TIPPECANOE COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING
April 20, 2015

The Tippecanoe County Commissioners met on Monday, April 20, 2015 at 10:00 a.m. in the Tippecanoe Room in the County Office Building. Commissioners present were: President Thomas P. Murtaugh, Vice President David S. Byers and Commissioner Tracy A. Brown. Also present were: Attorney Doug Masson, Auditor Bob Plantenga, Commissioners' Assistant Paula Bennett, and Recording Secretary Tillie Hennigar.

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

APPROVAL OF MINUTES
April 6, 2015

- Commissioner Brown moved to approve the minutes of the regular meeting held April 6, 2015, second by Commissioner Byers; motion carried.

PRESENTATION OF ACCOUNTS PAYABLE VOUCHERS AND PAYROLL

- Commissioner Brown moved to approve the accounts payable vouchers for April 7 through April 20, 2015 and payroll vouchers for April 10, 2015 as presented without exception, second by Commissioner Byers; motion carried.

AREA PLAN COMMISSION – Sallie Fahey
Z-2601Tippecanoe Development II, LLC (R1 to R1B), ORDINANCE 2015-07-CM

- Commissioner Byers moved to hear Ordinance 2015-07-CM, Z-2601 Tippecanoe Development R1 to R1B, second by Commissioner Brown.

March 19, 2015
Ref. No.: 15-043
Tippecanoe County Commissioners
20 North 3rd Street
Lafayette, IN 47901

CERTIFICATION

RE: **Z-2601--TIPPECANOE DEVELOPMENT II, LLC (R1 to R1B):**
Petitioner is requesting rezoning of 73.61 acres for a single-family subdivision located on the north side of CR 600 N, just west of the Battle Ground Middle School property located on CR 50 W, Tippecanoe 19 (SW) 24-4 and 24 (SE) 4-5. *CONTINUED FROM THE FEBRUARY APC DUE TO AN INCONCLUSIVE VOTE.*
Dear Commissioners:
As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on March 18, 2015 the Area Plan Commission of Tippecanoe County voted 3 yes - 8 no on the motion to rezone the subject real estate from R1 to R1B. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Tippecanoe County Commissioners that the proposed rezoning ordinance be DENIED 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 April 6, 2015 regular meeting. Petitioners or their representatives must appear to present their case.
Sincerely,

Sallie Dell Fahey
Executive Director

Attorney Dan Teder with Reiling Teder & Schrier stated he represents the Petitioner Darrin Sorenson who is present to answer questions. Tim Balenseifer is also present to comment on drainage. Attorney Teder

thanked the Commissioners for their help in dealing with meetings and phone calls, the input received was helpful to everyone; including the neighbors. The process was started following the Boanco rezone from A to R1B for 164 lots. Following input from the Commissioners and neighbors, it was dismissed and filed as a rezone to R1 for 107 lots. At the same time, the petition was filed for Nissan from R1 to R1B. The R1 track on the Nissan supports 194 lots. Initially, 257 R1B lots were proposed; however, through further negotiations it was reduced to a combination of R1A to R1B with 241 lots. For the record, Attorney Teder stated "*we will develop this only as a R1A standard. There will be a maximum of 236 lots with at least 7500 square feet of lot area*". He continued to say, keeping in mind with the 236 lots, there will potentially be a need for a second access. There will be a stub street to the west and a couple of lots to the north to deal with drainage; reducing the number of lots to 232.

Reviewing the Unified Zoning Ordinance standard, Attorney Teder said R1 is a 75' wide lot with 10,000 square feet; R1A is a 60' wide lot with 7500 square feet; and R1B is 50' wide with 6000 square feet. He said most, if not all are going to be 135' deep and 8100 square feet of lot area. Drainage issues may cause some lots to only meet the R1A standard. There are no lots of this type in the area. The houses will be ranch homes starting at $160,000 and two story homes starting at $180,000. Information provided from bankers in the area indicates an income of approximately $43,000 is necessary to finance a home around $160,000; income of approximately $50,000 is necessary to finance a home around $180,000. Assessed home valuation for the neighbors on the south side of County Road 600 N range from $106,000 to $214,000 – new houses will be built in the $160,000 to $220,000 range. At the neighborhood meeting, the Superintendent of Tippecanoe County Schools attended which was very positive. He presented some interesting facts and discussed the renovation and additions being added to existing schools; saying capacity is not an issue. The ratio of students per teacher is 23 - 26. If the ratio goes higher, additional teachers are hired.

