

TIPPECANOE COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING
July 2, 2007

The Tippecanoe County Commissioners met on Monday, July 2, 2007 at 10:00 a. m. in the Tippecanoe Room in the County Office Building. Commissioners present were: President KD Benson, Vice President John L. Knochel and Commissioner Ruth E. Shedd. Also present were: Auditor Jennifer Weston, Commissioners' Assistant Frank Cederquist, Attorney David W. Luhman, and Secretary Jennifer Prange.

President Benson called the meeting to order and led the Pledge of Allegiance.

APPROVAL OF MINUTES

- Commissioner Knochel moved to approve minutes from the June 18, 2007 meeting, second by Commissioner Shedd; motion carried.

ACCOUNTS PAYABLE VOUCHERS

Commissioner's Assistant Frank Cederquist recommended approval for accounts payable vouchers for June 21, 22, 28, 29, and July 2 with one exception. On the July 2 voucher a claim was submitted by Linda Nearing for internet access. He noted that this service was used by Ms. Nearing when attending a conference. The current travel policy does not permit payment for "in room" services.

- Commissioner Shedd moved to approve accounts payable vouchers as submitted with the one exception of \$32.97 for internet access, second by Commissioner Knochel; motion carried.

Commissioner Knochel stated that internet usage in this particular situation involved work. He is aware that the policy does not include this service and suggest that the policy be amended to include internet service.

HIGHWAY – Opal Kuhl

2nd Reading, Ordinance 2007-23-CM; Amending Tippecanoe County Code Chapter 72

Mike Parks presented Ordinance 2007-23-CM for second reading. He noted that the Highway Department has not received any feedback regarding this ordinance.

- Commissioner Knochel moved to hear Ordinance 2007-23-CM on second reading, second by Commissioner Shedd;

Auditor Weston recorded the vote:

Benson	Yes
Knochel	Yes
Shedd	Yes

Ordinance 2007-23-CM passes on second and final reading 3-0.

Assistant Highway Director Mike Spencer requested approval for Bridges #20 & #91 Title Sheets.

- Commissioner Knochel moved to approve the title sheets for the plans for Bridge #20 & #91, second by Commissioner Shedd; motion carried.

Mike Spencer mentioned that Jack Isom Construction will be closing a portion of Pretty Prairie Road for construction on Bridge #152 until December 2007.

A Construction Maintenance Bond was presented for approval from Groundwater & Environmental Services to install groundwater monitoring wells in West Point in the amount of \$5,000.00.

- Commissioner Knochel moved to approve the construction maintenance bond as presented, second by Commissioner Shedd; motion carried.

A one year Maintenance Bond for the 2006 Culvert Project was presented from Milestone Contractors, L.P. in the amount of \$1,609,855.85.

- Commissioner Knochel moved to approve the maintenance bond as presented, second by Commissioner Shedd; motion carried.

AREA PLAN COMMISSION – Sallie Dell Fahey

UZO AMENDMENT #54 (omnibus); Ordinance 2007-24-CM

Ordinance 2007-24-CM can be viewed in it's entirety in the Auditor's Office.

(quote)

CERTIFICATION

RE: UZO AMENDMENT # 54 (omnibus):

An amendment which includes several changes to several sections of the ordinance regarding the following six issues:

1. Correcting the mining reclamation plan section;
2. Requiring home service auto repair to be done indoors;
3. Adding two agencies to the list of PD checkpoint agencies;
4. Clarifying the table for open use setbacks/required buffer yards;
5. Allowing primary communications towers in the AA with a special exception; and
6. Changing the use table by eliminating truck stops in the I2 zone.

Dear Tippecanoe County Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on June 20, 2007, the Area Plan Commission of Tippecanoe County voted 12 yes - 0 no on the motion to approve the enclosed amendment to the Unified Zoning Ordinance. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Tippecanoe County Commissioners that the proposed zoning ordinance amendment be approved.

Sincerely,

/s/ Sallie Dell Fahey
Executive Director

(unquote)

Commissioner Knochel asked if home service auto repair businesses unable to accommodate indoor repairs are affected by this change in the ordinance. Also, he questioned how the ordinance would affect an inoperable truck or vehicle on the roadside. Director Fahey stated home service auto repair businesses established before the ordinance are not affected and also not affected are those roadside repairs.

