reorganization, or deleted, amended or deleted after the Effective Date of reorganization by the Reorganized Town Council.

Powers of the Reorganized Town of Ellettsville

As of the Effective Date, the Reorganized Town shall continue to be governed and administered as a "town" as that term is defined under Indiana law at Indiana Code § 36-1-2-21 with the additional rights, powers, and authorities provided for in the Plan of Reorganization. As such, the Reorganized Town shall be governed in a manner consistent with Indiana Code § 36-5-2 (Town Legislative Body and Executive), Indiana Code § 36-5-3 (Town Budget Procedures and Compensation of Officers and Employees), Indiana Code § 36-5-4 (Miscellaneous Town Fiscal and Administrative Provisions), Indiana Code § 36-5-5 (Town Manager), Indiana Code § 36-5-6 (Town Clerk-Treasurer), Indiana Code § 36-7 (Planning and Development), and all other laws and constitutional powers and authorities applicable to the Government's administration of the town. The Reorganized Town shall also have all rights, powers and authority which are granted to townships including the provisions of Indiana Code §§ 3-6 *et seq*. and all other laws and constitutional powers and authorities applicable to townships

Services Provided by the Reorganized Town and Service Areas

The Reorganized Town shall provide services administered by a town, including, but not limited to police and fire protection and emergency medical services, parks and recreation, land use, planning and zoning, designated utility services, and road and street maintenance.

In addition, the Reorganized Town shall provide services previously administered by the former Richland Township, including township assistance, park and community centers, cemetery maintenance, noxious weed control, fence disputes and all other services required of townships. All such powers, responsibilities and authority shall be transferred to the Reorganized Town Council or such departments or designees as they shall determine. On or after the Effective Date, the Reorganized Town shall establish a Department of Public Assistance as a separate town department to carry forward township assistance and related township-service functions in a clear, accountable structure within the Reorganized Town.

As of the Effective Date, there will be two service districts in the Reorganized Town: A "Town District" and a "Rural District" as shown in Exhibit F attached hereto.

The purpose of creating two service districts is to:

- Align service levels with taxation;
- Allow phased extension of municipal-level services;
- Preserve rural character where appropriate; and
- Provide flexibility in infrastructure planning and capital investment.

The primary difference between the Town District and the Rural District will be the level of services provided, the application of certain ordinances, and the property tax rates.

As of the Effective Date, the Town District and Rural Districts will be classified as follows:

- Property located within the current corporate boundaries of the Old Town of Ellettsville as they exist at 11:59 p.m. on December 31, 2026, shall be classified as part of the Town District as of the Effective Date.
- Property located outside the current Town boundaries but within the unincorporated portions of Richland Townships as they exist at 11:59 p.m. on December 31, 2026, shall be classified as part of the Rural District as of the Effective Date.

There is no immediate intent to reclassify property within the Rural District to the Town District, although that could happen in the future, depending on factors such as residential and commercial development, the need for emergency services to a particular area, and the availability of certain utilities such as water and wastewater.

Property initially classified within the Rural District may be reclassified to the Town District upon satisfaction of defined criteria established by ordinance. Reclassification may be triggered by one or more of the following:

- Availability of municipal utilities, including water and wastewater service;
- Extension of municipal infrastructure or services;
- Annexation-like urbanization in character and density;
- Petition by property owners requesting Town-level services;
- Adoption of a zoning map change that is consistent with Town District intensity standards;
- New or expanded commercial or residential development; or
- Periodic review conducted by the Town Council and Plan Commission.

The Reorganized Town Council shall adopt by ordinance a formal review process, including notice and public hearing, prior to any reclassification of property from Rural District to Town District.

Disposition of Township Assets and Liabilities

As of the Effective Date and pursuant Indiana Code § 36-1.5-4-6, Richland Township of Monroe County, Indiana shall cease to exist and the offices of the Richland Township Trustee and the Richland Township Board shall be terminated, and the powers, rights and duties described in Indiana Code §§ 36-6 *et seq*. and all other applicable provisions of the Indiana Code shall be transferred to the Reorganized Town to the department or offices as determined by the Town Council of the Reorganized Town. In addition, and also as of the Effective Date, all assets and liabilities of the Township shall transfer to the Reorganized Town of as a matter of law. As the Effective Date approaches, the Township Trustee and the Township Board shall take all necessary actions to cause the transfer of all assets and liabilities to the Reorganized Town of Ellettsville.

Other Matters Considered

The Reorganization Committee focused on additional elements to the Plan of Reorganization, which included (A) Finance (B) Local Governance (C) Public Safety (D) Land Use Planning and Zoning (E) Parks, Recreation and Cemeteries (F) Street Department and Road Maintenance (G) Water, Wastewater, and Storm Water and (H) Services Provided by the former Township. For purposes of the Plan of Reorganization, the Reorganization Committee, with the assistance of the sub-committees, gathered information in an effort to identify issues important for reorganization. Reorganization will give the Reorganized Town several cost-control tools, such as structured service expansion, a broader tax base, coordinated planning for land use and economic growth, community cohesion, protection of township fire services from County takeover, and a deterrent to annexation by other municipalities. The single budget process also simplifies and makes financial matters more transparent for taxpayers.

For purposes of the Plan of Reorganization, the Reorganization Committee developed the following findings and summaries:

A. Finance

The Reorganization Committee recommends reorganization. The Reorganization Committee considered and anticipated financial impacts, budgets, and recommendations to ensure a fiscally responsible transition.

1. Proposed Taxing Structure

This Reorganization Plan anticipates that property tax rates for Police, Cumulative Fire Building & Equipment, Cumulative Capital Development, and the existing Debt Service will be applied exclusively to properties within the current boundaries of the Town of Ellettsville. Conversely, tax rates for Town Administration, Park & Recreation, and Fire will be levied across all properties in the consolidated area. The Township Assistance tax rate will apply to properties situated in Ellettsville-Richland (013) and Richland (011) taxing districts but will not apply to Ellettsville-Bean Blossom (018), since Bean Blossom's Township Assistance rate is allocated to those properties. Funding for other services will primarily derive from local income taxes, service charges, wheel tax and gas tax revenues.

It should be noted that the Township Assistance property tax rate for Richland Township is currently assessed on properties within the Bloomington City Richland Township (012) taxing district. Following consolidation, the reorganized Town of Ellettsville will not have authority to levy Township Assistance on these properties; therefore, the Town may establish an interlocal agreement to deliver Township Assistance services within Bloomington-Richland Township.

The table below illustrates the proposed taxing structure and funding source by department and function.

		Property Tax Base	
Department / Function	**Primary Funding Source**	**Urban (Current Town)**	**Entire Consolidated Area**
Police	Property tax and local income tax	X	
Cumulative Fire Bldg. & Equipment	Property tax	X	
Cumulative Capital Development	Property tax	X	
Debt Service	Property tax	X	
General Fund (Admin., Planning, Twp. Maint.)	Property tax, local income tax, and service charges		X
Fire	Property tax and local income tax		X
Park and Recreation	Property tax		X
Street Maintenance (DPW)	Gas and wheel/excise surtax		
Township Assistance	Property tax		X *

* Note: the Township Assistance tax base will not include the portion of Ellettsville in Bean Blossom.

2. Operating Expenses for Reorganized Area

As part of the reorganization, 58% of the Township's General (Administrative) and Township Assistance expenses will be transitioned to the newly established Town. The remaining $348,000 in costs may be eliminated due to overlapping functions. The Township Recreation expenses will be integrated into the Town's Parks and Recreation budget and there are plans for increased staffing across Fire, Police, Street Maintenance (Public Works), Town Administration, Planning & Zoning, and Township Assistance departments. The following table presents the current operating budget, proposed modifications due to the reorganization, and the anticipated operating expenses under the revised Town structure.

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Department	Budgeted Operating Expenses 2026	Cost Reductions from Reorganization	Additions for Reorganization	Estimated Operating Expenses Reorganized Town
Fire	$3,009,856		$1,141,554	$4,151,410
Police	2,270,433		814,622	3,085,055
Street Maintenance	812,798		638,256	1,451,054
Town Administration	825,469		164,531	990,000
Planning & Zoning	354,108		260,000	614,108
Park & Recreation	85,483		23,817	109,300
Debt Service (Town)	379,505		-	379,505
Township Administration	347,788	(347,788)	-	-
Township Assistance	312,443		217,557	530,000
Township Recreation	19,599	(19,599)	-	-
Twp. Maintenance (cemeteries, snow & weeds)	15,750		-	15,750
Totals	$8,433,232	$(367,387)	$3,260,337	$11,326,182

Notes:

- Assumes 4% salary increase for all full-time positions.
- Assumes Town Manager salary is allocated equally to Water, Sewer, and Town.

3. Property Tax Supported Debt Service

The Town has two property tax-supported debts: Lease Rental Bonds (2016) for town hall construction, maturing January 1, 2033, and General Obligation Bonds (2023) for a new maintenance facility, maturing January 15, 2036. Following the reorganization, the debt service property tax rate shall remain applicable to the original tax base and shall not extend to the area currently comprising unincorporated Richland Township.

4. Property Tax Levies and Rates

The tables below compare 2026 certified property tax levies and rates with projections after reorganization. The impact on property tax bills is expected to be as follows:

a. 6.9% increase for property located in Richland Township

b. 4.1% increase for property located in Ellettsville-Richland

c. 3.4% increase for property located in Ellettsville - Bean Blossom.

A $300,000 home in Richland Township is expected to see a $173 tax increase, while the same value home in Ellettsville will have no change related to the reorganization because it is at the tax caps.

Before reorganization:

	2026 Urban (Ellettsville)		2026 Rural (Richland Township)	
Department / Fund	**Property Tax Levy**	**Property Tax Rate**	**Property Tax Levy**	**Property Tax Rate**
Town General	$2,047,615	$0.3638		
Park and Recreation	98,497	0.0175		
Street Department (DPW)	373,163	0.0663		
Cumulative Capital Development	281,420	0.0500		
Cumulative Fire Bldg. & Equip.	187,426	0.0333		
Debt Service	366,409	0.0651		
Township General		0.0101	$132,223	$0.0101
Township Assistance		0.0087	113,895	0.0087
Township Fire & EMS			797,108	0.1128
Township Cumulative Fire			223,303	0.0316
Township Recreation		0.0012	15,710	0.0012
Totals	**$3,354,530**	**$0.6160**	**$1,282,239**	**$ 0.1644**

After reorganization:

	Post-Reorganization		
Department / Fund	**Property Tax Levy**	**Property Tax Rate Urban**	**Property Tax Rate Rural**
Town General	$254,372	$ 0.0193	$ 0.0193
Police	1,598,084	0.2759	-
Park and Recreation	111,587	0.0085	0.0085
Fire	2,836,634	0.2152	0.2152
Street Department (DPW)	-	-	-
Cumulative Capital Development	289,582	0.0500	-
Cumulative Fire Bldg. & Equip.	192,861	0.0333	-
Debt Service	376,909	0.0651	-
Township Assistance	461,952	0.0351	0.0351
Totals	**$ 6,121,981**	**$ 0.7023**	**$ 0.2780**

The fiscal bodies of both the current Town and Township must set budgets, property tax levies, and tax rates for the reorganized Town for 2027 by passing an ordinance (for the Town) and a resolution (for the Township). For years after 2027, the Town Council of the Reorganized Town will adopt the budgets, tax levies, and tax rates. According to Indiana Code §36-1.5-3-5, the Department of Local Government Finance (DLGF) cannot reduce the maximum allowed property tax levies, rates, or budgets under Ind. Code §6-1.1-17 and Ind. Code §6-1.1-18.5 because of this Reorganization Plan, unless the Town Council of the reorganized Town gives explicit approval.

