

Steuben County Council
October 14, 2014

The Steuben County Council met in special session at 9:00 AM in Commissioners meeting room of the Community Center Building, 317 S Wayne Street, Suite 2H, Angola, Indiana, 46703. Present were, Richard Shipe, Dan Caruso, Wil Howard, Kenneth Shelton, and Ruth Beer. Also present was Kim Koomler, County Auditor and Lori Hickey, Chief Deputy Auditor. Absent were Linda Hansen and F. Mayo Sanders.

Richard Shipe called the meeting to order.

Mrs. Kim Straley, LureCraft Fisherman's Shop, Inc. came before the County Council to present their request for council to approve the declaration of an Economic Revitalization Area (ERA) under IC 6-1.1-12.1-2.5. Dave Koenig was also present to answer any questions council may have regarding the ERA. Koenig explained that, LureCraft is in process of acquiring a building in Orland that will allow expansion of the business. Straley has plans to grow the business from 5 employees to as many as 91 employees over the next four (4) years. Dave Koenig said the first step toward application for the abatement is to approve a Declaratory Resolution. Then the Auditor will publish a Notice to the Public of a Public Hearing to be held at your next County Council meeting on November 12, 2014. At the November 12 meeting County Council will conduct the required public hearing as well as approve the ERA Confirmatory Resolution and give consideration to the Tax Abatement Application & SB-1 Resolution (Form SB-1). LureCraft Fisherman's Shop will be required to submit CF-1 Forms annually to maintain the annual deductions. Ruth Beer made the motion to approve the Declaratory Resolution No. 10-2014-03, Wil Howard seconded and the motion carried with five (5) ayes and zero (0) nays.

RESOLUTION NO. 10-2014-03

A DECLARATORY RESOLUTION BY THE STEUBEN COUNTY COUNCIL DECLARING CERTAIN AREAS WITH STEUBEN COUNTY AS AN ECONOMIC REVITALIZATION AREA (ERA) UNDER INDIANA CODE 6-1.1-12.1-2.5

WHEREAS, the Steuben County Council desires to stimulate investment and job growth within its jurisdiction through prudent and proper use of provisions within Indiana Code 6.1.1-12.1, including the establishment of an Economic Revitalization Area (ERA) as presented or described in Exhibit A; and

WHEREAS, Indiana Code 6-1.1-12.1 further requires that taxpayers applying for a deduction from assessed value for eligible vacant buildings, real estate additions and improvements and eligible personal property (limited to manufacturing equipment, research and development equipment, logistics and distribution equipment, and/or information technology equipment) must be located within an Economic Revitalization Area; and

WHEREAS, the Steuben County Council has received an application for deduction from assessed value from a taxpayer (LureCraft Fisherman's Shop, Inc.) located within the proposed Economic Revitalization Area boundaries; and

WHEREAS, the Steuben County Council finds that the estimated benefits described within the taxpayer's application for deduction are sufficient to declare its intent to establish the proposed Economic Revitalization Area, and to conduct a public hearing and notify all impacted taxing units regarding its intent to establish the proposed Economic Revitalization Area.

NOW THEREFORE BE IT RESOLVED by the Steuben County Council that the area presented or described within Exhibit A is hereby declared as an Economic Revitalization Area under Indiana Code 6-1.1-12.1-2.5, and that property owners within this Economic Revitalization Area are eligible for a deduction from assessed value for eligible vacant buildings, real estate additions and improvements, and eligible personal property deductions (manufacturing equipment, research and development equipment, logistics and distribution equipment, and/or information technology equipment) upon additional approval of an application for deduction from assessed value, as prescribed by the Indiana Department of Local Government Finance.

BE IT FURTHER RESOLVED that the Steuben County Council will consider confirmation of the proposed Economic Revitalization Area upon conducting a public hearing, after advertising such hearing as prescribed by Indiana Code 5-3-1 and after notifying affected taxing units of the proposed project and

date of said public hearing.

BE IT RESOVED THIS 14TH DAY OF OCTOBER, 2014.