- Commissioner Knochel moved to approve UZO Amendment #54, Ordinance 2007-24-CM, second by Commissioner Shedd.

Auditor Weston recorded the vote:

Benson	Yes
Knochel	Yes
Shedd	Yes

Ordinance 2007-24-CM passes 3-0.

RESOLUTION 2007-12-CM; AMENDMENT TO TRANSPORTATION PLAN

- Commissioner Knochel moved to hear and approve Resolution 2007-12-CM, second by Commissioner Shedd; motion carried.

Assistant Transportation Planner John Thomas briefly discussed the amendment to the transportation plan. He noted changes were not made to the priorities or the plan. Sections have been added and modified to make the plan compliant with the new Federal Surface Transportation Act. He added cost estimates were changed to reflect the year project was anticipated to be constructed.

- Commissioner Knochel moved to approve Resolution 2007-12-CM, second by Commissioner Shedd; motion carried.

REZONE Z-2327

- Commissioner Knochel moved to hear and approve Rezone Z-2327, Philip Cox R3 to GB.

June 21, 2007
Ref. No.: 07-271

Tippecanoe County Commissioners
20 North 3rd Street
Lafayette, IN 47901

CERTIFICATION

RE: Z-2337—PHILIP COX (R3 to GB):

Petitioner is requesting rezoning of 5.0 acres located on the east side of Sagamore Parkway, just north of Win Hentschel Boulevard, more specifically 1640 and 1650 US 52 West, Wabash 1 (SW) 23-5.

Dear Tippecanoe County Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on June 20, 2007, the Area Plan Commission of Tippecanoe County voted 12 yes - 0 no on the motion to rezone the subject real estate from R3 to GB. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Tippecanoe County Commissioners that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the Tippecanoe County Commissioners at their July 2, 2007 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

/s/Sallie Dell Fahey
Executive Director

Dan Teder spoke on behalf of the petitioner. With GB zoning, this five acre site will be rezoned to GB for a 121 unit hotel estimated to cost approximately \$5 million. This project is expected to be finished in the summer of 2008. Mr. Teder noted over one million square feet will be available for lease.

Auditor Weston recorded the vote:

Benson	Yes
Knochel	Yes
Shedd	Yes

Ordinance 2007-25-CM passes 3-0.

New Position Request

Director Sallie Fahey requested approval for a new GIS positions for 2007. The GIS Technician/Specialist, PAT III position, will be responsible for transportation planning of GIS layers. She noted that this position can be entirely paid with transportation planning program funds. The GIS Technician/General position is a re-classified position utilizing digital zoning and digital flood plain maps. The position responsibilities will be maintaining maps and performing other planning technician duties.

- Commissioner Knochel moved to approve the new position for the GIS Technician/Specialist and also approve the reclassification of a previous position to a GIS Technician/General position, second by Commissioner Shedd; motion carried.

COUNTY ASSESSOR – Samantha Steele

County Assessor Samantha Steele requested approval for two new positions. Her request included a Sales Disclosure Deputy position as a COMOT III. Assessor Steele added this position will be responsible for verifying the accuracy of sales disclosures for use in trending and will eliminate a part time position. She further noted this employee could cover all townships verifications if they are willing to filter those through the county assessor's office. Commissioner Benson suggested the county assessor and the township assessors share the position. The job description states the employee report to the county assessor and Commissioner Benson suggested changing it to reflect the employee report to all township assessors. Assessor Steele was in an agreement. Wea Township Assessor Linda Mussche agreed that the position could be shared by all townships with joint duties being integrated into the job description for each township. Commissioner Knochel suggested that the four townships create a committee and develop a job description. Commissioner Benson asked the assessors to review and re-write the job description with the shared request of all townships and present at the next meeting for approval.

Assessor Steele also requested an Appeals/Not-for-Profit position. She stated the person performing these duties is overwhelmed with the additional appeal session and also is performing the Not-for-Profit duties. Assessor Steele added that the county assessor will assume additional duties due to township trustees not holding a Level II license to assess property.

- Commissioner Knochel moved to approve the Deputy/Non-Profit Appeal position, second by Commissioner Shedd; motion carried.

Bid Opening – Commercial and Industrial Cost Tables

Attorney Luhman noted that one bid was received from Nexxus Group for the Commercial and Industrial Cost Tables.