Short-term spending after reorganization should not increase significantly. The elimination of the offices of Township Trustee and the Township Board offsets the cost of an expanded town council and the establishment of a Department of Administration and other administrative services transferred to the Reorganized Town. The budgets for Parks and Recreation will remain largely the same. The services budget for fire and emergency services will remain largely the same as current emergency service employees are primary responders throughout the Township and the Old Town. The Public Works budget and the costs of police response throughout the Reorganized Town will be marginally increased as the Reorganized Town will be responsible for police response and road maintenance throughout the Rural District in addition to the Town District. Some of the additional costs for road maintenance will be covered by an, increased Motor Vehicle Highway and Local Roads and Street taxes in the Reorganized Town. An Interlocal cooperation agreement for maintenance of roads and streets will not be reached with Monroe County during the transition period.

The Reorganization Committee has determined that the proposed consolidation presents long-term financial advantages, contingent upon a carefully managed and transparent transition process. The Reorganization Committee advises proceeding with the consolidation in accordance with the specified financial plan and ongoing oversight mechanisms.

B. Local Governance

The Reorganization Committee recommends reorganization. The Reorganization Committee reviewed the current governing structure of the Town of Ellettsville and Richland Township, and the transition needs that would result if reorganization takes effect, while exploring options that allowed for the township to have an equal stake in the reorganized Town government. The goal is to maintain continuity of government, provide former township representation during the transition, provide a clear election schedule, include the Clerk-Treasurer in the election cycle, and result in a seven-member governing body after the transition period.

C. Public Safety

The Reorganization Committee recommends reorganization. One of the goals of the collaborative effort between Richland Township and the Town to reorganize is to protect essential public services which include law enforcement and fire protection.

Law Enforcement

The Ellettsville Police Department is the primary law enforcement agency for the Town. While there is no universal, official standard for the number of police officers recommended per capita, in the United States the average rate is 2.4 full–time sworn officers per 1000 residents. In the Midwest, the average rate is 2.2 full–time sworn officers per 1000 residents.

It should be noted that the average rate of full–time sworn officers do not consider the primary assignment of those full-time sworn officers, such school resource officers, who are not available to respond to calls for service. The Ellettsville Police Department had 15 full-time sworn police officers and 2024. This is an average of 2.5 officers per 1000 residents. The Ellettsville Police Department is currently staffed by 14 full-time sworn officers.

1. Call Volume and Service Area

Approximately 5.39 miles of State Road 46 are located within the geographical boundaries of the Town. Eastbound State Route 46 has an annual average daily traffic count (AADT) of 26,195. Other major thoroughfares include Union Valley Road, Hartstraight Road, Matthews Drive, Ratliff Road, Thomas Road, and Reeves Road.

An additional mile of State Road 46 is within the boundaries of Richland Township. Approximately 3.66 miles of State Road 48 and 0.13 miles of State Road 43 are also located within the boundaries of Richland Township. State Road 48 has an AADT of 16,209. Other major thoroughfares include Maple Grove Road, McNeely Street, Smith Pike, Vernal Pike, and Curry Pike. A commercial and industrial corridor exists along Vernal Pike, Curry Pike, and Profile Parkway. Entities include Cook Medical Group, Simtra BioPharma, TASUS Corporation, Troyer Foods, Ben Tire Distributors, and Printpack. Ivy Tech's Bloomington campus, with an enrollment of 11,103 during the 2024-2025 school year, resides in the geographical boundaries of Richland Township. The commercial and industrial entities along with Ivy Tech account for a significant increase in the daily population of Richland Township and thus contribute to the number of calls for service to which law enforcement responds.

While the Town is predominantly residential, there are numerous commercial and light industrial entities inside the geographical boundaries. These include KeHE, Cook Medical, and Smithville. These entities account for a significant increase in the daily population of the Town and thus contribute to the number of calls for service to which law enforcement responds. The campus of the Richland-Bean Blossom Community School Corporation, with an enrollment of 2735 students during the 2024 – 2025 school year, lies within the Town limits. The campus of Seven Oaks Classical School with an enrollment of approximately 600 students also lies within the Town limits. Both school systems currently have School Resource Officers from the Ellettsville Police Department assigned to their buildings.

2. Staffing Proposal for Reorganization

To ensure adequate law enforcement resources exist for the Reorganized Town, the Ellettsville Police Department recommends the addition of 13 full-time positions: 12 full-time sworn officers and one full-time civilian. The 12 full-time sworn officer positions will bolster the number of patrol officers whose primary assignment is responding to calls for service, creating an average of 1.2 full-time patrol officers per 1000 residents and an overall average of 1.7 full-time sworn officers per 1000 residents this increase in personnel will ensure the Police Department is prepared for current and future challenges that exist in a policing a growing community.

3. Timeline for Budget Implementation

The Reorganization Committee recognizes the significance of the financial impact created by the addition of 13 positions and suggests a phased in approach over the next five to seven years. The immediate need is the addition of three full-time sworn officers. These three additional full-time sworn officer positions will create an average of 1.13 full-time sworn officers per 1000 residents for the Reorganized Town.

Capital improvements, such as renovations to the Police Department, can be accomplished in phases.

Fire Protection

The Ellettsville Fire Department currently provides fire, rescue, and medical first response services for the Town of Ellettsville and Richland Township. The Ellettsville Fire Department has been providing protection to Richland Township in addition to the town since 1947. The department currently operates out of two stations: Station 71 on Highway 46 in

Ellettsville, and Station 81 on Curry Pike in Bloomington, Indiana. No additional vehicles or equipment will be required to maintain the current level of service provided to the area. The current budget projection for 2027 primarily covers regular increases in operating costs, mandated increased contributions to the pension system, and funding for three additional firefighter positions as part of the department's ongoing efforts to raise staffing levels to meet minimum national standards. The National Fire Protection Association Standard 1750 sets the minimum staffing for an engine company at four personnel on duty.

1. Call Volume and Service Area

The annual call volume has increased over the last 5 years from a 2020 total of 1195 requests for service to 2416 incidents in 2025. This represents a 102% increase in call volume. Another important metric is the number of times the department experiences overlapping calls. During overlapping calls, both stations are committed, leaving no available resources in the response area. In 2024, there were 530 overlapping calls. In 2025, there were 546 overlapping calls. Ellettsville's two fire stations rank as the 2nd and 3rd busiest for emergency requests for service among all stations in Monroe County, including the City of Bloomington.

2. Staffing Proposal for Reorganization

Consolidation would not change the response area or responsibilities of the fire department; however, there are current and future needs that should be addressed as part of the consolidation. The fire department currently has 17 full-time personnel and 21 part-time personnel. The department operates three shifts of firefighters working 48 hours on duty and 96 hours off duty. Each station is staffed with three personnel per shift for a total of 6 personnel on duty per shift. The staffing level is met with a combination of full-time and part-time firefighters.

The fire department receives approximately half of its operating budget funds from the Town and the other half from the Township. The department's current operating budget is approximately $3.4 million. Future budget planning projections account for needed shift staffing increases and incremental increases in operating costs. It is expected that a combined town – Township consolidation will make conditions favorable for further growth and development in the area. The Ellettsville fire Department intends to be proactive in maintaining staffing, equipment, and funding to meet the needs of this growing community.

Assuming the approval of additional firefighter positions requested in the 2027 budget, the most immediate challenge for the Ellettsville fire Department is the need for an additional 3 firefighter positions. Currently, Ellettsville fire department operates with 6 firefighters on duty each day (3 at each station). If the 2027 staffing request is approved, staffing would increase to 7 on duty per day. In order to meet the minimum national standards for fire service staffing, Ellettsville fire Department needs to increase staffing to 8 firefighters on duty per day (4 at each station). This would be fulfilled by the hiring of another 3 firefighter positions.

An additional staffing need that has been identified is for dedicated shift supervisors. This would be an addition of 3 command level officers (1 on each shift). This position would provide an officer to oversee the administrative functions involving shift personnel, allowing the administrative chiefs that currently perform these duties to focus on other priorities. Additionally, this role would provide a dedicated command officer at major incidents to direct scene operations, so crew officers do not have to divide their focus between overall incident command and direct supervision of their personnel. This increases scene efficiency as well as safety.

D. Planning and Zoning

The Reorganization Committee recommends reorganization for several reasons. First, reorganization will unify planning and land use authority across the entirety of the reorganized jurisdiction, creating a consistent and coordinated approach to growth, development, infrastructure planning, and community character. Second, reorganization ensures that development decisions affecting residents of both the Town and Township will be overseen by a single local authority directly accountable to the voters of the Reorganized Town. Third, the consolidation of planning and zoning authority promotes administrative efficiency, eliminates duplication, and provides greater clarity and predictability for property owners, developers, and residents.

Pursuant to Indiana Code § 36-7-2-1, this Plan of Reorganization authorizes the Reorganized Town to exercise planning and zoning powers.

1. Administration of Planning and Zoning Functions

The Reorganization Committee recommends that planning and land use functions throughout the Reorganized Town be administered by the Town of Ellettsville Planning Department under the leadership of the current Planning Director.

The Planning Director should continue to oversee:

- Administration and enforcement of the Unified Development Ordinance (UDO);
- Subdivision control and development plan review;
- Staff support for the Plan Commission and Board of Zoning Appeals (BZA);
- Long-range planning initiatives; and
- Zoning compliance and permitting functions.

Recognizing the anticipated increase in workload associated with the expansion of jurisdiction to include all of the former Richland Township, the Reorganization Committee further recommends the hiring of at least one additional professional planning staff member to support plan review, permitting, inspection coordination, and long-range planning responsibilities. This staffing approach provides continuity of leadership, preserves institutional knowledge, and ensures adequate administrative capacity for the reorganized jurisdiction.

2. Plan Commission and Board of Zoning Appeals

The Reorganization Committee recommends that the Reorganized Town continue to utilize a seven member Advisory Plan Commission ("APC") and a five member Advisory Board of Zoning Appeals ("BZA") pursuant to Ind. Code §§ 36-7-4-207 and 36-7-4-902.

To the extent permitted by law, the Reorganization Committee recommends that appointments to the APC and BZA reflect geographic diversity within the Reorganized Town and include representation from both the Town District and the Rural District.

3. Governance of the Unified Development Ordinance (UDO)

The Reorganization Committee recommends that the Town of Ellettsville Unified Development Ordinance (UDO) govern all territory within the Reorganized Town, including both the Town District and the Rural District. In order to accomplish this, the Reorganization Committee recommends that the Town of Ellettsville Comprehensive Plan, last updated in 2023, and the Unified Development Ordinance, updated in 2024, be amended and updated to include the Reorganized Town as a whole, rather than addressing development only in the Old Town. The Reorganization Committee recommends that said Comprehensive Plan and Unified Development Ordinance be updated and passed by the Reorganized Town Council as quickly as possible after the Effective Date of Reorganization.