Attorney Teder said he reviewed the zoning maps for the cities and Tippecanoe County and said there are more zones than just R1 surrounding all the schools. The rezone request is comparable to what is seen throughout the county. Regarding the "S" curve on CR 600, once the subdivision process begins the County will probably demand right-of-way to the Boanco and Nissan piece and the "S" curve will be straightened out through the process. The subdivision will have berms along CR 600 and Tim Balenseifer will talk about drainage. Attorney Teder stated it is his opinion that the neighbors understand the proposal and are satisfied with Darren's explanation as to the reason for the development and what he intends to do. The plan is to start the process late in 2016 to early 2017. Any drawings or handouts are subject to the subdivision process with the Drainage Board, Area Plan Commission, Police, and Fire. He requested approval from the Commissioners.

Commissioner Brown asked about the request for R1B but will be an R1A by design. Attorney Teder stated again "*although it's an R1B rezone, we will develop it strictly as a R1A rezone*". Commissioner Brown asked if the lot size of 8100' is the maximum or minimum. Attorney Teder said he thinks it is the minimum but to keep in mind that R1A is 60' wide by 7500 square feet of lot area. The lot depth will be 135 feet which relates to 8100 square feet of lot area; however, it has to go through drainage and all other issues; lots might be 7500'. He suspects all of them will be 8100' or more, the frontage will be 60' wide on all lots.

Tim Balenseifer with T-Bird Design said the developer asked him to be at the meeting to address any concerns regarding drainage backing up on adjoining properties. Approval through the Drainage Board is required and one of the criteria is to not back up water on the neighbor. The County Surveyor has been involved in the process. Surveyor Beasley has requested the legal drain that runs through the property be vacated and incorporate the legal drain into the new storm drainage system. As part of the design, there will be an improvement in the overall area.

President Murtaugh invited public comment in favor of or opposed to the rezone, stating that comments should be limited to three minutes or less and requested those speaking to not repeat what other speakers have said. He asked those speaking to sign in and also state there name and address.

Spencer Geswein - 619 W 600 N, West Lafayette - Mr. Geswein said he doesn't believe it's about the desperate need for additional R1B development serving Burnett Creek and adjacent schools. This is about a developer being committed to a purchase of more R1 land than he would like to hold in his portfolio at this time. His challenge has become your problem since a large number of your constituents have vocalized their opposition to R1B in this region, and APC has agreed. R1, not R1B zoning is acceptable and adequate in this region. For months, residents have been told that new R1B homes that feed these schools simply do not exist and that these parcels are the only ones available and suitable. That is simply not the case. Construction is now underway on Soleado Vista off of Morehouse Road, a 71 home R1B development which feeds these schools. Mr. Teder represented it and you approved it fewer than eight months ago. Additional suitable land is also available. Area residents have spoken with consistent resounding clarity – we understand you have a difficult task at hand. We understand the developers' interest in a balanced personal portfolio. We will peacefully live with whatever development comes, but we have spoken clearly against R1B. We have engaged this process completely and professionally. Please vote against R1B according to the wishes of your constituents.

George Bittles - 1327 W 600 N, West Lafayette – Mr. Bittles said he lives at the southwest corner of the proposed rezoning request. Nobody that lives close wants this rezone, but they do want to thank the petitioner and Commissioner Brown for allowing them to meet together to discuss the concerns about the proposed rezoning. The petitioner has agreed to some concessions which are appreciated. The petitioner represents the concessions as a potential loss; he doesn't believe that is true. He provided the Commissioners a map of the portion of the county including County Road 600 North, centered on north and south County Farm Road. If approved, the neighbors will stand by and watch as the rezone proceeds; they want to be involved. They want to hold the Commissioners and the developer accountable. He believes they are honorable people but they want to keep them honest. If allowed, it will set a precedent as there is nothing R1B north of 600 North – it is all ag land – that is where we moved and why we want to live there.

