

TIPTON COUNTY COUNCIL MEETING: SEPTEMBER 19, 2023

REGULAR SESSION

The Tipton County Council Board met in Regular Session on Tuesday, September 19, 2023, at 6:30 p.m. in the 1st Floor Meeting Room, 101 E. Jefferson Street, Tipton, IN.

Present: Those in attendance were Jim Ashley, Jim Purvis, Joe Van Bibber, Janice L. Smith, Michael Terry, Brad Nichols and Kirk Retherford.

The Council Meeting was opened by Jim Ashley with Pledge of Allegiance.

AMENDMENT OF THE AGENDA:

Councilman Terry requested to have Phil Beer added to agenda for additional appropriation for Fairground roof. A motion to move this item up on the agenda was made by Councilman Terry and seconded by Councilwoman Smith.

The motion carried.

ADDITIONAL APPROPRIATION REQUESTS:

Highway CCMG 2023

Bret Morris from highway requested additional appropriation from 9401 total amount of \$674,025.00. This is for old state road 28 and 300 West.

Councilman Purvis would like to exclude himself from the voting due to conflict of interest since his asphalt company will be doing the paving. To clarify Bret is asking for the state money to be appropriated. The matching fund has been receipted into 9401.27001.000.532 in August 2023.

Councilman Nichols made a motion to advertise in the fund 9401 in the amount of \$674,025.00. The motion was seconded by Councilman Terry, and the motion carried.

Bret also discussed the approval for financing an additional highway truck that was ordered last year. He did receive quotes from Encompass-2.5%, Star-7.45%. He is asking permission to finance this vehicle for highway. The total amount is \$91,966.96 for 3 years, annual payment \$32,221.00. Councilman Terry made motion to approve financing for new highway vehicle. The motion was seconded by Councilwoman Smith. The motion carried.

County Highway Engineer

Phil Beer is asking for funding from CCD-1138, the amount of \$106,000 for Fairgrounds roof. Envoy will complete the inspections and oversight. The question was asked the total amount \$374,000, explain what is included? Phil Beer stated the contract should state what all is included. Discussion among the council regarding financial and regarding the inspections and oversight of the roof. To clarify, the roofing contractor is Pickens not Pickering. This also includes the 2nd building roof at Doctors Park and the overlay issue. Phil Beer is asking for

advertise the funds to be taken from 1138 CCD. Councilman Purvis advertises in the fund 1138 CCD in the amount of \$106,000. The motion was seconded by Councilman Smith, and the motion carried.

Health Department

Lindsey Ogden Health Department Director addressed the Council with additional appropriation request in the sum of \$175,167.53 fund 1161, Governors Health now Health First Indiana. At the time of budget, we didn't have exact funding amounts, so I feel this would be the best route for funding at this time.

The Legacy funding amount \$47,000 wouldn't be part of this because we opted out effective January 1st, 2024. We would have those until the end of the year but then they would no longer be available. Councilman Nichols advertises in the health fund 1161 in the amount of \$175,167.53. The motion was seconded by Councilman Smith, and the motion carried.

Purdue County Extension

Eric Hillis addressed the Council with an additional appropriation request in the amount of \$3250 for a new copier/printer. County Extension has toner credit of \$1000. They would like to lease an option to purchase a new one from Beckley's in Kokomo, total amount \$6500. If the lease amount would be monthly payments \$124.15. They would split the total cost of printers with Purdue and Tipton County. Councilman Purvis advertises in the 1000.44200 equipment \$3250. The motion was seconded by Councilman Smith, and the motion carried.

Tipton County Public Library

Jason Fields addressed the Council with an additional appropriation request for \$263,000 for the renovation project. Include pictures in the packet and print out of rainy-day fund. He is asking for a public hearing and advertisement. The current cash balance is \$882,686.84. They will be spending down the rainy-day fund by the end of the year. Councilman Purvis advertises for additional appropriation in the amount of \$263,000. The motion was seconded by Councilman Retherford, and the motion carried.

TRANSFER REQUESTS:

Lindsey Ogden Health department director requests \$800 to cover the remainder of the invoice for the new Tattoo & Body Piercing permits and inspections ordinance. Councilman Nichols approves to move \$800 from fund 1159.22000 to 1159.44300. The motion was seconded by Councilman Terry, and the motion carried.

ADDITIONAL APPROPRIATION REQUEST:

- 1.Gal/Casa-\$1000 Additional Appropriation 1000.32900-000.0232
- 2.Matt Tebbe-Salary Line-\$860.97 1000.11000.000.005
- 3.Adam Dewitt-Salary Line-\$2462.10 1222.11003.000.000

4. Rich Vautaw-Salary Line-\$7193.62 1000.11042.000.0068
5. Custodian-Salary Line-\$2050.92 1000.11305.000.068
6. Emp Earned Benefits-Additional-\$25,000 1000.17000.000.0068
7. FICA-Additional -\$10,000 1000.17100.000.0068
8. Group Medical-Additional-\$170,000 1000.17300.000.0068

Discussion among the Council discussed utilizing what each department currently has in entire budgets to see any funds could be moved around before any additional appropriation needs to be done. A motion to advertise all eight items for public hearing in October 2023 for all additional appropriation to be transferred to appropriate fund was made by Councilman Nichols and seconded by Councilman VanBibber. The motion carried.