Rick Shipe, President Steuben County Council

Attest: Kim Koomler, Steuben County Auditor, October 14, 2014

**EXHIBIT A
Economic Revitalization Area
Legal Description:**

Being a part of the Northeast Quarter of the Northeast Quarter of Section 30, Township 38 North, Range 12 East, in Steuben County, State of Indiana and bounded as follows:

Commencing at a railroad spike set at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 30, thence East 34.4 feet to an iron post found on the South right way line of State Road 120 which is the true point of beginning; thence North 18 degrees 45 minutes 22 seconds East along the South right of way line 218.7 feet to an iron pin set; thence North 30 degrees 26 minutes 02 seconds East along right of way line 203.0 feet to an iron pin set; thence North 35 degrees 49 minutes 43 seconds East along the South right of way line 134.26 feet to a concrete marker found; thence North 42 degrees 47 minutes 42 seconds East along the South right of way line 97.7 feet to an iron pin set; thence South 38 degrees 05 minutes 42 seconds East along the centerline of ditch 597.48 feet; thence South 17 degrees 25 minutes 01 seconds East along the centerline of the ditch 96.9 feet to the Quarter Quarter line; thence West 46 feet to an iron pin set; thence West along the Quarter Quarter line, 689.76 feet back to the true point of beginning.

Minutes for the August 26th 2014, September 3 & 4 budget workshops, as well as the Regular Budget Adoption Hearing and the County Council Meeting held on September 9th, 2014 were approved with corrections by a motion from Ruth Beer, Wil Howard seconded and the motion carried with five (5) ayes.

The Monthly Auditor/Treasurer comparison report for the month of September was submitted to the council for their approval. Ruth Beer moved to approve, Wil Howard seconded and the motion carried with five (5) ayes, zero (0) nays.

Tim Troyer, Sheriff, came before the county council to request a transfer of \$22,000.00 from confinement officer as shown in detail below. Dan Caruso made the motion to approve the requests, Ruth Beer seconded and the motion carried with five (5) ayes and zero (0) nays.

Transfer \$20,000.00

From: 1000-380-1000.14 Confinement Officer

To: 1000-380-1000.40 Holiday & Overtime Pay

Transfer \$2,000.00

From: 1000-380-1000.14 Confinement Officer

To: 1000.380-1000.41 Part-Time

Pam Feller, Chief Probation Officer, Juvenile User Fee Fund Budget, came before council to request additional appropriations into her Juvenile User Fee Fund and her County General Probation budgets. Feller stated that she wants to thank Auditor Koomler and Deputy Hickey for their help they have given her in getting the figures around to remedy this problem. Feller stated the reason she needs the additional money is for ongoing expenses that she needs to pay from the Juvenile User Fund which is already in the red in several payroll line items. Feller explained that she had prepared 3 options for council to consider however last Friday she was made aware that there weren't enough funds in the Juvenile User Fund to fully support any of the options she submitted. The shortfall issue has been that Steuben County has been appropriating funds in Juvenile User fee fund to pay for most or a large portion of her probation officers salaries. Feller said this has depleted the fund to the point that it can no longer support these expenditures. So, with the Auditor's help Feller has proposed a totally new option to council that she feels would be the best option for all concerned. The additional funds requests are shown in detail below. The changes are in appropriation number only and will not require any type of salary ordinance amendment to be done. Ruth Beer moved to approve the

additional appropriations, Dan Caruso seconded and the motion carried with five (5) ayes and zero (0) nays.

Appropriate: \$14,844.00
To: 2521-000-1000.00 Juvenile User Fees, PO Salaries
Appropriate: \$29,674.26
To: 1000-235-1000.01 Chief Probation Officer . \$6,508.44
1000-235-1000.02 Probation Officer - \$4,953.00
1000-235-1000.03 Probation Officer - \$6,035.10
1000-235-1000.06 Probation Officer - \$4,953.00
1000-235-1000.07 Probation Officer - \$7,224.72

Jen Sharkey and Emmett Heller, County Highway Engineer and Superintendent came before county council to request a transfer of funds within the Motor Vehicle Highway budget to cover anticipated need through the remainder of 2014 as shown in detail below. Ruth Beer moved to approve both transfer requests, Wil Howard seconded and the motion carried with five (5) ayes and zero (0) nays.