The Reorganization Committee recognizes the importance of preserving agricultural uses and rural character within the Rural District. Accordingly, the Subcommittee recommends that:

- Agricultural zoning protections be maintained;
- “Right to Farm” principles be incorporated into development standards where appropriate; and
- Zoning districts within the Rural District reflect existing development patterns and infrastructure availability.

The UDO may contain differentiated development standards applicable to the Town District and the Rural District to reflect differences in service levels, density, infrastructure, and character.

4. Transition of Current Developments

The Reorganization Committee recommends the following transition approach:

- Developments that have received approval under the Monroe County Unified Development Ordinance prior to the Effective Date shall be permitted to proceed under the approvals and standards in place at the time of approval.
- In-progress developments seeking material modifications after the Effective Date shall be subject to review under the Town of Ellettsville UDO.
- New development applications submitted after the Effective Date shall be governed by the Town of Ellettsville UDO.

This approach protects vested rights while ensuring future development occurs under a unified regulatory framework.

5. Comprehensive Plan Update

The Reorganization Committee recommends that, if reorganization is approved by voters, the Town initiate an update to the existing Ellettsville Comprehensive Plan to encompass the entire Reorganized Town.

The updated Comprehensive Plan should:

- Establish a unified long-range vision for land use, transportation, infrastructure, housing, economic development, and environmental stewardship;
- Address growth management in both the Town and Rural Districts;
- Incorporate public input from residents throughout the reorganized jurisdiction;
- Provide policy guidance for future amendments to the UDO; and
- Ensure that infrastructure polices clearly define expectations regarding the extension and availability of municipal utilities, including water and wastewater services.

In conjunction with the Comprehensive Plan update, the Reorganization Committee further recommends that the Reorganized Town undertake a comprehensive review and amendment of the Unified Development Ordinance to ensure clarity, internal consistency, and alignment with the policies of the updated Comprehensive Plan. Specifically, the Reorganization Committee recommends that the UDO be amended to remove inconsistencies regarding wastewater service requirements. The current UDO contains provisions that are unclear or inconsistent concerning the use of septic systems where development is located more than three hundred (300) feet from an available sewer connection. The revised UDO should clearly state that, provided all other applicable requirements are satisfied — including approval from the Monroe County Health Department and compliance with all state and local health regulations — the use of an on-site septic system shall be permitted in lieu of connection to municipal sewer. This clarification is intended to provide predictability to property owners and developers, particularly within the Rural District, while maintaining public health and safety standards.

The Ellettsville Planning Department has indicated its intent to prepare updates to the Comprehensive Plan and UDO in anticipation of potential reorganization to ensure a smooth transition, regulatory clarity and policy continuity across the Reorganized Town.

E. Parks and Recreation and Cemeteries

The Reorganization Committee recommends reorganization. There are several parks and recreation assets owned by the Town and the Township.

Parks

- Ellettsville Town Hall (playground) (Town)
- Campbell's Park (Town)
- Prominence Place and Tecumseh Pocket Parks (Town)
- Marci Jane Lewis Park (Township)
- Memorial Park (Township)
- Stewart Park (Town)
- Well's Park (Town)
- Heritage Trail, Phase 1 and Phase 2 (Town)

A town Park Board may be established under General Park and Recreation Law, Indiana Code 36-10-3 *et seq.* The Town established a Department of Parks and Recreation and an accompanying Parks and Recreation Board in 1985. The Reorganization Committee recommends that the current Park Board structure be maintained for parks and recreation services after reorganization and represent the interests of the Town and Township.

The current Town Park Board composition consists of five members, four of whom are appointed based on their interest in and knowledge of parks and recreation. The fifth member is ex-officio, appointed from the Richland Bean Blossom Community School Corporation Board of Directors. The Reorganization Committee recommends maintenance of the same number of board members and criteria for the Park Board of the Reorganized Town, with an emphasis on filling future board vacancies in such a way as to diversify the Board and include citizens from the former unincorporated areas of the Township.

The Reorganization Committee does not foresee immediate budget changes but anticipates that park and recreation services will evolve over time to reflect local demand and assets. The total budget for the Town and Township in 2026 totals $126,083.00.

Cemeteries

The Township Trustee is responsible for the care and maintenance of abandoned cemeteries. There are two abandoned cemeteries located in the Township that are located on publicly owned land: Houston/Houstentown and the Vernal/Mayfield Cemeteries. Both of these cemeteries are maintained by the Township Trustee at a cost of $5,400.00 a year for grounds maintenance and $5,500.00 for storm cleanup, for a total annual cost of $10,900.00. These two cemeteries have not had burials in the last ten years.

The Town incurs no cost for cemetery maintenance. The Reorganization Committee anticipates no immediate future increase in the cost of cemetery maintenance due to reorganization.

F. Street Department and Road Maintenance

The Reorganization committee recommends reorganization to maintain consistent services and so that the former Town of Ellettsville and Richland Township can plan and operate as one community. The mission of the Street Department is to keep streets and stormwater infrastructure clean and in good repair for safe travel of residents and visitors and also to provide a safe and clean work environment for employees.

The operating functions of the Street Department include maintenance of streets, signs and lights; snow removal; tree trimming and mowing in rights-of-way; brush and leaf removal; providing support for Parks and Recreation.

For the interim 2027 year, brush and leaf pickup will be limited to the Town (Urban) area but should be evaluated by the Reorganized Town Council. Rural-area assistance will be focused on post-weather-event response as needed.

A map depicting the roads and streets in the Township and currently maintained by Monroe County is depicted on the next page:

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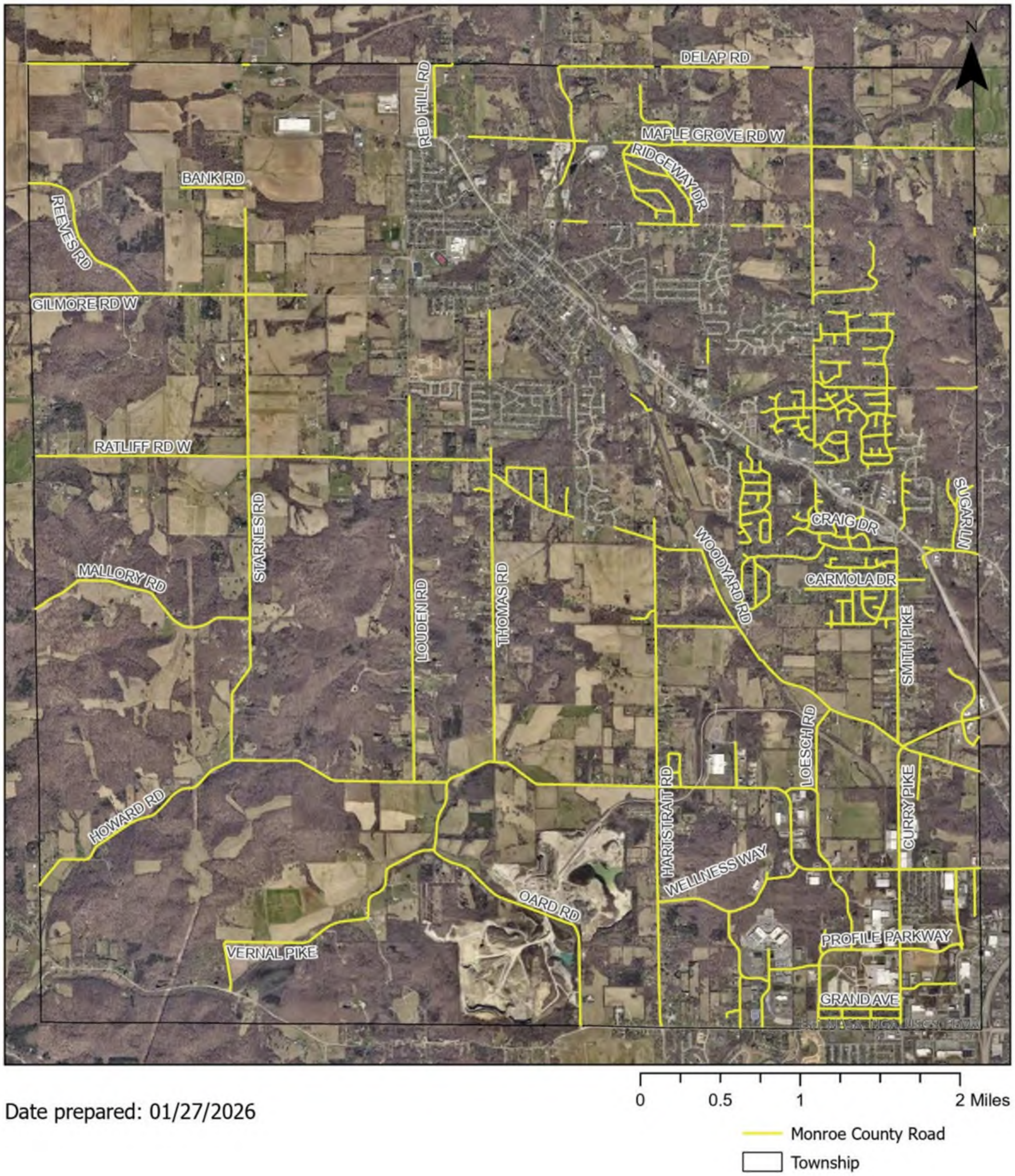
Monroe County Highway Department
Maintained Roads in Richland Twp



Date prepared: 01/27/2026

This Reorganization Plan anticipates two service areas (Town District and Rural District). Road maintenance responsibilities for the reorganized area will be coordinated by the reorganized

Town Council, using a blend of Town crews, interlocal cooperation, and target contracting where appropriate to maintain service levels across both districts.

Even with two service areas for planning, the goal is one community with coordinated, consistent public works services.

Key elements for the streets/snow plan include:

- Confirm and operate under the existing informal agreements with Monroe County for streets/snow support in some subdivisions, with clear responsibilities for Town and contractor roles in the remainder of the streets and roads.
- Outsource snow removal in local subdivisions to a local contractor, while Town staff and Monroe County focus on primary routes/arterials and oversight.
- Coordinate operational scheduling with utilities and other infrastructure work (access, plowing constraints, timing of repairs).

The Reorganization Committee recommends adding two (2) street-focused positions. In addition, the reorganized Town Council may consider adding additional DPW positions supported by utilities revenue. Combined, the working assumption for planning is up to four (4) additional DPW staff across Street and Utilities.

Outsourcing: Where workload or coverage requires, the plan contemplates outsourcing targeted services (especially subdivision snow removal) through one master contract or multiple zone contracts, balancing administrative burden against flexibility and competition.

State/local road funding tools will be used to manage costs and maintain consistent service. This includes leveraging Community Crossings (or similar) grants for resurfacing projects, and aligning road projects with stormwater work when feasible (e.g., drainage fixes prior to resurfacing).