Barbara Webster – 805 W 600 N, West Lafayette - Ms. Webster said she lives across the road from the proposed site. She thanked all involved in the meetings they have had to air their concerns. When Mr. Balenseifer was speaking he used the word vacate when referring to drainage and she asked that the issue be addressed further. She moved to the country from a National Home Subdivision and she is concerned that National Homes is moving in around her. She said the former speaker Mr. Bittles will watch the process and she hopes the Commissioners will be fair.

President Murtaugh asked Mr. Balenseifer to explain the drainage process and answer questions following public comments.

Steve Butram – 631 W 600 N, West Lafayette – Mr. Butram said his property is on the south side of the planned development. He understands there is a need for future homes in the area; however, this property was zoned R1 ten years ago and now they are trying to put even more houses on the property. When it was changed to R1, the neighbors requested it not be but it was pushed through. His request is to leave it R1 and allow it to be developed as R1. All the neighbors are passionate about where they live and they hope the Commissioners take that into consideration when they make their decision.

Denny Mitchell – 2510 W 600 N, West Lafayette – Mr. Mitchell said his concern is regarding safety. The primary issue is to look at the impact of the increased number of lots and the increased amounts of trips daily due to the increased population. The 4 way stop at County Road 50 and County Road 600 is

already very dangerous and congested. His other concern before construction is started is the "S" curve on 600 N. The increase in traffic means more accidents. He applauded the developers for the future change in right-of-way to the road; however, he would like to see a specific plan on when it is scheduled. Due to the High School location, there are a lot of young, inexperienced drivers in the area. He would like to see something done sooner as opposed to later.

Kevin Underwood – 6915 N 225 W, West Lafayette – Mr. Underwood said careful consideration should be given to any development in the area to assure it doesn't decrease the assessed value of the surrounding area. It does not take a large drop in home values, only $40,000 - $50,000 per home, for taxes to be the same as R1 zoning. R1B zoning only offers the County an opportunity to have additional expenses for road maintenance, public safety, school buildings, etc. without any additional substantive tax revenue to offset the additional expenses.

Tim Balenseifer said the Webster property contains the Haffner Regulated Drain. Currently, there is a branch of the Haffner that goes through this parcel, just west of the Webster property. When the School Corporation made their improvement for the Battle Ground Middle School, the legal was improved all the way to the Cole Ditch. The Surveyor completed repairs on the branches to the west of the Webster property. The area within the Nissan property has not been repaired and the Surveyor requested it be vacated. The infrastructure on the site to go through the original legal drain would be reconstructed instead of crossing over 600 N and going through the property west of the Webster's, it will go through the reconstructed Haffner Drain.

As there were questions related to specific properties, Mr. Balenseifer will meet with the property owners following the meeting.

Attorney Teder stated the rezone is R1B to be treated as R1A with a 60' wide lot, 7500 square feet of lot area, and 135' deep. Most, if not all lots will be 8,100 square feet. In his opinion, there is no similar product in the area. The one mentioned by Mr. Geswein is an empty nester project zoned R1A on Morehouse Road. Also, the project called Winding Creek that is zoned R1B is being developed as half million dollar homes. Also being developed is a project called Heartman which is another empty nester product/condominium project by Prophets. Attorney Teder provided a school map showing the zoning around the schools as R1, R1A, and R1B. The development project we are discussing will take 8 to 10 years to develop – 42 more lots and approximately four houses per year over the period of time. The assessed valuation when the project is complete will be approximately $40 million, which is substantial. The price range is similar to the price range of surrounding similar properties. Again, Attorney Teder asked for Commissioner's approval. Commissioner Brown asked about connectivity to the schools through the projects to keep kids off the roadway. Attorney Teder said it is a subdivision process depending on what the school, Police, Fire, and Area Plan want. Area Plan more than likely will push for a stub street to the west. Based on drainage, two lots to the north will probably go away. The school might request a walkway or a path through one of the lots and that issue may need addressed.

President Murtaugh stated he appreciates all the neighbors' participation and also the participation of Mr. Sorenson, Mr. Teder, and Mr. Balenseifer. He said there is some misconception of R1B zoning and the need for R1B; however, he believes it is going to be a good development. He is in support of the rezone.

Auditor Plantenga recorded the vote.

Murtaugh	Aye
Byers	Aye
Brown	Aye

Ordinance 2015-07-CM passed 3-0.

