

## Tipton County Council Meeting

1/19/2016

Present: Jim Powell, Beth Roach, Jim Ashley, Jennifer Richey, Helen Tragesser, Jim Leffler, Denny Henderson

Others Present: Mike Cline, Nancy Cline, Joe VanBibber, Bob Edinger, Mike Baden, Roberta (Illegible), Dick Klein, Vicky Boyd, Theresa Vaughn, Mike Orr, Brent Snow, Lou Ann Millett, Gayle Prather, Bob Prather, Richard Thompson, Mary Thompson

The meeting was opened at by President Powell with the Pledge of Allegiance.

### **Organization**

Auditor Townsend opened the floor for nominations for President of the County Council. Councilwoman Tragesser nominated James Powell. Second by Councilwoman Roach. No other nominations.

President Powell opened the floor for nominations for Vice-President of the County Council. Councilman Ashley nominated Dennis Henderson. Second by Councilwoman Richey. No other nominations.

### **Appointments**

#### Planning Commission

Motion by Councilman Ashley to appoint Helen Tragesser. Second by Councilwoman Roach. Motion carries.

#### Joint 911 Executive Board

Motion by Councilwoman Tragesser to re-appoint Dennis Henderson and Jennifer Richey. Second by Councilman Leffler. Motion carries.

#### Alcoholic Beverage Commission

Motion by Councilman Henderson to re-appoint Francis Letsinger. Second by Councilman Leffler. Motion carries.

#### City of Tipton Economic Development Commission

Motion by Councilwoman Roach to re-appoint Jackie Cardin. Second by Councilwoman Richey. Motion carries.

#### Solid Waste Board

Motion by Councilman Henderson to re-appoint James Leffler. Second by Councilwoman Tragesser. Motion carries.

#### Property Tax Assessment Board of Appeal (PTABOA)

Motion by Councilwoman Roach to re-appoint Bob Edinger. Second by Councilman Leffler. Motion carries.

Motion by Councilwoman Roach to re-appoint Linda Altherr. Second by Councilman Leffler. Motion carries.

#### Goodwill Committee

Motion by Councilwoman Roach to re-appoint Helen Tragesser. Second by Councilman Henderson. Motion carries.

Motion by Councilwoman Roach to re-appoint James Ashley. Second by Councilman Henderson. Motion carries.

#### Liaison between Merit Board and Council

Motion by Councilman Ashley to re-appoint James Leffler. Second by Councilman Henderson. Motion carries.

#### Extension-Education Center Board

Motion by Councilwoman Roach to re-appoint Jennifer Richey. Second by Councilman Henderson. Motion carries.

#### Redevelopment Commission

Motion by Councilwoman Tragesser to re-appoint James Ashley, Dennis Henderson, and Beth Roach. Second by Councilwoman Richey. Motion carries.

#### Tipton Governmental Economic Development Alliance

Motion by Councilwoman Roach to appoint Jennifer Richey. Second by Councilman Leffler. Motion carries.

Ambulance Oversight Board

Motion by Councilwoman Tragesser to appoint Dennis Henderson. Second by Councilman Leffler. Motion carries.

Regional Planning Organization Board

Motion by Councilwoman Roach to re-appoint James Powell. Second by Councilman Ashley. Motion carries.

Information Technology Committee

Motion by Councilwoman Roach to re-appoint Jennifer Richey and James Powell. Second by Councilman Ashley. Motion carries.

Audit Finance Committee

Motion by Councilman Leffler to re-appoint Beth Roach, Dennis Henderson, and James Powell. Second by Councilwoman Tragesser. Motion carries.

### **Hartley Grain Tax Abatement – Resolution CC2016-02**

#### RESOLUTION CC2016-02

**A RESOLUTION APPROVING STATEMENT OF BENEFITS  
IN SUPPORT OF APPLICATION FOR PROPERTY TAX DEDUCTION  
(FOR REAL ESTATE IMPROVEMENTS AND  
MANUFACTURING EQUIPMENT)**

**WHEREAS**, the Tipton County Council, Tipton County, Indiana, (hereafter the “Council”) did on the 29<sup>th</sup> day of December, 2015, by Resolution CC-2015-33, declare an “Economic Revitalization Area (“ERA Resolution”) within Tipton County, Indiana, encompassing the following real estate, to-wit:

PT 31-22-6 2.18 acres (tax parcel numbers 008-00319-00, 008-01484-00, 008-00562-00, 00801008-00, 008-01006-00, 008-01007-00, along with a proposed abandonment of Right of Way between 008-01006-00 and 008-01007-00), and Curtisville Inlot: 1, Block 4 (tax parcel number 008-00563-00), containing 0.39 acres, totaling 2.57 acres, all being in Section 31, Township 22 North, Range 6 East, or otherwise known as: 100 S. Cobb Street, Elwood, Indiana 46036; and,

**WHEREAS**, Hartley Grain Company, Incorporated, (hereafter “Hartley Grain”) situated in Tipton County, Indiana, will be completing real estate improvements and purchasing new manufacturing equipment which will retain current jobs in Tipton County, Indiana and be an economic benefit to Tipton County; and,

**WHEREAS**, pursuant to I.C. Section 6-1.1-12.1-2 (j) (1) the Council does not have to re designate the same area as an economic revitalization area with each additional Statement of Benefits (hereafter “Statement of Benefits” or “SB-1’s”) which may be filed; and,

**WHEREAS**, Hartley Grain has filed with the Council, two (2) SB-1’s on the forms provided for and approved by the Department of Local Government Finance and has provided this Council with a presentation in support thereof; and,

**WHEREAS**, the Council is satisfied that the SB-1’s meet the requirements of the Indiana Code and of Tipton County, Indiana.

**NOW THEREFORE, BE IT RESOLVED:**

**Section 1.** That the matters and things cited in the preamble hereof are hereby adopted and made a part of this Resolution by incorporation and reference as if repeated in full.

**Section 2.** That the Council hereby determines:

- a) That the additional number of individuals who will be employed, or those whose employment will be retained, the annual salaries of those individuals, the value of improvements to the real estate and the purchases of equipment described in the SB-1’s are benefits which can reasonably be expected to result from the project.
- b) That benefits of the proposed project and acquisitions as set forth in the SB-1’s justify the deductions which will occur as a result of this Resolution.
- c) That as a result of the above referenced statutes and the previously adopted ERA Resolution, the Council determines that the ERA Resolution be modified to permit Hartley Grain a six (6) year deduction relative to its purchase of new equipment and improvements to the real estate, which deduction schedule is as follows:

YEAR OF DEDUCTION	PERCENTAGE
1	100%
2	83%
3	66%
4	49%
5	32%
6	15%

- d) That the location of the new construction and new equipment as described in the SB-1’s are within the previously established ERA.
- e) That the SB-1’s filed by Hartley Grain relative to its purchase of new manufacturing equipment and improvements to real estate meet the requirements of this Council and should be approved as submitted.

- f) The ERA designation shall terminate in six (6) years on the 29th day of December, 2021.

**Section 3.** The Council hereby accepts and approves the SB-1's submitted by Hartley Grain dated November 17, 2015 relative to its purchase of new manufacturing equipment and improvements to real estate, and hereby authorizes the signature hereon by the Presiding Officer of this Council and the attestation thereof by the Tipton County Auditor.

**Section 4.** That said SB-1's for Personal Property and Real Estate Improvements shall be treated as confidential in the manner provided by law.

**Section 5.** This Resolution shall be in full force and effect after its adoption by the Council.

**ADOPTED** this 19th day of January, 2016 by the Tipton County Council, Tipton County, Indiana.

\_\_\_\_\_  
James L. Powell  
President, Tipton County Council

ATTEST:

\_\_\_\_\_  
Gregg A. Townsend, Auditor  
Tipton County, Indiana

President Powell opened the public hearing for the Hartley Grain tax abatement. Tipton County Economic Development Organization Director Jeff Sheridan spoke in favor of the abatement.

Motion by Councilman Henderson to close the public hearing. Second by Councilwoman Tragesser.

Motion by Councilman Henderson to approve Resolution CC2016-02. Second by Councilman Leffler. Motion carries.

