

# Tippecanoe County Board of Commissioners

## Meeting Minutes

Monday, October 3, 2022

10:00 am

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

Commissioners present Vice President Tracy A. Brown, and Member Thomas P. Murtaugh. Also present: Attorney Doug Masson, Auditor Robert Plantenga, Commissioners' Assistant Paula Bennett, and Recording Secretary Samantha Perez. Absent: President Davis S. Byers

**I. PLEDGE OF ALLEGIANCE** – Vice President Brown called the meeting to order and led the Pledge of Allegiance

**II. APPROVAL OF MINUTES** from Monday, September 19, 2022.

- Commissioner Murtaugh moved to approve the minutes as presented, second by Vice President Brown. Motion carried.

**III. PRESENTATION OF ACCOUNTS PAYABLE** – Paula Bennett presented and recommended:

The claims from September 21, 2022, through October 3, 2022, were recommended for approval without exception.

- Commissioner Murtaugh moved to approve the Accounts Payable as presented, second by Vice President Brown. Motion carried.

**IV. PRESENTATION OF PAYROLL** – Paula Bennett presented and recommended:

The payroll from September 30, 2022, was recommended for approval without exception.

- Commissioner Murtaugh moved to approve the payroll as presented, second by Vice President Brown. Motion carried.

**V. HIGHWAY** – Stewart Kline presented and recommended:

### Concord Rd. & Eppingham Dr. Project

A. Warranty Deed- ROW Purchase Parcel 2- Concord & Eppingham Dr- \$7,816.90

- Commissioner Murtaugh moved to approve the warranty deed as presented, second by Vice President Brown. Motion carried.

B. Warranty Deed- ROW Purchase Parcel 6- Concord & Eppingham Dr- \$17,400.00

- Commissioner Murtaugh moved to approve the warranty deed as presented, second by Vice President Brown. Motion carried.

### Morehouse Road Project

A. Warranty Deed – ROW Purchase Parcel 6 & 6A – Morehouse Road- \$22,760.00

- Commissioner Murtaugh moved to approve the warranty deed as presented, second by Vice President Brown. Motion carried.

B. Acceptance of Streets into Tippecanoe County Highway System, Fieldstone Subdivision, Phase Three

- Colcester Lane, Confidence Drive, Groom Lane, Shale Crescent Drive, Thorny Lane for a total of .593 miles
- C. Subdivision Street maintenance Bond #3266600, Merritt Contracting, for Fieldstone Subdivision, Phase Three \$80,401.30
  - Commissioner Murtaugh moved to approve the acceptance of streets and maintenance bond as presented, second by Vice President Brown. Motion carried.
- D. Acceptance of Streets into Tippecanoe County Highway System, Belle Terra Subdivision, Phase Two
  - Gilwell Drive, Hyperion Drive, Tamarind Drive, for a total of .226 miles
- E. Subdivision Street maintenance Bond #1095687, Atlas Excavating INC, for Belle Terra Subdivision, Phase Two \$19,310.70
  - Commissioner Murtaugh moved to approve the acceptance of streets and maintenance bond as presented, second by Vice President Brown. Motion carried.

**Commissioner Murtaugh** recognized Stewart for receiving the AIC Outstanding County Highway Engineer Award for 2022.

**VI. AREA PLAN** – David Hittle presented and recommended:

- A. **ORDINANCE 2022-20-CM**, Amend the Zoning Ordinance of Tippecanoe County to Rezone Certain Real Estate from NB to R1U
  - Commissioner Murtaugh moved to consider ORDINANCE 2022-20-CM, second by Vice President Brown.

David Hittle, APC Executive Director, advised the petitioner is requesting rezoning of 7 lots, including an existing nonconforming house, located between Commercial and Orchard Streets, more specifically 9008 Commercial Street in Stockwell,

Vice president Brown asked if there was any public comment, and then called for the vote:

**Jamie Cochran** 9008 Commercial St.- Stated she is the property owner ad would like it rezoned as residential so she can build a house for her daughter and granddaughter. She stated her children are special needs and would like to secure a future for them.

**Commissioner Murtaugh** asked if the residence will face Commercial Street or Orchard Street and Jamie replied that the residence would face Orchard Street since that is the same street her house is facing.

Auditor Plantenga recorded the vote:

Commissioner Brown	Y
Commissioner Murtaugh	Y

Ordinance 2022-20-CM passed with a vote of 2-0.

- B. **ORDINANCE 2022-21-CM**, Amend the Zoning Ordinance of Tippecanoe County to Rezone Certain Real Estate from A to R1
  - Commissioner Murtaugh moved to consider ORDINANCE 2022-21-CM, second by Vice President Brown.

David Hittle, APC Executive Director, advised that the petitioner is requesting rezoning for a proposed single-family subdivision of 61 lots on 36.57 acres located at the southeast corner of CR 650 N and CR 50 W, north of Harrison Highlands, in Tippecanoe County.