Z-2602 Tippecanoe Development II, LLC (A to R1), ORDINANCE 2015-08-CM

- Commissioner Byers moved to hear Ordinance 2015-08-CM, Z-2602 Tippecanoe County Development A to R1, second by Commissioner Brown.

March 19, 2015
Ref. No.: 15-044
Tippecanoe County Commissioners
20 North 3rd Street
Lafayette, IN 47901

CERTIFICATION

RE: **Z-2602--TIPPECANOE DEVELOPMENT II, LLC (A to R1):**
Petitioner is requesting rezoning of 48.35 acres for a proposed single-family subdivision of 124 lots located on the south side of CR 600 N, a quarter mile west of CR 50 W, north/northwest of Burnett's Creek Elementary School, Tippecanoe 30 (NW) 24-4 and Wabash 25 (NE) 24-5. *CONTINUED FROM THE FEBRUARY 18, 2015 APC MEETING AT PETITIONER'S REQUEST.*
Dear Commissioners:
As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on March 18, 2015 the Area Plan Commission of Tippecanoe County voted 11 yes - 0 no on the motion to rezone the subject real estate from A to R1. 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 April 6, 2015 regular meeting. Petitioners or their representatives must appear to present their case.
Sincerely,
Sallie Dell Fahey
Executive Director

Attorney Dan Teder with Reiling Teder & Schrier stated he represents the Petitioner. The Petitioner is requesting the R1 zoning of 48 acres to develop 107 single family lots. The density is 2.2 lots per acre. The project will not begin for several years; once started, it will take three to four years to develop. The neighbors have indicated there are no objections to R1 and the number of lots has been decreased from 164 to 107. The R1 lot standard is 75' feet wide with 10,000 square feet. The layout is subject to the Drainage Board, Police, Fire, and Area Plan approval. Attorney Teder requested approval.

President Murtaugh invited public comment in favor of or opposed to the rezone.

Spencer Geswein - 619 W 600 N, West Lafayette – Mr. Geswein stated he is disappointed with the previous vote but understands it was the direction it was likely to go. He said he appreciates the developer's recent interest of the neighbor's opinions. His request was simply "*let's not be back here again on this parcel....ten years from now....five years from now....three years from now, let's not be asking for R1A or R1B after all the effort that has been put into this*".

Steve Butram – 631 W 600 N, West Lafayette – Mr. Butram said he echoed Spencer's comments – he does not want to come back in five to ten years and hear this again. He hopes to use the Commissioners promises that we will not have to deal with this again. Ten years ago, we saw the R1 – now it's R1B.

Auditor Plantenga recorded the vote.

Byers	Aye
Brown	Aye
Murtaugh	Aye

Ordinance 2015-08-CM passed 3-0.

OPENING OF JAIL POD MAINTENANCE QUOTES

President Murtaugh said the bids are for work at the Jail for steel cells. The base bid is for work on 12 cells; Alternate #1 is to modify the cell in a different manner; and Alternate #2 is to add or subtract a cell.

Attorney Masson opened the three bids received for repairs of the Jail Cells.

BIDDER	
A	SNYDER & LEHNEN SHEET METAL INC
	1630 Main St, Lafayette 47904
B	A to Z SHEET METAL
	3417 Union St, Lafayette 47905
C	HVIC
	121 Commerce, Suite 103, Danville 46122

DESCRIPTION	BIDDER A	BIDDER B	BIDDER C	BIDDER D
JAIL CELL REPAIRS	$98,260	$146,500	$78,800	
ALTERNATE #1 – MODIFY CELL	-$14,200	-$20,000	-$14,400	
Support Ceiling Plate & Steel Framing Repair				
ALTERNATE #2 – ADD/SUBTRACT CELL	$ 4,980	No Bid	No Bid	

Attorney Masson stated a fourth quote received via email from Poynter Sheet Metal with a total price of $267,350 and an Alternate #1 deduction of $32,300 should be disregarded as non-responsive as it was not submitted per required instruction.

- Commissioner Byers moved to take the bids under advisement for compliance, second by Commissioner Brown; motion carried.

Commissioner Byers thanked those submitting bids. President Murtaugh said the contract will be awarded at the next Commissioner meeting.