### **Additional Appropriations Resolution CC2016-03**

#### ADDITIONAL APPROPRIATION RESOLUTION CC2016-03

Whereas, It has been determined that it is now necessary to appropriate more money than was appropriated in the annual budget; now, therefore:

Sec. 1. Be it resolved by the County Council of Tipton County, Tipton, Indiana; that for the expenses of the taxing units listed below; the following additional sums of money are hereby appropriated out of the funds named and for the purposes specified, subject to laws governing the same:

<b>Fund Name:</b>	<b>Requested</b>	<b>Approved</b>
-------------------	------------------	-----------------

Major Budget Classification:	Amount	
1000 General		
0068 Commissioners		
Total for 30000 Other Services & Charges	\$5,693.77	\$5,693.77
Total for Fund	\$5,693.77	\$5,693.77
1112 Economic Development Income Tax		
Total for 40000 Capital Outlay	\$900,944.35	\$900,944.35
Total for Fund	\$900,944.35	\$900,944.35
1176 Highway		
Total for 10000 Personal Services	\$5,500.00	\$5,500.00
Total for Fund	\$5,500.00	\$5,500.00
4910 Local Health Maintenance Grant Fund		
Total for 20000 Supplies	\$157.50	\$157.50
Total for 30000 Other Services & Charges	\$16,569.00	\$16,569.00
Total for Fund	\$16,569.50	\$16,569.50
4919 Health Trust Grant Fund		
Total for 20000 Supplies	\$7,556.13	\$7,556.13
Total for Fund	\$7,556.13	\$7,556.13

Adopted and dated this 19<sup>th</sup> day of January, 2016

TIPTON COUNTY COUNCIL

\_\_\_\_\_  
James L. Powell, President

\_\_\_\_\_  
Dennis Henderson, Vice President

\_\_\_\_\_  
Helen Tragesser

\_\_\_\_\_  
James F. Leffler

\_\_\_\_\_  
Beth Roach

\_\_\_\_\_  
James D. Ashley

Attest:

\_\_\_\_\_  
Jennifer Richey

\_\_\_\_\_  
Gregg A. Townsend, Secretary and County Auditor

President Powell opened the public hearing for Additional Appropriation Resolution CC2016-03. The Council entertained comments from the public. Motion by Councilman Henderson to close the public hearing. Second by Councilman Ashley. Motion carries.

Motion by Councilman Henderson to approve Resolution CC2016-03. Second by Councilwoman Roach. Motion carries with vote of 5:1, Councilman Leffler opposed.

**Jail Site Purchase Resolution CC2016-01**

RESOLUTION CC2016-01

A RESOLUTION OF THE TIPTON COUNTY COUNCIL

AUTHORIZING PURCHASE OF REAL ESTATE FOR CONSTRUCTION OF A NEW JAIL FACILITY

**WHEREAS**, the Tipton County Council (“Council”) supports the construction of a new county jail facility and pursuant thereto, finds that it is necessary to first acquire real estate on which to build a new jail; and,

**WHEREAS**, on the recommendation of the Tipton County Board of Commissioners (“Commissioners”), two (2) independent appraisers have determined the fair market value of real estate more commonly known as 886 West Jefferson Street, in Tipton, Indiana 46072, to be an average of Two Hundred Seventy-seven Thousand Five Hundred Dollars (\$277,500.00), which real estate is more particularly described as follows:

**TRACT 1**

OUTLOT “B” IN HOPKINS AND MAXEY NORTHWEST SUBDIVISION FINAL PLAT, AN ADDITION TO CICERO TOWNSHIP, TIPTON COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED APRIL 4, 2006 IN BOOK 66, PAGE 934, IN THE OFFICE OF THE RECORDER OF TIPTON COUNTY, INDIANA.

And,

**TRACT 2**

A PART OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 21 NORTH. RANGE 4 EAST, TIPTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10 (MARKED BY A BRASS PLUG FOUND THIS SURVEY); THENCE NORTH 0 DEGREES 40 MINUTES 45 SECONDS EAST (ASSUMED BEARING) 1885.55 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE NORTH 79 DEGREES 04 MINUTES 53 SECONDS EAST 1750.00 FEET (DISTANCE TAKEN FROM DEED RECORD 129, PAGE 474) TO A BOAT SPIKE FOUND THIS SURVEY; THENCE NORTH 88 DEGREES 30 MINUTES 43 SECONDS EAST 2352.74 FEET ALONG THE CENTER LINE OF JEFFERSON STREET TO BOAT SPIKE FOUND THIS SURVEY AT THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN DEED RECORD 132, PAGE 458 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88 DEGREES 30 MINUTES 43 SECONDS WEST 405.60 FEET ALONG SAID CENTER LINE TO A R.R. SPIKE SET SEPTEMBER 1990, AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN DEED RECORD 117, PAGE 97; THENCE NORTH 0 DEGREES 19 MINUTES 17 SECONDS WEST 738.50 FEET ALONG THE EAST LINE OF SAID DEED RECORD 117, PAGE 97; THENCE NORTH 88 DEGREES 30 MINUTES 11 SECONDS EAST 402.20 FEET TO THE WEST LINE OF SAID DEED RECORD 132, PAGE 458; THENCE SOUTH 0 DEGREES 35 MINUTES 08 SECONDS EAST 738.50 FEET ALONG THE WEST LINE OF SAID DEED RECORD 132, PAGE 458 TO THE POINT OF BEGINNING AND CONTAINING 6.846 ACRES, MORE OR LESS. THE PORTION OF THE ABOVE DESCRIBED REAL ESTATE WHICH IS NOT ALREADY EMBRACED WITHIN PUBLIC RIGHTS OF WAY CONTAINS 6.657 ACRES, MORE OR LESS. (Together with all appurtenances and improvements thereon, hereafter collectively, the “Real Estate”)