Vice President Brown asked if there was any public comment, and then called for the vote:

**Joe Bumbleburg Ball Eggleston representing petitioners-** stated this is a prime location for a residential subdivision. It is on the edge of development, there are three schools available, water and sewer will be made available, and these lots will be a little bit larger than the typical lot.

Auditor Plantenga recorded the vote:

Commissioner Murtaugh	Y
Commissioner Brown	Y

Ordinance 2022-21-CM passed with a vote of 2-0.

**C. RESOLUTION 2022-36-CM**, Stockwell Land Use Plan: Proposed Comprehensive Plan Amendment for the Unincorporated Town of Stockwell, IN - David Hittle presented:

This is a proposed amendment to the *Comprehensive Plan of Tippecanoe County* for the unincorporated town of Stockwell and its surrounding area.

- Commissioner Murtaugh moved to hear RES 2022-24-CM, second by Vice President Brown. Motion carried.

**Commissioner Murtaugh** asked regarding the adopted future land use map the land west of the town and south of Attica Street, is that envisioned to be rezoned as R1?

**David Hittle** responded it would be rezoned as R1 or R1U which is more indicative of what the town prefers such as small-town lots, compact lots, walkability, probably served by alleys. The idea would be to replicate the existing form of the town.

**Commissioner Murtaugh** asked if the streets in that area are already platted.

**David Hittle** stated streets in that area had not been platted and that is just a conceptual idea.

**Commissioner Murtaugh** asked what the blue triangle on the map represents.

**David Hittle** responded with one of the Stockwell residents that is here today can speak better to that.

**Lynn Beck** 9950 South 1000 East Clarks Hill- currently serving as the Laramie Township Trustee and the President of the Sewer District in Stockwell- he has lived in Stockwell since 1989 and said it's a great place to raise families. He also stated this plan is a consensus and agrees with the Comprehensive plan.

**Kris Ziller** 10924 South 700 East Clarks Hill -Chairman of the Board for Keep Stockwell Beautiful- stressed her appreciation for the way the residents were addressed and how their comments were handled, and that David Hittle was great in providing clarity to the plan. Chris also clarifies this plan is not for Stockwell to become incorporated, Stockwell will remain unincorporated.

**Commissioner Murtaugh** stated he attended the opening public session, and it was amazing how the community came together and their participation in the process was stellar. He also thanked David and Kathy for their work.

**Vice President Brown** stated this is no surprise for Stockwell since it is an award-winning community and thanked Kris for her work.

- Commissioner Murtaugh moved to approve RES 2022-24-CM, second by Vice President Brown. Motion carried.

## VII. **CONTRACT WITH WINTEK FOR BROADBAND SERVICE EXTENSION- TOM**

**MURTAUGH** This contract is to expand broadband service to 12 identified areas that currently are underserved or unserved. The expansion will provide service to almost 2,000 rural addresses by 2025.

- Commissioner Murtaugh moved to approve the contract as presented, second by Vice President Brown. Motion carried.

**VIII. CONTRACT – AUTHORIZATION FOR ADDITIONAL SERVICES UNDER THE PROFESSIONAL SERVICES AGREEMENT – GREELEY AND HANSEN, LLC – TRACY BROWN** Greater Lafayette Climate Action Plan Phases Four and Five which involves additional public and industrial engagement and issuance of the final draft document for the plan. This is a shared venture with the cities of Lafayette and West Lafayette with Lafayette's portion being \$54,973.

- Commissioner Murtaugh moved to approve the contract as presented, second by Vice President Brown. Motion carried.

**IX. GRANTS –** Paula Bennett on behalf of Sharon Hutchison presented and recommended:

**Permission to Accept Grant Funds:**

A. For WIC, from the Indiana Department of Health, in the amount of \$1,355,667.11, to cover the total cost of WIC department expenses and projects

- Commissioner Murtaugh moved to accept the grant as presented, second by Vice President Brown. Motion carried.

**X. REPORTS ON FILE**

-Stand Down for Homeless Veterans- LTHC Homeless Services (formerly Lafayette Transitional Housing Center) - 2021 Annual Report

-Clerk's Office - August 2022 Report

-Tippecanoe County Weights and Measures - 08/15-09/16/2022 Report

**XI. APPLICATIONS TO TIPPECANOE VILLA**

Steve Stern

Terry Marion

- Commissioner Murtaugh moved to approve the two applications to the Villa as presented, second by Vice President Brown. Motion carried.

**XII. UNFINISHED/NEW BUSINESS**

-None

**XIII. PUBLIC COMMENT**

-None

Commissioner Murtaugh moved to adjourn. Vice President Brown adjourned the meeting.

BOARD OF COMMISSIONERS OF  
THE COUNTY OF TIPPECANOE

**Absent**

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David S. Byers, President

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Tracy A. Brown, Vice-President

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Thomas Murtaugh, Member

ATTEST:

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Robert A Plantenga, Auditor      10/17/2022

Minutes prepared by Samantha Perez, Recording Secretary