

**TIPPECANOE COUNTY COUNCIL
And
TIPPECANOE COUNTY BOARD OF COMMISSIONERS
Joint Meeting Minutes**

Tuesday, February 13, 2018

8:30 am

**Tippecanoe Room, Tippecanoe County Office Building
20 N 3rd Street, Lafayette, Indiana**

Commissioners present: President Thomas P. Murtaugh, Vice President Dave S. Byers and Member Tracy A. Brown.

Also present: County Councilmembers: John Basham, Bryan Metzger, David R. Williams, Roland Winger, Vicki Burch, Kevin Underwood and Kathy Vernon. Attorney Doug Masson, Auditor Robert Plantenga, Commissioners' Assistant Paula Bennett, and Recording Secretary John Thomas.

- I. **The joint meeting was called to order by President.**
- II. **Joint County Council/Commissioners Meeting for a discussion of the Fairgrounds Project and consideration of Ordinance No. 2018-06-CL, Issuance and Sale of Bonds for the Fairgrounds project, and Ordinance No. 2018-07-CL, Appropriating the Proceeds of the County's Local Income Tax Revenue Bonds of 2018.**

The discussion began with a summary of the scope by Greg Silcox of CHA Consulting. He stated that Phase I of the project included the removal and construction of the horse-barn, expanding the restrooms in the horse barn/office, the parking lot, and starting to program the Coliseum complex with a bid opening expected this summer.

Greg Guerrettaz with Financial Solutions Group distributed and summarized the revised financing analysis that recommends the revised Option 2 with the cash contribution of \$1 million and the cash contribution for the debt service reserve fund. The plan anticipates a maximum \$21,270,000 bond issue for a 15-year term, with a property tax backup (that has a high probability of not being used) because the EDIT revenues (\$7.6m) at 3.8 times the debt payment (\$1.988m) and pledging first payment to the bond (as was done with the parking garage). These provisions will attract a favorable interest rate. He then presented highlights of the recently completed preliminary Sustainability/Revenue and Spending Plan which reflect future needs and financial information provided by the Commissioners and the Auditor.

Councilmember Winger asked for the key factors why it is opportune now to proceed with financing the project. Mr. Guerrettaz replied that the general fund balances have been growing, the insurance Rainy-Day fund is funded, EDIT funds have been used conservatively and has a strong cash balance as do highway funds. He feels cautious but comfortable that the County can sustain an uncertain future with this financial package. Councilmember Winger and Commissioner Murtaugh then asked about the General Fund projections used. Mr. Guerrettaz stated that the assumptions are for 4% growth in property taxes and hopefully 3% growth in Income tax revenues. If growth is about 3.5%, the assumptions for a 3% wage increase is attainable but the County cannot sustain the 10% insurance without taping the rainy-day fund. Thus, there is a scenario where the County can't have everything it may want with these levels of growth and this doesn't take into consideration increases in gas and electricity prices. Councilmember Winger expressed concern that the analysis puts the County below its minimum balance target. There was also concern about staffing levels, salaries and pay increases in the future and how that was reflected in the analysis.

There was additional discussion of the EDIT projections and Mr. Guerrettaz stated that the Edit funds provide \$7-8 million in revenue annually, but there was confusion about the amount for 2017 and clarifications are needed. The percent spent shows that the County has used it as a buffer and the financial analysis assumes 85% of receipts. However, this also needs further discussion. It's clear that the County's three-year Capital Improvement Plan would need to be scaled back some to meet the financial analysis.

The project time line is to introduce the resolution today and the bond sale scheduled in June, thus, there is time to refine and revisit the assumptions used in this analysis.

There was discussion that the bond rating agencies like to see the capital plans and the sustainability analysis that have been done. Councilmember Winger express concern about operating expenses, priorities and possible difficult decisions in the future. He stated that we need to do this but also need to keep the costs down to address other priorities. Mr. Guerrettaz talked about potential funding sources for some of the other priorities and the County's' good financial position which he feels will not put those constraints on the General Fund and on EDIT.

Mr. Guerrettaz did express a little concern, and the bond raters will ask, about the assessed valuation not growing at 3%. There was then discussion about declining farm land values, lower number of appeals because of lower values and the impact of TIFs.

- Councilmember Burch moved to approve **Ordinance 2018-06-CL, Issuance and Sale of Bonds** for the Fairgrounds project on first reading as presented, second by Councilmember Underwood.

Auditor Bob Plantenga recorded the followed roll call vote:

Basham	Aye
Metzger	Aye
Burch	Aye
Underwood	Aye
Vernon	Aye
Williams	Aye
Winger	Nay

Ordinance 2018-06-CL passed with a vote of 6 to 1 on first reading.

- Councilmember Williams moved to approve **Ordinance 2018-07-CL, Appropriating The Proceeds of the County's Local Income Tax Revenue Bonds of 2018** on first reading as presented, second by Councilmember Underwood.

Auditor Bob Plantenga recorded the followed roll call vote:

Winger	Nay
Williams	Aye
Vernon	Aye
Underwood	Aye
Burch	Aye
Metzger	Aye
Basham	Aye

Ordinance 2018-07-CL passed with a vote of 6 to 1 on first reading.

Mr. Guerrettaz asked that comments on the draft Sustainability Analysis and updating the minimum balances be sent to him by February 27, and them meet the 5th or 6th, so a revised Analysis can be distributed prior to the March 13th meeting.

III. Public Comment

Cristina Coffey stated that funds for new voting machines may soon be needed that have a paper trail verification. The existing machines were purchased in 2006.

Jason Dombkowski stated that there were grant opportunities for purchasing body scanners that would allow for more funding for treatment through the criminal justice system.

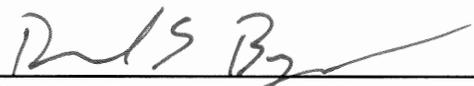
IV. ADJOURNMENT

- Councilmember Winger moved to adjourn, second by Councilmember Vicki Burch. Meeting was adjourned by President Basham.
- Commissioner Byers moved to adjourn the Commissioners portion of the meeting, second by Commissioner Brown. Motion carried.

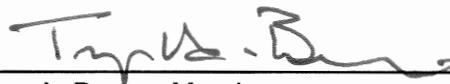
BOARD OF COMMISSIONERS OF
THE COUNTY OF TIPPECANOE



Thomas P. Murtaugh, President



David S. Byers, Vice-President



Tracy A. Brown, Member

ATTEST:



Robert A Plantenga, Auditor 03/05/2018