HIGHWAY- Opal Kuhl

ORDINANCE 2015-09-CM - *First Reading*: Amending Tippecanoe County Code Chapter 72, Schedules III, IV, & V, Traffic Schedule regarding Stop Intersections, Yield Intersections and Signalized Intersections

- Commissioner Byers moved to hear Ordinance 2015-09-CM on First Reading, second by Commissioner Brown.

Highway Director Kuhl said the Ordinance for updating Traffic Tables would be handled by Mike Parks. Traffic Supervisor Parks said the Ordinance amends the County Code by adding stop signs to the Traffic Schedule Tables for subdivisions accepted over the past two years. It adds stop signs on Klondike Road at Cumberland to create a 4-way stop and adds stop signs to 1200 South at 400 East to create a 4-way stop.

President Murtaugh invited public comment in favor of or opposed to the Ordinance. There were none.

Auditor Plantenga recorded the vote.

Brown	Aye
Murtaugh	Aye
Byers	Aye

Ordinance 2015-09-CM passed 3-0 on First Reading.

LPA Contract- Project Coordination with INDOT for Morehouse Road

Director Kuhl said the contract, along with the next three, is due to a request from INDOT to start the LPA process to get federal funds for the project. The contract is an early coordination for improvements to Morehouse Road. The design will begin in 2017; the right-of-way will begin in 2019; there is no date on construction at this time. Director Kuhl said Highway is required to do a five year fiscally constrained plan for their projects. It includes all of Lafayette, West Lafayette, and Highway projects. There won't be funds until sometime in the future.

- Commissioner Brown moved to approve the LPA Contract with INDOT for Morehouse Road as presented, second by Commissioner Byers; motion carried.

LPA Contract- Project Coordination with INDOT for Yeager Road

Director Kuhl said the contract is for improvements to Yeager Road. The money for project engineering (PE) will be available in 2017; the right-of-way in 2019; and construction in 2021.

- Commissioner Byers moved to approve the LPA Contract for the Yeager Road project as presented, second by Commissioner Brown; motion carried.

LPA Contract- Project Coordination with INDOT for Concord Road and Co Rd 430 South

Director Kuhl said the contract is for the intersection of Concord Road and County Road 430 South. At this point, it is being treated as an improvement but it might be an intersection improvement, a roundabout, or something else. The PE money is available in 2016; the right-of-way money is available in 2018, and construction in 2019.

- Commissioner Brown moved to approve the LPA Contract for Concord Road and CR 430 South as presented, second by Commissioner Byers; motion carried.

LPA Contract- Project Coordination with INDOT for N River Road and Co Rd 500 North

Director Kuhl said the LPA Coordination contract is for N River Road and County Road 500 North. The project is mainly for 500 North for a couple of curves that need work. The PE was paid for with local

funds and the project has been started. The right-of-way funds will be available in 2016 and construction funds will be available in 2018.

Director Kuhl said the dates of the four LPA Contracts are subject to change depending on projects the Highway, Lafayette, and West Lafayette.

- Commissioner Byers moved to approve the LPA Contract for North River Road and County Road 500 as presented, second by Commissioner Brown; motion carried.

Traffic Signal Maintenance Agreement with the City of Lafayette

Director Kuhl presented a Traffic Signal Agreement with the City of Lafayette, saying the City already maintains the one signal on Old State Road 25 and County Road 300 North. The pedestrian crossing signal on Concord Road is being added to the existing agreement. Attorney Masson and the City reviewed the contract.

- Commissioner Brown moved to approve the Signal Maintenance Agreement with the City of Lafayette as presented, second by Commissioner Byers; motion carried.

Permit to Close/Restrict Traffic on a Road - Wyandotte Elementary School Fund Raiser for May 15, 2015, restrictions on County Road 50 South and County Road 550 East

Director Kuhl presented a permit to close or restrict traffic on a road for Wyandotte Elementary School to hold a fund raiser on Friday, May 15 from 6:15 p.m. to 7:45 p.m. The fund raiser is a 5K walk/run and the same route will be used as previously. They will use volunteers to control traffic. The sidewalk will be used and cones along the curb on CR 550 E.

- Commissioner Byers moved to approve the permit to close traffic as presented, second by Commissioner Brown; motion carried.