Street Maintenance (Public Works) operating expenses are shown as $994,625 in the current budget, with $533,797.14 in additions for reorganization, for an estimated reorganized operating expense of $1,528,422.14.

Primary funding sources for Street Maintenance (DPW) is identified as Motor Vehicle Highway Funds (MVH), gas tax and wheel/excise surtax revenues.

G. Water, Sewer and Stormwater

The Reorganization Committee recommends reorganization. Wastewater Services in the Town and Township are provided by Town of Ellettsville Utilities and Eastern Richland Sewer Corporation. Water Services in the Town and Township are provided by Town of Ellettsville Utilities, Bean Blossom Patricksburg Water Corporation, Van Buren Water, Inc. and City of Bloomington Utilities. The Town operates a stormwater utility within the Town limits. Monroe County, Indiana, operates a stormwater utility within the unincorporated areas of the Township.

For year 2027, the wastewater operations, rate-setting, and billing shall remain with the existing providers. The Reorganized Town's role is coordinate planning, capital improvement planning and agreements as needed. Water utility customers shall remain with their current provider for at least calendar year 2027. The existing water rates and billing frequency will remain in effect. Future policy discussions will be handled by the Reorganized Town Council. For calendar year 2027, the stormwater rates and frequency will remain the same for the residents of the newly Reorganized Town. Residents will have their stormwater services billed by the Town of Ellettsville Utilities.

Monroe County uses the following formula for conservative budgeting and planning or stormwater services: 1 Equivalent Residential Unit ("ERU") = 5,200 square feet of impervious area and $75.77 per ERU per year ($37.885 billed every six months). The Town of Ellettsville uses a different formula: 3,720 square feet per ERU. The reorganized Town Council should determine whether to align ERU standards or retain or adjust current standards after 2027.

During 2027, the Reorganized Town should focus on coordination through the following actions:

- Confirm a clean stormwater billing transition (customer counts, ERU totals, revenue levels and billing files) with Monroe County.
- Inventory existing interlocal agreements and Memorandums of Understanding that affect stormwater or utility coordination and prepare necessary amendments.
- Engage in long term strategic planning with all area utility providers to support growth areas.

H. Services Provided by the former Township

The Reorganization Committee recommends reorganization. As part of the reorganization, a Department of Public Assistance will be created. The Department will operate as a Town department, funded through the Town budget. The Reorganized Town Council will provide legislative and fiscal oversight through the Town's normal budgeting and claims processes. The Department of Public Assistance will continue to provide township assistance such as emergency help with basic needs, food and pantry services, delivery support for homebound residents, burial assistance and other public assistance functions as required by law.

The Director of Public Assistance will be responsible for administration, program operations, and day-to-day management of the department within the policies and budget approved by the Reorganized Town Council.

The elected Richland Township Trustee in office at the Effective Date of reorganization shall become the initial Director of Public Assistance during the first year after reorganization to ensure continuity of leadership and services. After the first year, the Director of Public Assistance position will continue as a professional appointed department head position in the Town. If a vacancy occurs, the Reorganized Town Council shall fill the position using the Town's standard hiring process and applicable policies.

A transition year budget in the amount of $530,000.00 is recommended for the Department of Public Assistance, which shall include all salaries for department staff and costs necessary to carry out the duties and services such as operating costs, direct public assistance costs, pantry operations, legal and professional services, travel and reimbursement, vehicle and fuel costs, and related support costs.

The 2027 staffing for the Department of Public Assistance will be:

- Director of Public Assistance
- Office Manager
- Case Worker
- Part-time Pantry/Office Assistant Worker

The 2027 staffing levels shall remain in place for the 2027 reorganization year to avoid disruption of services. Any staffing changes after the transition year should be recommended by the Director based on operational needs and approved through the Town's normal budget and staffing approval process. Preference should be given to current township employees for vacancies that arise during the transition year.

The current accountant/deputy trustee position, which is one person in the Township's office, will transition into the Reorganized Town as one full-time deputy clerk position under the Clerk-Treasurer. This position will support the increased workload in the Clerk-Treasurer's office following the reorganization with accounts payable, payroll and other added fiscal and administrative work created by reorganization. Funding for this position will be included in the Clerk-Treasurer's budget.

All cemetery maintenance, mowing, upkeep shall be assigned to the Parks Department. Mowing, general grounds maintenance, and utilities for baseball fields, community centers, and park areas currently owned by the Township shall be assigned to the Parks Department and shall be budgeted within the Parks budget. Existing lease agreements and interlocal agreements for the parks shall be honored and remain in full force and effect. Weed control, detrimental plant enforcement, and fence viewer duties shall be assigned to the Director of Public Assistance. Township records, contracts, assets, and liabilities shall be transferred to the Reorganized Town and assigned to the appropriate receiving departments such as Fire, Police, Planning, Public Works, Parks and Clerk-Treasurer.

Consideration and Action by the Legislative Bodies of Richland Township and the Town of Ellettsville

This Draft Plan of Reorganization was delivered to the legislative bodies of Richland Township and the Town of Ellettsville for review, consideration, a public hearing and final official adoption as provided in Indiana Code § 36-1.5-4-19 and Indiana Code § 36-1.5-4-20. If the legislative bodies of Richland Township and the Town of Ellettsville approve the Plan of Reorganization, then the voters from Richland Township and the Town of Ellettsville will determine whether reorganization contemplated by the Plan of Reorganization shall be approved. Indiana Code § 36-1.5-4.32.

Voter Threshold for the Public Question Referendum

Pursuant to the provisions of Indiana Code § 36-1.5-4-32(b) for reorganizations involving a township and a municipality located in the same township a Plan of Reorganization is approved only if the percentage of voters voting on the public question who (a) reside in the reorganizing municipality (the Old Town), (b) reside in the reorganizing township and not in the reorganizing municipality (the unincorporated areas of Richland Township) and (c) both the reorganizing municipality and the reorganizing township together (all voters in the Township) vote in favor of the proposed reorganization at a level greater than fifty percent (50%). The Reorganization Committee does not recommend the adoption of a voter approval threshold greater than the statutory fifty percent (50%) threshold. Consequently, the recommended voter approval threshold for this Plan of Reorganization is fifty percent (50%) of the voters plus one (1) vote in each of the foregoing separate vote tallies.

Recommended Form of Public Question

The Reorganization Committee recommends that upon approval of this Plan of Reorganization by the legislative bodies of the Old Town and Township that the following public question be submitted to the Monroe County, Indiana, Election Board for review, approval and submittal to the DLGF:

> Richland Township of Monroe County, Indiana and the Town of Ellettsville of Monroe County, Indiana have each adopted a Plan of Reorganization that provides for the consolidation of Richland Township into the Town of Ellettsville as a single governmental unit that will be governed and administered as a town with a seven (7) member elected Town Council. Shall Richland Township and the Town of Ellettsville reorganize as a single political subdivision?

The administrator of the Monroe County Indiana Election Board has requested the proposed public question be submitted to its office no later than July 15, 2026 to provide adequate time for approval, submittal to the DLGF under Indiana Code § 36-1.5-4-28 and certification of the question by the Monroe County, Indiana Election Board for a November 3, 2026 referendum.

List of Exhibits

Exhibit A	Copies of Certified Resolutions of the Town and Township
Exhibit B	Boundaries of the Reorganized Town of Ellettsville
Exhibit C	Current boundaries of Richland Township and the Town
Exhibit D	Fiscal Impact Analysis of Reorganized Town of Ellettsville and Confirming Resolutions
Exhibit E	Legislative District Map
Exhibit F	Town District and Rural District Map

THIS FOREGOING PLAN OF REORGANIZATION, CONSISTING OF 46 PAGES, AND EXHIBITS A-F, INCORPORATED THEREIN, WAS ADOPTED ON THE 22nd DAY OF JUNE, 2026 BY THE RICHLAND TOWNSHIP BOARD AND THE ELLETTSVILLE TOWN COUNCIL AT THE ELLETTSVILLE TOWN HALL, ELLETTSVILLE, INDIANA.

RICHLAND TOWNSHIP BOARD

____
Dawn M. Durnil

____
Jay M. Thrasher

____
David B. Willibey

ELLETTSVILLE TOWN COUNCIL

____
Scott Oldham

____
Pamela Samples

____
Dan Swafford

____
William Ellis

____
Trevor Sager

EXHIBIT A

COPIES OF CERTIFIED RESOLUTIONS OF THE TOWN AND TOWNSHIP

RESOLUTION TO EXPLORE A REORGANIZATION WITH THE TOWN OF ELLETTSVILLE MONROE COUNTY, INDIANA

WHEREAS, Richland Township, Monroe County, Indiana (the "Township"), is a political subdivision existing under the provisions of Ind. Code § 36-4-1, et seq.;

WHEREAS, the Richland Township Board (the "Board") is the fiscal body of the Township that oversees the operations of the Township's business within its jurisdictional boundaries;

WHEREAS, the jurisdictional boundaries of the Town of Ellettsville (the "Town") are currently bordered by the Township to the north, east, west, and south;

WHEREAS, the Township and the Town are separate and distinct governmental bodies; however, residents of the Township and Town live as one community;

WHEREAS, both the Township and the Town recognize that their shared community is now a targeted destination for economic growth and development as a result of I-69;

WHEREAS, both the Township and the Town understand and appreciate the opportunity to be part of the economic growth and development and ensure that their residents continue to be part of the same community, decision-making, and overall sustainability;

WHEREAS, to ensure this occurs, the Township desires to explore a reorganization with the Town to formally determine whether this is in the best interests of the community;

NOW, THEREFORE, BE IT RESOLVED by the Richland Township Board as follows:

The Board hereby proposes that the Richland Township Board explore a reorganization with the Town of Ellettsville, Monroe County, Indiana.

The Board reserves the right to rescind this Resolution at any time.

The Board directs the Township Trustee to certify this Resolution and send it to the Ellettsville Town Council to take action under Indiana Code § 36-1.5-4-13.

This Resolution shall be in effect immediately.

Adopted by the Board of Richland Township, Monroe County, Indiana, this 10th day of November 2025.

RICHLAND TOWNSHIP BOARD

____
Dawn M Durnil

____
Jay M Thrasher

____
David B Willibey

Attest:

____
J. Martin Stephens
Trustee Richland Township

CERTIFICATE OF THE TRUSTEE OF
RICHLAND TOWNSHIP OF MONROE COUNTY, INDIANA

RE: Delivery and Certification of Resolution

STATE OF INDIANA)
)
COUNTY OF MONROE)

I, J. Martin Stephens, the duly elected Trustee of Richland Township of Monroe County, Indiana (the "Township") hereby certify that as of November 20, 2025 I personally delivered to the Clerk-Treasurer of the Town of Ellettsville, Indiana the attached copy of the Resolution To Explore A Reorganization With The Town Of Ellettsville, Monroe County, Indiana, duly adopted by the Richland Township Board on November 10, 2025.

This certification is being made in accordance with Ind. Code § 36-1.5-4-10(b).

IN WITNESS WHEREOF, I have hereunto set my hand and seal effective as of November 20, 2025.