NEW BUSINESS:

County Highway Engineer Phil Beer on behalf of the Commissioners. He will be introducing Justin Nichols as the developer and Zach Klutz with Taft. Mr. Beer gave updates on three BOT projects Doctors Park, Courthouse, Fairgrounds. He is asking for the Council to consider the 1st reading of the proposed ordinance TCCO 2023-13 and what the Bond revenue would produce 7.6 million. Justin with Envoy explained they would like to do all three projects at the same time. He is explaining to the council the masterplans, existing conditions of each project, what needs to be done and the life span of each structure. The evaluation will be completed in the next 30 days, and we will provide a copy of the findings. Also, will provide the figure amounts of each project so you will be able to see the overall dollar amounts and draft of each masterplan. For the Fairgrounds this will include a consult with Fair board and Commissioners since they are getting new restrooms that includes new waterlines. Also, will be putting in metal detectors for the courthouse, so a lot will be included in this bond. Phil did state the old jail and coroner renovation isn't included but will be discussed at a future meeting.

Councilman Ashley asked if an itemized, prioritized draft will be provided for each project, and Justin stated yes once evaluation is completed. Councilman Nichols asked what is Envoy doing for the Fairgrounds cost 1.9 million? Justin from Envoy explained new waterlines and complete restroom renovations. Councilman Purvis asked if these go out for maximum bids. The bids can't exceed what the amount is set for but can be bid up to that amount. Councilman VanBibber asked timeline on bids returned for the doctors' park, Jan 1st? Justin stated possibly. Councilman VanBibber asked if the total cost 6.1 million per projects and Phil stated no. The Bond amount hasn't been set exactly yet or what county limit is available. Councilman Ashley stated will probably need to prioritize the projects. VanBibber asked what the total renovation cost and Phil stated the estimate cost of the jail is 4 ½ million.

Zach Klutz is with Bond counsel and has approached the Council to explain the financing on the Bond projects. The amount 6.1 million is a threshold that each project can't exceed. If they exceed this threshold, they will need to go through another process to be funded. This amount is like a prior tax year rate not to exceed 7% over 20-year term. Councilman Nichols asked on the draft ordinance on page 1 why would we finance \$6,106,217? Each individual project is expected to cost less than six million, so therefore the advantageous for the county and taxpayers to finance the separate and independent Projects with one bond issue to minimize the cost.

Indiana Code 36-2-6-18 provisions, each state is adjusted each year in DLGF as controlled projects. If we would go over the threshold, then it would require two public hearings and they can object the projects. Councilman Nichols asked on page 7 on the ordinance draft is the percentage six or seven. The final one approved that was submitted was seven percent. The Auditor will authorize and prepare each Bond in the form and manner provided in this ordinance. Question on the ordinance page 14 section 10. Oscar from Bond counsel explained debt ratio and the amount provided which included 15 percent cushion. He also fielded all questions to the Council. The tax rate is based on net asset value. If you wanted to keep it flat rate and use 2023 and no tax increase you could only finance 2.5 million, only one project at this time. The amount annually would be \$27.80 for taxpayers. This is based on census data. This meeting is for introduction only to answer any questions. Oscar would recommend at least go with 2.5 million Bond until Counsel makes a decision. Counsel would like to discuss other options and what funding the County currently has before any decisions. Councilman Nichols stated next council budget hearing meeting Oct 3, 2023, then advertise public hearing. We need to have a detailed draft ordinance showing each project's amounts. Proposed a joint meeting with Tipton County Commissioners to discuss Bond open to the public Oct 3, 2023, at 6:30.

Councilman Purvis made a motion to approve the 1st reading of the Bond Ordinance TCCO 2023-13 with edits discussed. Councilman Smith seconded. The motion carried.

OTHER COUNCIL BUSINESS:

Councilman Terry gave meeting update for RDC on Wednesday September 20,2023 at 6:30 pm a brief overview on the County projects.

Councilman Purvis gave brief updates on planning permits. +

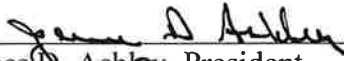
PUBLIC COMMENT:

No comments

ADJOURNMENT:

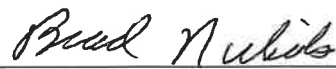
There being no further business, the meeting was adjourned on a motion made by Joe VanBibber and second by Brad Nichols. The motion carried.

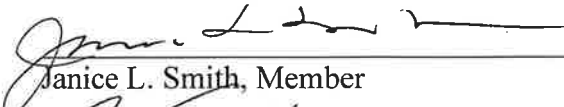
Tipton County Council


James D. Ashley, President

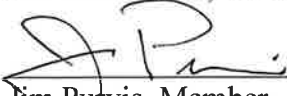

Michael Terry, Vice President


Kirk Retherford, Member

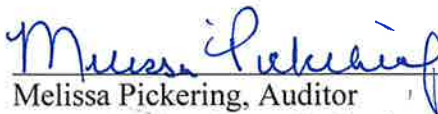

Brad Nichols, Member


Janice L. Smith, Member


Joe Van Bibber, Member


Jim Purvis, Member

Attest:


Melissa Pickering, Auditor

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