**NOW THEREFORE BE IT RESOLVED**, that pursuant to Indiana Code Section 36-1-10.5, the Council now ratifies the appointment of the two (2) appraisers and accepts the appraisals which average Two Hundred Seventy-seven Thousand Five Hundred Dollars (\$277,500.00), and does now authorize purchase of the above described Real Estate for the purpose of constructing a new county jail facility, and does furthermore authorize the Commissioners as the purchasing agent, with the assistance of its attorneys, to do all things necessary to complete the acquisition of the Real Estate commonly known as 886 W. Jefferson Street, Tipton, Indiana 46072 for an amount not to exceed Two Hundred Seventy-seven Thousand Five Hundred Dollars (\$277,500.00).

Passed and adopted this 19th day of January, 2016.

TIPTON COUNTY COUNCIL BY:

\_\_\_\_\_  
James L. Powell, President

\_\_\_\_\_  
Beth Roach

\_\_\_\_\_  
James D. Ashley

\_\_\_\_\_  
Dennis Henderson

\_\_\_\_\_  
Helen Tragesser

\_\_\_\_\_  
James F. Leffler

\_\_\_\_\_  
Jennifer Richey

ATTEST:

\_\_\_\_\_  
Gregg A. Townsend, Auditor  
Tipton County, Indiana

President Powell reported that the site, east of the Moose Lodge, at 886 W. Jefferson St. had an average of two appraisals of fair market value at \$277,500. Discussion ensued.

Motion by Councilman Ashley to approve Resolution CC2016-01. Second by Councilman Henderson. Motion carries 4:1 with Councilman Leffler and Councilwoman Roach opposed.

**Love's – Developer John Janson**

John Janson presented drawings representing two possible development options

for the west side of the US31/SR28 interchange. One option involved a complete build-out with a TIF and the other depicted a limited development. He asked that the Redevelopment Commission, Board of Commissioners and County Council formalize commitments to the development so that work could go forward while INDOT has the interchange shut down, avoiding the cost of retrofitting after construction. He emphasized that now is the window of opportunity to maximize what can be done at the lowest cost. INDOT is scheduled to have construction complete by November, 2016.

### **County Council Meeting Schedule for 2016**

Motion by Councilman Henderson to approve the County Council meeting schedule for 2016, as presented. Second by Councilwoman Tragesser. Motion carries.

### **Minutes for December 29, 2015**

Motion by Councilwoman Roach to approve minutes for December 29, 2015. Second by Councilman Leffler. Motion carries.

### **Auditor's Encumbrance Report**

The County Council acknowledges receipt of the Auditor's Encumbrance Report.

### **Notice of Tort Claim**

Motion by Councilwoman Roach to acknowledge receipt of Court Notice of Tort Claim. Second by Councilman Ashley. Motion carries.

### **County Website Launch**

Councilwoman Richey announced that the County would launch the new website on January 26, 2016.

### **Public Comments**

The County Council entertained comments from the public.

Motion by Councilman Henderson to adjourn the meeting. Second by Councilwoman Roach. Motion carries.

These minutes are approved this 16th day of February, 2016

---

James L. Powell, President

---

Dennis Henderson, Vice President

---

Beth Roach, member

---

James F. Leffler, member

---

James D. Ashley, member

---

Helen Tragesser, member

---

Jennifer Richey, member

Attest:

---

Gregg A. Townsend, Tipton County Auditor  
Secretary to the Tipton County Council

Respectfully submitted by Gregg A. Townsend