(Seal)

NOTARY PUBLIC SEAL INDIANA

By: Jm Stephens

J. Martin Stephens, Trustee
Richland Township, Monroe County
Indiana

RESOLUTION 39-2025

A RESOLUTION TO EXPLORE A REORGANIZATION WITH RICHLAND TOWNSHIP, MONROE COUNTY, INDIANA

WHEREAS, the Town of Ellettsville, Monroe County, Indiana (the "Town"), is a political subdivision existing under the provisions of Ind. Code § 36-4-1, et seq.;

WHEREAS, the Ellettsville Town Council (the "Council") is the fiscal body of the Town that oversees the operations of the Town's business within its jurisdictional boundaries;

WHEREAS, the jurisdictional boundaries of the Town are currently bordered by Richland Township, Monroe County (the "Township") to the north, east, west, and south;

WHEREAS, the Town and the Township are separate and distinct governmental bodies; however, residents of the Town and Township live as one community;

WHEREAS, both the Town and the Township recognize that their shared community is now a targeted destination for economic growth and development as a result of I-69;

WHEREAS, both the Town and the Township understand and appreciate the opportunity to be part of the economic growth and development and ensure that their residents continue to be part of the same community, decision-making, and overall sustainability;

WHEREAS, to ensure this occurs, on November 10, 2025, the Township adopted its Resolution (Exhibit A) agreeing to explore a reorganization with the Town;

WHEREAS, the Town also desires to explore a reorganization with the Township, to at least some degree, to formally determine whether this is in the best interests of the community;

NOW, THEREFORE, BE IT RESOLVED by the Ellettsville Town Council as follows:

1. This Council hereby proposes that the Town of Ellettsville explore a reorganization with Richland Township, Monroe County, Indiana.

2. This Council directs the Ellettsville Clerk-Treasurer to certify this Resolution and send it to the Richland Township, Monroe County Trustee pursuant to Indiana Code § 36-1.5-4-13(b).

3. This Resolution shall be in effect immediately.

4. The Council reserves the right to rescind this Resolution at any time.

ADOPTED BY THE ELLETTSVILLE TOWN COUNCIL, MONROE COUNTY, INDIANA, THIS 24th day of November, 2025.

ELLETTSVILLE TOWN COUNCIL

FOR:		AGAINST:
	Scott Oldham	
	Dan Swafford	
	Pamela Samples	
	Trevor Sager	
	William Ellis	

Attest:

Noelle Conyer
Ellettsville Clerk-Treasurer

CERTIFICATE OF THE CLERK-TREASURER OF THE TOWN OF ELLETTSVILLE

RE: Delivery and Certification of Resolution

STATE OF INDIANA)
)
MONROE COUNTY)

I, Noelle Conyer, the duly chosen, qualified and acting Clerk-Treasurer of the Town of Ellettsville of Monroe County, Indiana (the "Towns") hereby certify that as of the date below, I personally delivered to the Trustee of Richland Township of Monroe County, Indiana the attached copy of Resolution 39-2025, duly adopted by the Ellettsville Town Council on November 24, 2025. This certification is being made in accordance with Ind. Code § 36-1.5-4-10(b).

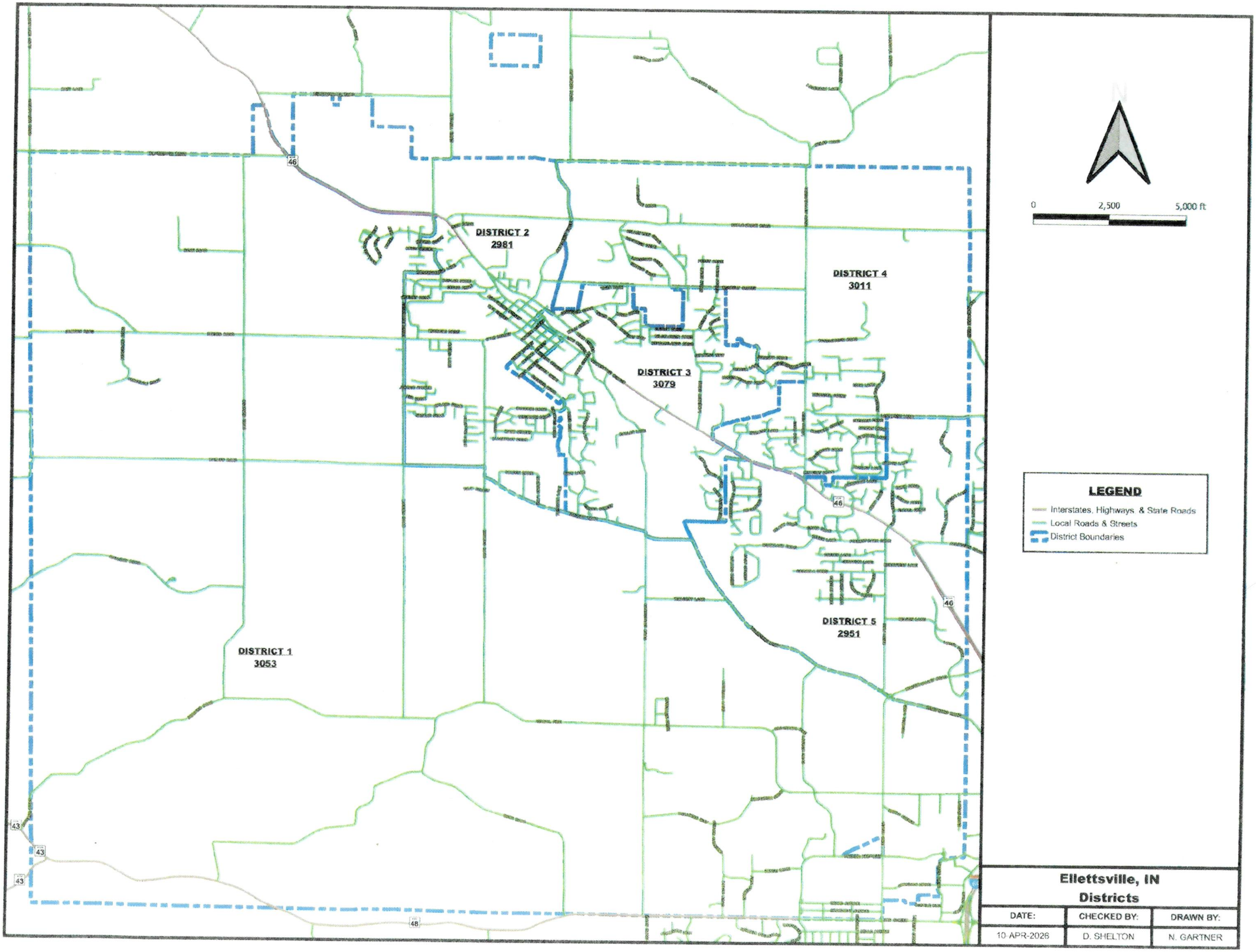
IN WITNESS WHEREOF, I have hereunto set my hand effective as of the 25th day of November, 2025.

TOWN OF ELLETTSVILLE, INDIANA

By: ______________________
Noelle Conyer, Clerk-Treasurer

EXHIBIT B

BOUNDARIES OF THE REORGANIZED TOWN OF ELLETTSVILLE



Ellettsville, IN Districts		
DATE:	CHECKED BY:	DRAWN BY:
10-APR-2026	D. SHELTON	N. GARTNER

EXHIBIT C

CURRENT BOUNDARIES OF RICHLAND TOWNSHIP AND THE TOWN OF ELLETTSVILLE

Richland Township - Town of Ellettsville Map

Richland Township: Yellow Area
Town of Ellettsville: Green Area

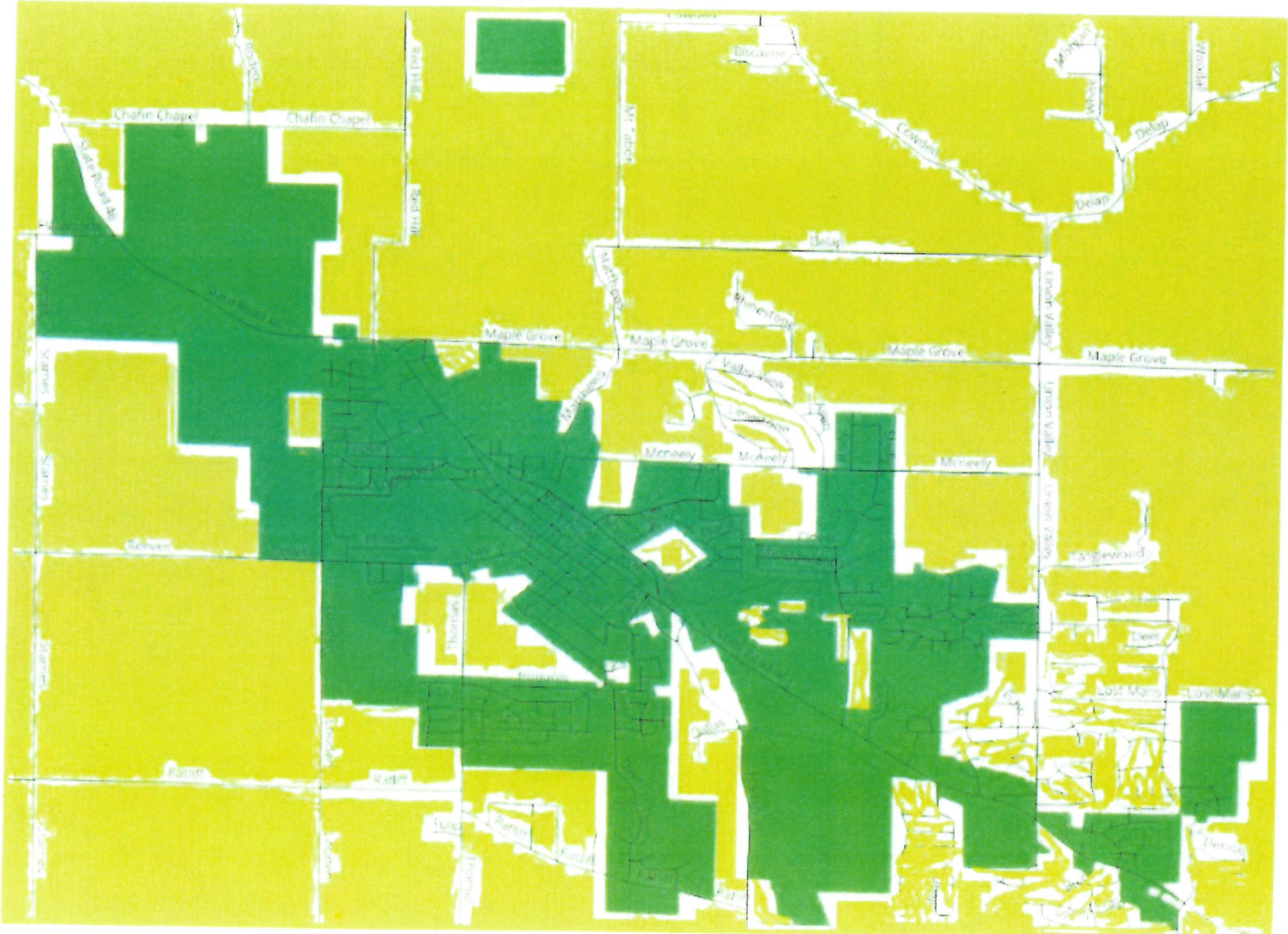


EXHIBIT D

FISCAL IMPACT ANALYSIS OF THE REORGANIZED TOWN OF ELLETTSVILLE AND CONFIRMING RESOLUTIONS

A RESOLUTION BY THE RICHLAND TOWNSHIP BOARD PRELIMINARILY APPROVING A FINANCIAL IMPACT ANALYSIS FOR THE PROPOSED REORGANIZATION OF RICHLAND TOWNSHIP OF MONROE COUNTY, INDIANA, AND TOWN OF ELLETTSVILLE, MONROE COUNTY, INDIANA