Irrevocable Standby Letter of Credit - Central Indiana Drainage, Inc. for a road cut on County Road 400 North West of County Road 750 East in the amount of $5,000

Director Kuhl presented a Letter of Credit from Central Indiana Drainage for a road cut on County Road 400 North, west of County Road 750 East in the amount of $5,000.

- Commissioner Brown moved to approve the Irrevocable Standby Letter of Credit for Central Indiana Drainage as presented, second by Commissioner Byers; motion carried.

Street Acceptance- Hickory Ridge Subdivision, Phase One, to include Mondavi Boulevard, 2,120.78'; Duckhorn Lane, 919.25'; Fieldstone Drive, 719.45'; Chimneyrock Court, 192.95'; Saintsbury Court, 721.32'; Insignia Court, 233.77'

3 Year Maintenance Bond- Hickory Ridge Subdivision, Phase One from Brian Keene for South 18th, LLC

Director Kuhl presented a Street Acceptance and a 3 Year Maintenance Bond for Hickory Ridge Subdivision Phase One totaling .93 miles. The Maintenance Bond is in the amount of $57,996.90.

- Commissioner Byers moved to approve Street Acceptance and the 3 Year Maintenance Bond for Mondavi Boulevard, Duckhorn Lane, Fieldstone Drive, Chimneyrock Court, Saintsbury Court, and Insignia Court, second by Commissioner Brown; motion carried.

BUILDING COMMISSION - *Mike Wolfe – Bill Robinette*
Unsafe Structure: 1918 N 500 W, West Lafayette (Onias Taruwinga property)

Building Inspector Robinette, along with Building Commissioner Wolfe provided pictures of the unsafe structure at 1918 N 500 W in West Lafayette which were taken the past Friday. Inspector Robinette said the structure was presented to the Commissioners on December 15, 2014. The property has since changed hands and is now owned by Mr. Onias Taruwinga who is present. Mr. Taruwinga obtained a demolition permit on March 5, 2015 at which time the agreement was to have the structure demolished by April 20, 2015.

Mr. Taruwinga said he apologized for missing the deadline he self-imposed. He requested the demolition be moved to the end of August as he is trying to be practical and not do the demolition, remove the debris, fill the hole with dirt and then later have the dirt moved to begin new construction. To do that will cost about $10,000. Commissioner Byers asked if he had considered just knocking the structure down without removing the debris. Mr. Taruwinga said he just talked with someone last Friday who wants to salvage the timber so yes that could definitely be done.

Commissioner Murtaugh asked if there has been further deterioration since the December pictures. Building Commissioner Wolfe said there has been a little but not much. Commissioner Murtaugh said his concern is that someone could get hurt; to push the demolition to August is scary. Building Commissioner Wolfe said his office would be content if the structure was just knocked down; it is still not safe but it would be safer than it is now. Commissioner Murtaugh asked if Mr. Taruwinga could have the structure knocked down in the next 30 days. Mr. Taruwinga asked for 60 days. Commissioner Byers said to split the difference and give him two months instead of four to at least have the structure knocked down – the deadline would be the second meeting in June instead of the end of August. Mr. Taruwinga agreed he could meet that request.

- Commission Byers moved to table the unsafe structure progress to the June 15, 2015 Commissioners' meeting, second by Commissioner Brown; motion carried.

TREASURER - *Jennifer Weston*
Termination of Service Contract

Treasurer Weston requested the termination of a service contract with J P Morgan Chase for processing the online tax payments. The County moved to the Beacon portal for property tax information, two mechanisms for looking at property information is not needed. Beacon and Schneider Corporation have their own processor for online payments; the J P Morgan Chase contract can be terminated. Online payments with Beacon have been live for five days with 81 transactions processed and working properly.

- Commissioner Brown moved to approve the termination of the service contract with J P Morgan Chase, second by Commissioner Byers; motion carried.