Nexxus Group
\$13,500.00

Attorney Luhman recommended that this bid be taken under advisement and reviewed for compliance with bid specifications.

Assessor Steele suggested the commissioners accept the bid for \$12,500 at this time in an effort to save time. She added that a new contract was received from the vendor after negotiations by the county assessor.

- Commissioner Knochel moved to take the bid under advisement for compliance with bid specifications, second by Commissioner Shedd; motion carried.

CARY HOME – Jason Kniola

Director Kniola presented an agreement with HE-BFS for approval. He added the contract for Provisions of Limited Professional Services will be for the modular home that will be moved behind Cary Home for the residential female facility.

- Commissioner Knochel moved to approve the contract for engineering services as presented, second by Commissioner Shedd; motion carried.

BUILDING COMMISSION – Ron Highland

Director Highland updated the commissioners on the unsafe structure from March 5, 2007. Building Inspectors verified the unsafe structure was demolished as ordered by the commissioners. Director Highland asked the commissioners to consider withdrawing the fine previously imposed for being noncompliant with county code.

- Commissioner Shedd moved to rescind the fine for the unsafe structure, second by Commissioner Knochel; motion carried.

2ND READING ORDINANCE 2007-22-CM; AMENDING TIPPECANOE COUNTY CODE, ADDING NEW SECTION 34.63, CORONER'S DEPARTMENT FEE SCHEDULE

The new section added to the code allows the coroner's office to recoup fees from other entities using the morgue for autopsies.

Ordinance 2007-22-CM can be viewed in its entirety in the Auditor's Office.

- Commissioner Knochel moved to hear Ordinance 2007-22-CM on second reading, second by Commissioner Shedd.

Auditor Weston recorded the vote:

Benson	Yes
Knochel	Yes
Shedd	Yes

Ordinance 2007-22-CM passes on second and final reading 3-0.

RESOLUTION ACCEPTING GRANT FOR FUNDING OF WABASH RIVER HYDROLOGY & HYDRAULIC ANALYSIS

Stan Lambert, Executive Director of the Wabash River Enhancement Corporation, noted that this grant will fund a local match for the US Army Corp of Engineers for Phase II of the Wabash River Enhancement Project. A hydraulic study of flood maps and other issues for Phase II of the Wabash River Enhancement will be performed by the Corp of Engineers.

- Commissioner Knochel moved to approve Resolution 2007-14-CM, second by Commissioner Shedd; motion carried.

PRESENTATION OF 2008 SALARY STATEMENTS

Auditor Weston presented the Salaries and Proposed Wages to be paid in 2008 with a 3% salary increase as recommended and new positions as approved by the commissioners.

APPOINTMENTS TO THE HOSPITAL AUTHORITY BOARD

Attorney Luhman noted the Hospital Authority Board was established in 1977 which has the authority to make decisions on construction improvement and financing needs in Tippecanoe County. The board has been dormant for the last ten years and the terms have expired.

- Commissioner Knochel moved to approve Resolution 2007-13-CM appointing members to the Hospital Authority Board as follows commencing immediately, second by Commissioner Shedd; motion carried.

- Bob Griffiths 1 year term
- Jim Andrew 2 year term
- Sue Scholer 3 year term
- Sally Watlington 4 year term
- Pat Corey 4 year term

APPLICATIONS TO THE VILLA

- Commissioner Knochel moved to approve the application to the Villa for Julia C. Cook, second by Commissioner Shedd; motion carried.

REPORTS ON FILE

None

PUBLIC COMMENT

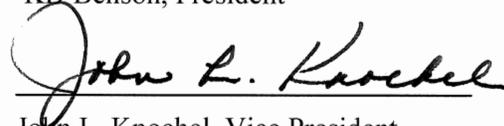
No public comment.

- Commissioner Knochel moved to adjourn.

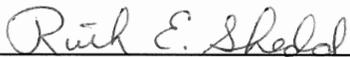
**BOARD OF COMMISSIONERS OF
THE COUNTY OF TIPPECANOE**



KD Benson, President

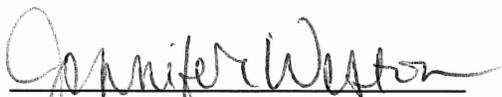


John L. Knochel, Vice President



Ruth E. Shedd, Member

ATTEST:



Jennifer Weston, Auditor