The Township Board (the "Board") of Richland Township of Monroe County, Indiana, (the "Township") met at a duly called and authorized meeting of the Board on the date set forth below, such meeting being called pursuant to a notice stating the time, place and purpose of the meeting received by all the Board members, and the following resolutions were made, seconded, and adopted by those present at the meeting, which constituted a majority of the Board:

WHEREAS, on November 10, 2025, the Board adopted a Resolution expressing the Board's proposal to enter into a reorganization of the Township with the Town of Ellettsville (the "Town") under Ind. Code 36-1.5 *et seq.* (the "Act"), fulfilling the requirements under Ind. Code §36-1.5-4-10 to initiate a proposed reorganization under the Act; and

WHEREAS, on November 20, 2025, the Trustee of the Township certified a copy of the Resolution to the Clerk-Treasurer of the Town as required by Ind. Code §36-1.5-4-10(b) and evidenced by the Certificate of Township Trustee attached hereto as Exhibit "A"; and

WHEREAS, upon receipt of the certified copy of the Township Resolution, on November 24, 2025, the Ellettsville Town Council adopted Resolution 39-2025, a substantially identical resolution proposing to participate in the proposed reorganization of the Town with the Township, fulfilling the requirement of Ind. Code §36-1.5-4-13(a)(2); and

WHEREAS, on November 25, 2025, the Clerk-Treasurer of the Town certified a copy of Resolution 30-2025 to the Trustee of the Township as required by Ind. Code §36-1.5-4-13(b) and evidenced by the Certificate of Clerk-Treasurer attached hereto as Exhibit "B"; and

WHEREAS, the Town and the Township appointed a cross section of citizens as members of a Reorganization Committee (the "Committee") to make recommendations regarding the potential reorganization of the Town and the Township into a single political subdivision; and

WHEREAS, the Town and Township directed Baker Tilly Advisory Group LLP ("Baker Tilly") to prepare a Financial Impact Analysis meeting the requirements of Ind. Code §36-1.5-4-18(d) for review and preliminary approval by the legislative bodies of the Town and the Township and for submittal to the Indiana Department of Local Government Finance (the "DLGF") for review in accordance with the Act; and

WHEREAS, at the request of the Town and Township, Baker Tilly has submitted the Fiscal Impact Analysis attached hereto as Exhibit "C" to the legislative bodies of the Town and Township for preliminary approval and submittal to the DLGF for review in accordance with the Act; and

WHEREAS, the Township has been informed that the deadline for submitting public question ballot language for approval to the Monroe County Election Board is July 15, 2026, and the Board hereby requests the DLGF to expedite its review of and comments on the Fiscal Impact Analysis to facilitate final approval of the Plan of Reorganization by the Town and the Township no later than June 15, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE RICHLAND TOWNSHIP BOARD AS FOLLOWS:

Section 1. The above recitals are incorporated herein as if set out in full.

Section 2. The Board confirms its intent to participate in a reorganization under the provisions of the Act with the Town of Ellettsville of Monroe County, Indiana.

Section 3. The Board preliminarily approves the Fiscal Impact Analysis attached hereto as Exhibit "C" and incorporated herein, subject to such further revisions which are adopted as part of the final approval of the Plan of Reorganization by the legislative bodies of the Town and Township.

Section 4. Baker Tilly and the Trustee of the Township are hereby authorized, empowered and directed to submit the Fiscal Impact Analysis to the DLGF and to further request that the review by the DLGF be expedited so that the final adoption of the Plan of Reorganization is sufficient to meet the deadline for the Circuit Court Clerk of Monroe County to convene a County Election Board meeting no later than July 15, 2026 for the approval of the public questions ballot language.

ADOPTED BY THE RICHLAND TOWNSHIP BOARD, OF MONROE COUNTY, INDIANA, this 27th day of May, 2026.

RICHLAND TOWNSHIP BOARD

FOR:		AGAINST:
[signature]	Dawn M. Durnil	
	Jay M. Thrasher	[signature]
[signature]	David B. Willibey	

ATTEST:

J. Martin Stephens
Richland Township Trustee

RESOLUTION NO. 10-2026

A RESOLUTION BY THE ELLETTSVILLE TOWN COUNCIL PRELIMINARILY APPROVING A FINANCIAL IMPACT ANALYSIS FOR THE PROPOSED REORGANIZATION OF RICHLAND TOWNSHIP OF MONROE COUNTY, INDIANA, AND TOWN OF ELLETTSVILLE, MONROE COUNTY, INDIANA

The Town Council (the "Council") of the Town of Ellettsville, Indiana (the "Town") met at a duly called and authorized meeting of the Council on the date set forth below, such meeting being called pursuant to a notice stating the time, place and purpose of the meeting received by all the Council members, and the following resolutions were made, seconded, and adopted by those present at the meeting, which constituted a majority of the Council:

WHEREAS, on November 10, 2025, the Township Board (the "Board") of Richland Township of Monroe County, Indiana (the "Township") adopted a Resolution expressing the Board's proposal to enter into a reorganization of the Township with the Town under Ind. Code 36-1.5 *et seq.* (the "Act"), fulfilling the requirements under Ind. Code §36-1.5-4-10 to initiate a proposed reorganization under the Act; and

WHEREAS, on November 20, 2025, the Trustee of the Township certified a copy of the Resolution to the Clerk Treasurer of the Town as required by Ind. Code §36-1.5-4-10(b) and evidenced by the Certificate of Township Trustee attached hereto as Exhibit "A"; and

WHEREAS, upon receipt of the certified copy of the Township Resolution, on November 24, 2025, the Council adopted Resolution 39-2025, a substantially identical resolution proposing to participate in the proposed reorganization of the Town with the Township, fulfilling the requirement of Ind. Code §36-1.5-4-13(a)(2); and

WHEREAS, on November 25, 2025, the Clerk-Treasurer of the Town certified a copy of Resolution 30-2025 to the Trustee of the Township as required by Ind. Code §36-1.5-4-13(b) and evidenced by the Certificate of Clerk-Treasurer attached hereto as Exhibit "B"; and

WHEREAS, the Town and the Township appointed a cross section of citizens as members of a Reorganization Committee (the "Committee") to make recommendations regarding the potential reorganization of the Town and the Township into a single political subdivision; and

WHEREAS, the Town and Township directed Baker Tilly Advisory Group LLP ("Baker Tilly") to prepare a Financial Impact Analysis meeting the requirements of Ind. Code §36-1.5-4-18(d) for review and preliminary approval by the legislative bodies of the Town and the Township and for submittal to the Indiana Department of Local Government Finance (the "DLGF") for review in accordance with the Act; and

WHEREAS, at the request of the Town and Township, Baker Tilly has submitted the Fiscal Impact Analysis attached hereto as Exhibit "C" to the legislative bodies of the Town and Township for preliminary approval and submittal to the DLGF for review in accordance with the Act; and

WHEREAS, the Town has been informed that the deadline for submitting public question ballot language for approval to the Monroe County Election Board is July 15, 2026, and the Council hereby requests the DLGF to expedite its review of and comments on the Fiscal Impact Analysis to facilitate final approval of the Plan of Reorganization by the Town and the Township no later than June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE ELLETTSVILLE TOWN COUNCIL AS FOLLOWS:

Section 1. The above recitals are incorporated herein as if set out in full.

Section 2. The Council confirms its intent to participate in a reorganization under the provisions of the Act with Richland Township of Monroe County, Indiana.

Section 3. The Council preliminarily approves the Fiscal Impact Analysis attached hereto as Exhibit "C" and incorporated herein, subject to such further revisions which are adopted as part of the final approval of the Plan of Reorganization by the legislative bodies of the Town and Township.

Section 4. Baker-Tilly and the Clerk-Treasurer of the Town are hereby authorized, empowered and directed to submit the Fiscal Impact Analysis to the DLGF and to further request that the review by the DLGF be expedited so that the final adoption of the Plan of Reorganization is sufficient to meet the deadline for the Circuit Court Clerk of Monroe County to convene a County Election Board meeting no later than July 15, 2026 for the approval of the public questions ballot language.

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF ELLETTSVILLE, INDIANA, this 27th day of May, 2026.

ELLETTSVILLE TOWN COUNCIL

FOR:		AGAINST:
[signature]	Scott Oldham	
	Dan Swafford	[signature]
Absent	Pamela Samples	Absent
[signature]	Trevor Sager	
[signature]	William Ellis	

ATTEST:

Noelle M. Conyer

Noelle Conyer
Ellettsville Clerk-Treasurer

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

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I. Introduction and Purpose

This Fiscal Impact Analysis is prepared pursuant to **Indiana Code § 36-1.5-4-18(d)** in connection with the proposed reorganization of **Richland Township and the Town of Ellettsville** into a single political subdivision (the "Reorganized Town of Ellettsville"), effective January 1, 2027, subject to voter approval.

The purpose of this Fiscal Impact Analysis is to:

- Evaluate the fiscal impact of the proposed reorganization on taxpayers and overlapping taxing units;
- Present projected revenues, expenditures, and tax rates under the reorganized structure;
- Demonstrate the financial feasibility and sustainability of the Reorganized Town; and
- Provide transparency regarding short- and long-term fiscal implications.

II. Overview of Reorganization Structure

The Plan of Reorganization provides for:

- Consolidation of Richland Township into the Town of Ellettsville;
- Continuation of the entity as a **municipal government with expanded township powers**; and
- Establishment of two service districts:
  - **Town District (urban)**
  - **Rural District (unincorporated areas)**

The Reorganized Town will assume:

- All assets and liabilities of the Township;
- Responsibility for township services (e.g., public assistance, care of cemeteries, township parks);
- Expanded service delivery across the consolidated area.

III. Methodology and Assumptions

This Fiscal Impact Analysis was prepared using available financial data from the Town of Ellettsville, Richland Township, Monroe County, and the Indiana Department of Local Government Finance (DLGF). The analysis evaluates the anticipated fiscal effects of the proposed reorganization for the initial implementation year (2027) and considers the long-term financial sustainability of the reorganized governmental structure.

A. Data Sources

The following information sources were utilized in preparing this analysis:

- 2026 adopted budgets and certified property tax levies for the Town of Ellettsville and Richland Township;
- DLGF certified net assessed valuation (NAV) data;
- Historical property tax rates and circuit breaker credit reports;
- Existing debt amortization schedules for outstanding Town obligations;
- Local income tax distribution estimates;
- State-distributed revenue estimates, including MVH and LRS distributions;
- Departmental staffing and operational cost information provided by Town and Township officials.