ASSESSOR - *Eric Grossman*
New Position

Assessor Grossman requested approval of a new position for Project Manager. The Assessor office previously had a group of department heads or senior deputies in charge of each department. At

reorganization, Assessor Grossman was one of the department heads, in charge of annual adjustments. Those who do annual adjustments have the best insight, have worked through the entire data collection process, and have the best appeal insight. There is an ongoing cycle of data collection, property valuation, and appeal litigation. The same people have to be involved in the entire process because they are tied together. Assessor Grossman said when he resigned, the Sales Data and Appeals Manager was created to combine annual adjustments with appeals. The Project Manager position is a broader way to allocate one person to the cyclical nature of property valuation. The job differs in that it focuses on the annual adjustment and commercial industrial modeling. His plan is to create the position and eliminate two Comot 3 positions. Discussions at the HR board meeting make it a fiscally smart decision. Also, $30,000 a year is paid for a contract to IncomeWorks to farm out some of the commercial industrial data harvesting. The new position will bring it all in-house and the money will not have to be spent in 2016 and going forward. Also, there will be control of the work product and better quality of commercial industrial assessments.

Commissioner Murtaugh asked which Comot 3 positions are being eliminated. Assessor Grossman said they are the two positions open currently – Customer Service Representative and Appeals Deputy. The Project Manager will be a PAT 4. Eliminating the two Comot 3 positions and creating the PAT 4 is not a savings in salary; he doesn't have a need for those two positions.

- Commissioner Byers moved to approve the new position of Project Manager as a PAT 4 with the elimination of two Comot 3 positions titled Customer Service Representative and Appeals Deputy as presented, second by Commissioner Brown; motion carried.

HEALTH DEPARTMENT - Craig Rich
Sponsorship Agreement for Relay for Life, requesting to hang Purple Ribbons around Courthouse and Courthouse Square May 1-30, 2015

Health Department Director Rich said May is cancer awareness month and the Health Department would like to sponsor the purple ribbons on the Courthouse square and Relay for Life on May 30, 2015.

- Commissioner Brown moved to approve the Sponsorship Agreement for Relay for Life as presented, second by Commissioner Byers; motion carried.

VILLA- *DeAnna Sieber*
2-Year State Professional Services Contract with RCAP

Villa Director Sieber requested approval of the Professional Services contract with RCAP; the State reimbursement. An early termination was received for the current contract to redo some wording; there are no changes to the reimbursement rate. A portion of the contract is to change the forms to electronic. The new contract has been reviewed by Attorney Massey. The contract currently covers 61 people.

- Commissioner Byers moved to approve the 2 year State Professional Contract with RCAP as presented, second by Commissioner Brown; motion carried.

UNFINISHED/NEW BUSINESS

Auditor Plantenga said it is time to begin thinking about the 2016 budget and he assembled the cost of pay increases for next year. He provided a handout, by fund, using 1%, 2%, and 3% pay increases. For the General Fund, a 1% pay increase amounts to $177,873; for COIT, a 1% pay increase amounts to $77,232. The handout goes through the different funds with payroll, using random payroll. Open positions are not included. Using the 1, 2, and 3%, longevity increases are not taken into consideration;

however, the longevity increases will be balanced out by new employees and should not make an impact. Social Security rate was calculated at 7.65%, the Retirement rate is assumed at the rate of 11.2% - overall, it is approximately $325,000 per percent.

As an idea of what should be received in Revenue in 2016, the handout shows the State-wide Non-Farm Personal Income for the last several years. 2013 is the most current year available. For 2015, the estimated additional revenue, if levy increase remains is +2.7% and the General Fund will go up approximately $586,000. At a 1% increase, 30% of the added revenue would be used for pay raises and the benefits outside of health insurance; at 2%, 60% would be used; and at 3%, almost 91% would be used of the property tax from the levy increase. The handout also shows the annual inflation rate through the past several years - recent years are between 1.5% and 1.75%. Considering the annual inflation rate, is a 2% pay increase really a pay increase or just a cost of living increase?

Auditor Plantenga said Salary Statements are due in the Auditor's office by July 1. A proposal with the percent recommendation from the Commissioners in order to get the numbers together and out to the departments is appreciated. Commissioner Murtaugh said the issue will be on the agenda for the first meeting in May.

REPORTS ON FILE

The following reports will be on file in the Commissioners' office.

- Public Library

PUBLIC COMMENT – *none*

As there were no public comments, Commissioner Brown moved to adjourn.

Meeting adjourned at 11:08 a.m.

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 05/04/2015

Minutes prepared by Tillie Hennigar, Auditor Administrative Assistant