B. Projection Methodology

Projected revenues and expenditures for the Reorganized Town were developed by:

1. Combining existing Town and Township operating budgets;
2. Removing identified duplicative administrative functions;
3. Incorporating anticipated staffing additions and expanded service delivery obligations;
4. Allocating services between urban and rural service districts;
5. Estimating property tax rates based upon projected certified levies and current assessed valuation data.

Property tax impacts were modeled using current certified assessed values and estimated tax rates under the proposed reorganized structure. Taxpayer impact illustrations are intended to demonstrate estimated changes under current assessed valuation conditions and should not be interpreted as guaranteed future tax liabilities.

C. Key Assumptions

This analysis is based upon the following assumptions:

- The reorganization becomes effective January 1, 2027;
- Existing assessed valuation levels remain generally stable through the implementation year, subject to anticipated growth trends described below;
- The maximum levy growth quotient ("MLGQ") established under Indiana law is assumed to be:
    - 1.056 for 2027;
    - 1.050 for 2028;
    - 1.039 for 2029; and
    - 1.040 for 2030.
- Net assessed valuation ("NAV") growth is assumed to occur at the following approximate annual rates:
    - Property located within the current Town of Ellettsville: approximately 2% annual growth;
    - Property located within the unincorporated portions of Richland Township: less than 1% annual growth.
- Existing statutory property tax caps and circuit breaker credit calculations are assumed to remain substantially consistent, except for changes resulting from Senate Enrolled Act 1 (2025), including modifications to deductions, homestead credit calculations, and other property tax relief provisions enacted by the Indiana General Assembly;
- Existing debt obligations of the Town remain payable solely from the existing Town tax base pursuant to IC 36-1.5-4-40;
- Local income tax distributions, MVH, LRS, wheel tax revenues, and other state-shared revenues continue at levels generally consistent with current estimates and historical trends;
- The Reorganized Town will continue utilizing existing staffing, facilities, and operational infrastructure except as otherwise identified in this report;
- Staffing additions and operational expansions identified in this report are phased in during the initial years of reorganization as service demands increase;
- No significant unforeseen capital expenditures, emergency infrastructure failures, or extraordinary public safety demands occur during the initial implementation period.

D. Limitations

This Fiscal Impact Analysis is intended to provide reasonable estimates based upon currently available financial information and assumptions. Actual future revenues, expenditures, tax rates, and service demands may vary due to changes in economic conditions, assessed valuation growth, state funding formulas, legislative action, inflation, labor costs, or other factors beyond the control of the Reorganized Town. Because implementation of Senate Enrolled Act 1 (2025) may result in future adjustments to deductions, credits, assessed valuation growth, and local government finance practices, actual fiscal impacts may differ from the projections contained in this analysis.

Accordingly, this analysis should be considered a planning and policy evaluation tool rather than a precise prediction of future financial performance.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

IV. Existing Structure

A. Current Property Tax Structure

Before reorganization, the Town and Township have separate tax levies and rates that fund similar, sometimes overlapping services. Refer to the table below.

	2026 Urban (Ellettsville)		2026 Rural (Richland Township)	
Department / Fund	**Property Tax Levy**	**Property Tax Rate**	**Property Tax Levy**	**Property Tax Rate**
Town General	$ 2,047,615	$ 0.3638		
Park and Recreation	98,497	0.0175		
Street Department (DPW)	373,163	0.0663		
Cumulative Capital Development	281,420	0.0500		
Cumulative Fire Bldg. & Equip.	187,426	0.0333		
Debt Service	366,409	0.0651		
Township General		0.0101	$ 132,223	$ 0.0101
Township Assistance		0.0087	113,895	0.0087
Township Fire & EMS			797,108	0.1128
Township Cumulative Fire			223,303	0.0316
Township Recreation		0.0012	15,710	0.0012
Totals	**$ 3,354,530**	**$ 0.6160**	**$ 1,282,239**	**$ 0.1644**

B. Existing Debt Payable from Property Tax

- Richland Township: **No outstanding debt**
- Town of Ellettsville:
  - Lease Rental Bonds (2016)
    - Outstanding principal as of May 1, 2026: $1,595,000
    - Maturing 2033
  - General Obligation Bonds (2023)
    - Outstanding principal as of May 1, 2026: $1,385,000
    - Maturing 2036

Per IC 36-1.5-4-40:

- Existing debt remains payable from the **original tax base only**.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

V. Projected Revenues and Tax Structure Post-Reorganization

A. Proposed Taxing Structure

The reorganized tax structure aligns taxation with service delivery:

Category	Tax Base
Police, Debt Service, Cumulative Funds	Town district only
Fire, Parks, General Admin	Entire consolidated area
Public Assistance	Majority of consolidated area (excluding Bean Blossom portion)

B. Projected Property Tax Levies and Rates

Post-reorganization property tax levies and rates are summarized in the table below.

	Post-Reorganization		
Department / Fund	**Property Tax Levy**	**Property Tax Rate Urban**	**Property Tax Rate Rural**
Town General	$ 284,733	$ 0.0216	$ 0.0216
Police	1,602,586	0.2767	-
Park and Recreation	108,516	0.0082	0.0082
Fire	2,825,855	0.2144	0.2144
Street Department (DPW) (1)	-	-	-
Cumulative Capital Development	289,842	0.0500	-
Cumulative Fire Bldg. & Equip.	193,095	0.0333	-
Debt Service	376,909	0.0651	-
Township Assistance	440,445	0.0334	0.0334
Totals	**$ 6,121,981**	**$ 0.7028**	**$ 0.2776**

Note: (1) The Street Department (DPW) will be funded primarily with gas tax and Wheel Tax / Excise Surtax.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

C. Taxpayer Impact

Estimated impacts:

- **Richland Township:** +6.9%
- **Ellettsville (Richland portion):** +4.1%
- **Ellettsville (Bean Blossom portion):** +3.5%

Certain properties in the Town may see minimal change due to **circuit breaker limits**.

Tax Liability Impact Illustration by Taxing District: $300,000 Residential Homestead Property:

	Max % Change to Tax Bill	Annual Change for $300K Residential Property
Estimated Tax Liability Impact:		
Richland (011)	6.9%	$148
Ellettsville - Richland (013)	4.1%	$0
Ellettsville - Bean Blossom (018)	3.5%	$0

Notes:

(1) The average residential home value in Ellettsville\Richland Township is approximately $300,000.
(2) No tax liability impact is expected for residential homestead properties valued at $300,000 located in Ellettsville Taxing Districts 013 and 018 as these properties are at the tax caps.

D. Other Revenue Sources

In addition to property taxes, the Reorganized Town will rely on:

- Local Income Tax distributions;
- Motor Vehicle Highway (MVH) funds;
- Local Road & Street (LRS) funds;
- Wheel tax and vehicle excise surtax;
- Utility revenues and service charges.

VI. Projected Operating Expenditures

A. Consolidated Operating Budget

Projected 2027 operating expenses:

- **Total:** ~$11.33 million
- Increase driven by:
  - Expanded service delivery;
  - Staffing additions;
  - Consolidation of Township functions.

B. Cost Efficiencies

The reorganization produces:

- Elimination of duplicative administrative functions;
- Estimated **$367,387 in cost reductions from elimination of duplicative functions**;
- Streamlined governance and budgeting.

Operating Budget by Department:

Department	Budgeted Operating Expenses 2026	Cost Reductions from Reorganization	Additions for Reorganization	Estimated Operating Expenses Reorganized Town
Fire	$ 3,009,856		$ 1,141,554	$ 4,151,410
Police	2,270,433		814,622	3,085,055
Street Maintenance	812,798		638,256	1,451,054
Town Administration	825,469		164,531	990,000
Planning & Zoning	354,108		260,000	614,108
Park & Recreation	85,483		23,817	109,300
Debt Service (Town)	379,505		-	379,505
Township Administration	347,788	$ (347,788)	-	-
Township Assistance	312,443		217,557	530,000
Township Recreation	19,599	(19,599)	-	-
Twp. Maintenance (cemeteries, snow & weeds)	15,750		-	15,750
Totals	$ 8,433,232	$ (367,387)	$ 3,260,337	$ 11,326,182

C. Key Departmental Changes

- **Police:** phased staffing increases to meet service demands
- **Fire:** modest staffing increases to meet National Fire Protection Association (NFPA) standards
- **Planning:** expanded responsibility for rural area
- **Public Works:** expanded responsibility for rural roads
- **Parks:** expanded responsibility for rural area
- **Public Assistance:** new Town department (~$530,000 budget)

Staffing Changes:

Department	# of Positions Added	Financial Impact	Cost Savings of Merger	Net Financial Impact
Fire - Consolidated	7	$ 1,092,000		$ 1,092,000
Police - Urban	6	936,000		936,000
Planning	1	114,400		114,400
DPW (Streets)	2	270,400		270,400
Parks	1	130,000		130,000
Township Administration			(135,000)	(135,000)
Public (Township) Assistance	2	250,000		250,000
Town Manager - salary adjustment		62,400		62,400
Totals		$ 2,855,200	$ (135,000)	$ 2,720,200

VII. Capital and Infrastructure Considerations

- Existing capital debt remains limited to Town taxpayers;
- Future capital planning will occur at the consolidated level;
- Infrastructure investment will be coordinated across both districts;
- Road funding will utilize:
  - MVH/LRS distributions (gas taxes)
  - Wheel tax and vehicle excise surtax
  - Community Crossings grants

VIII. Property Tax Credit Impact

The reorganization is expected to:

- Increase exposure to property tax credits in certain districts;
- Be partially mitigated by:
    - Reduced tax increases in urban areas;
    - Broader tax base across the consolidated unit.

The anticipated impact on property tax credits:

- Most property tax credit increases will come from Ellettsville Taxing Districts 013 and 018. The Town of Ellettsville's credits will rise by $145,500 (81%), school credits by $23,400 (under 3%), and the county unit, library, and solid waste district credits by $8,100, $2,000, and $600 respectively (all under 1%).
- Below is a table that summarizes the estimated property tax credit impact to overlapping taxing units.

Taxing Unit	Pay 2026 Certified	Pay 2027 - Baseline	Pay 2027 - with Reorganization	Change from Baseline	% Change
BEAN BLOSSOM TOWNSHIP	$ (11,044)	$ (11,590)	$ (11,590)	$ -	0.0%
BENTON TOWNSHIP	(1,911)	(1,988)	(1,988)	-	0.0%
BLOOMINGTON CIVIL CITY	(1,246,459)	(1,255,998)	(1,255,935)	63	0.0%
BLOOMINGTON TOWNSHIP	(12,709)	(13,108)	(13,108)	-	0.0%
BLOOMINGTON TRANSPORTATION	(46,911)	(47,718)	(47,716)	2	0.0%
CLEAR CREEK TOWNSHIP	(13,563)	(14,021)	(14,021)	-	0.0%
ELLETTSVILLE CIVIL TOWN	**(216,539)**	**(179,073)**	**(324,536)**	**(145,464)**	**81.2%**
INDIAN CREEK TOWNSHIP	(2,135)	(2,230)	(2,230)	-	0.0%
MONROE COUNTY	(1,508,314)	(1,512,772)	(1,520,832)	(8,059)	0.5%
MONROE COUNTY COMMUNITY SCHOOL CORP	(1,946,226)	(1,960,735)	(1,960,735)	-	0.0%
MONROE COUNTY PUBLIC LIBRARY	(362,484)	(366,975)	(368,932)	(1,957)	0.5%
MONROE COUNTY SOLID WASTE MGMT DIST	(104,537)	(105,561)	(106,124)	(563)	0.5%
MONROE FIRE PROTECTION DISTRICT	(576,728)	(570,097)	(570,097)	-	0.0%
PERRY TOWNSHIP	(32,079)	(32,623)	(32,623)	-	0.0%
POLK TOWNSHIP	(3,909)	(4,226)	(4,226)	-	0.0%
RICHLAND TOWNSHIP	**(72,348)**	**(73,317)**	-	**73,317**	**-100.0%**
RICHLAND-BEAN BLOSSOM COMM SCHOOL CORP	(920,611)	(858,304)	(881,677)	(23,373)	2.7%
SALT CREEK TOWNSHIP	(13,220)	(13,466)	(13,466)	-	0.0%
STINESVILLE CIVIL TOWN	(782)	(1,095)	(1,095)	-	0.0%
VAN BUREN TOWNSHIP	(27,467)	(28,934)	(28,934)	-	0.0%
WASHINGTON TOWNSHIP	(1,915)	(2,006)	(2,006)	-	0.0%
Totals	$ (7,121,892)	$ (7,055,840)	$ (7,161,874)	$ (106,034)	1.5%

IX. Fiscal Sustainability and Long-Term Impact

A. Short-Term Impact

- Modest increases in property tax liability;
- Limited initial increase in operating expenditures;
- Transition costs offset by administrative consolidation.

B. Long-Term Benefits

- Broader and more stable tax base;
- Improved service coordination;
- Enhanced planning and economic development capacity;
- Greater transparency through unified budgeting.

The following table outlines the expected funding strategy for the Reorganized Town, including projected receipts, disbursements, and estimated change in fund balance. Future budget expansions are expected to be covered through annual increases in the levy as allowed by the maximum levy growth quotient, possible rises in local income tax, and higher fees from service-related development. Based on these factors, the proposed budget is anticipated to remain sustainable in future years, supporting ongoing fiscal stability and the long-term financial health of the Town.

FISCAL IMPACT ANALYSIS

Reorganization of Richland Township and the Town of Ellettsville, Indiana

REORGANIZATION FUNDING PLAN					
		2027 Est.	2028 Est.	2029 Est.	2030 Est.
Receipts:	Ref.				
Property Tax	(1)	$ 6,121,981	$ 6,400,274	$ 6,629,573	$ 6,857,590
Circuit Breaker & Other Tax Credits	(2)	(324,536)	(306,016)	(315,518)	(318,404)
Auto Excise, CVET & FIT	(3)	357,582	373,837	387,230	400,548
Alcohol & Cigarette Tax	(4)	21,700	21,700	21,700	21,700
Charges for Services	(4)	111,300	111,300	111,300	111,300
County Wheel Tax	(4)	332,200	332,200	332,200	332,200
Earnings on Investments	(4)	91,300	91,300	91,300	91,300
Gas Tax	(4)	909,754	909,754	909,754	909,754
HTCU Revenue	(4)	110,900	110,900	110,900	110,900
Local Income Tax	(5)	3,179,234	3,179,234	3,427,900	3,427,900
Payment in Lieu of Tax	(4)	76,900	76,900	76,900	76,900
Riverboat Revenue	(4)	38,100	38,100	38,100	38,100
SRO Revenue	(4)	257,600	257,600	257,600	257,600
Wheel Tax & Surtax	(4)	204,300	204,300	204,300	204,300
Total Receipts		11,488,315	11,801,383	12,283,239	12,521,688
Disbursements					
Fire	(6)	4,151,410	4,275,952	4,404,231	4,536,358
Police	(6)	3,085,055	3,177,607	3,272,935	3,371,123
Street Maintenance	(6)	1,451,054	1,494,586	1,539,424	1,585,607
Administration	(6)	990,000	1,019,700	1,050,291	1,081,800
Planning and Zoning	(6)	614,108	632,531	651,507	671,052
Twp. Maintenance (cemeteries, snow & weeds)	(6)	15,750	16,223	16,710	17,211
Park and Recreation	(6)	109,300	112,579	115,956	119,435
Township Assistance	(6)	530,000	545,900	562,277	579,145
Debt Service	(6)	379,505	379,505	379,505	379,505
Total Disbursements		11,326,182	11,654,583	11,992,836	12,341,236
Est. Change in Fund Balance		$ 162,133	$ 146,800	$ 290,403	$ 180,452

Reference notes shown below for the table on the previous page.

Notes:

(1) Change in property tax based on estimated annual levy growth factor as follows: 2027 (5.6%), 2028 (5%), 2029 (3.9%), and 2030 (4%). Debt services levies are assumed to remain constant.

(2) Property tax credits are based upon an intermediate property tax credit analysis prepared by Baker Tilly in May 2026.

(3) Auto Excise, CVET, and FIT are based on approximately 6% of levy.

(4) Based on 0% growth to be conservative.

(5) Local income tax for 2027 and 2028 assumes 0% growth. 2029 assumes the Town adopts its own municipal LIT at .60%.

(6) Disbursements excluding debt service are assumed to increase by 3% annually. Debt service is assumed to remain static.

X. Budget Adoption and Transition

- 2027 budgets will be adopted jointly by:
  - Town Council (ordinance)
  - Township Board (resolution)

FISCAL IMPACT ANALYSIS

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- After 2027:
  - The Reorganized Town Council assumes full fiscal authority.

XI. Compliance with IC 36-1.5

This Fiscal Impact Analysis satisfies statutory requirements by:

- Providing detailed revenue and expenditure projections;
- Identifying tax impacts by geography;
- Addressing debt, liabilities, and service delivery;
- Demonstrating fiscal feasibility of the reorganization.

XII. Conclusion

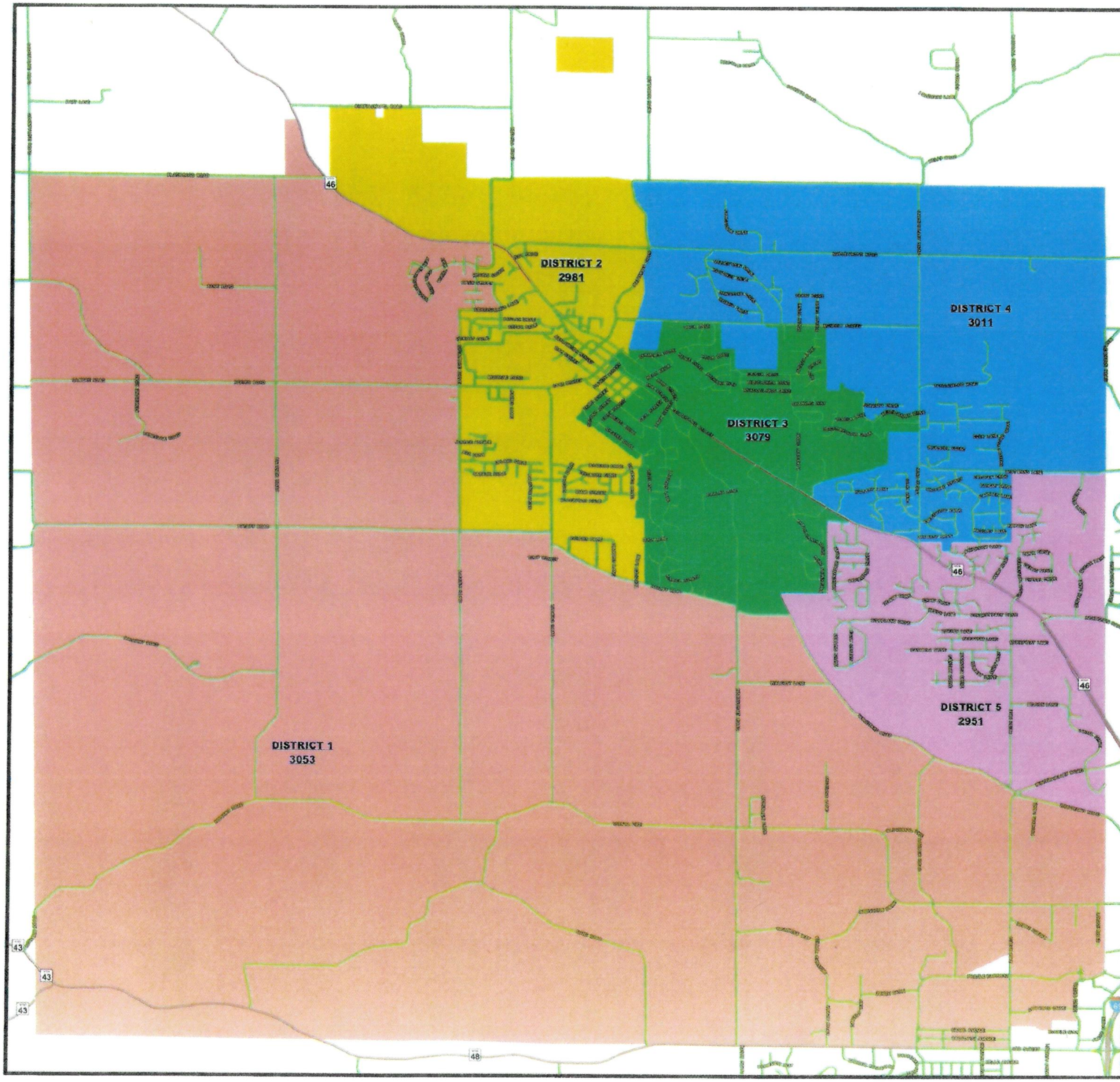
The proposed reorganization is **financially sustainable** based on the projected positive net cash flow outlined in the proposed funding plan (refer to page 11). The plan of reorganization also includes:

- Manageable taxpayer impacts;
- Operational efficiencies;
- Long-term fiscal and governance benefits.

The Reorganization Committee recommends proceeding with the reorganization subject to voter approval.

EXHIBIT E

LEGISLATIVE DISTRICT MAP OF THE REORGANIZED TOWN OF ELLETTSVLLE



LEGEND

PROPOSED DISTRICTS
- DISTRICT 1 - 3053
- DISTRICT 2 - 2981
- DISTRICT 3 - 3079
- DISTRICT 4 - 3011
- DISTRICT 5 - 2951

ROADS
- Interstates, Highways, & State Roads
- Local Roads & Streets

Ellettsville, IN
Proposed Districts

DATE:	CHECKED BY:	DRAWN BY:
23-MAR-2026	D. SHELTON	N. GARTNER

EXHIBIT F

TOWN DISTRICT AND RURAL DISTRICT MAP

Richland Township - Town of Ellettsville
Rural & Town Districts Map

Rural District: Yellow Area
Town District: Green Area