Transfer \$10,000.00
From: 1176-531-2000.30 Road Signs
To: 1176-533-2000.20 Gas, Fuel & Lube
Transfer \$20,000.00
From: 1176-533-4000.15 Mach-Equip-Repair-Remodel
To: 1176-533-2000.21 Tires & Tubes

Travis Musser, Deputy Prosecutor, came before the county council to request transfer of funds in the Pre-trial Diversion Fund to cover Social Security, Medicare and PERF expenses through the rest of the year. The transfer requests are shown in detail below. Wil Howard moved to approve the transfer and Ken Shelton seconded. The motion carried with five (5) ayes and zero (0) nays.

Transfer \$ 700.00
From: 2511-000-1000.30 Special Compensation
To: 2511-000-1000.20 SS/Medicare
Transfer \$ 2,800.00
From: 2511-000-1000.30 Special Compensation
To: 2511-000-1000.21 PERF

Allen Wheat, Circuit Court Judge submitted a request to transfer \$3,000.00 within his Circuit Court Budget from Community Corrections Detention into Stationary and Printing. The reason for his request is to pay for printing and mailing of jury questionnaires. Dan Caruso moved to approve the transfer, Wil Howard seconded and the motion carried with five (5) ayes and zero (0) nays.

Transfer \$3,000.00
From: 1000-232-3000.84 Community Corrections Detention
To: 1000-232-2000.02 Stationary & Printing

Gary Fair, Community Center Building Mgr/Supervisor presented county council with the parking lot update and a proposal to construct additional parking spaces. Fair explained the status of repair and repaving the county parking lots. Fair said the upper lot behind the courthouse is paved and ready for completion except for painting lines. Fair worked with Eric Henion, City of Angola, on lot layout. Henion recommended changing the lot from slanted spaces to straight we have added 14 new spaces. The Commissioners asked Fair to discuss the options with the City of Angola regarding putting in a green space+in that area to help with the current water retention and run-off issues. Eric Henion is proposing to acquire grant funding to help the county pay for installation of the green space. The City would cover 60% of the funding and the county will only have to pay for 40%. Fair said the project would have to be delayed until sometime in 2015, therefore the Commissioners are proposing to use the unspent money to pay for a new parking lot at the corner of Wall and Martha Streets. The new parking lot is estimated to be at the cost of \$35,000.00 which includes removal of a tree and 2 stumps, grading, paving and striping. Fair said he wants to try to move forward as soon as possible due to the change in weather. Fair has also talked to Dr. Brent Wilson of MSD and he has committed to help pay for a portion of the costs. Wilson would like to have a letter to present to his Board from the Commissioners agreeing to allow the School use of the lot after hours and during special events.

Ruth Beer asked what the green space costs are going to be to the county. Fair said he anticipates approximately \$18,000.00 to be the 40% county match. This cost is being deferred to the 2015 budget/3-year plan with the Commissioners Cumulative Capital Development funds. Council members were in agreement with the proposed change and authorized Fair and the Commissioners to move forward with the parking lot plan.

Richard Shipe brought the CCD Fund \$70,000.00 request tabled at the September meeting back before the council for further consideration. Shipe asked Mr. Gary Fair to explain the specifics of the request. Fair advised the council of a major window leakage issue in the Community Center Building. Fair said the water is coming into the building through the wall on the basement level as well as around many windows in the building. Fair has contacted a company that will investigate and provide quotes for the repairs. However the cost of the initial water tests required will cost \$4,200.00. In addition, we have HVAC problems in the MSD Tower that must be addressed. The equipment is old and will need to be replaced before too long. Auditor Koomler provided council with a list of already completed repairs. The list includes Delta T Bills \$3,000.00 for repairs to the boilers, corroded electrical connections and 3rd floor air handlers, \$3,750.00 anticipated cost to repair HVAC in MSD Tower, HVAC in Veteran Service Office, and Parking lot lamp post repairs. The Commissioners committed to pay for the Airport heating bills through the end of 2014. Legal Books approximately \$3,000.00 per month. Courthouse needs work done of the boiler, pump and sprinkler heads. Annex Building has repairs to the hot water heater shut off valves, back fence surrounding the tower, EMS North, wood window trim and Annex HVAC. Total of approximately \$35,000.00 is anticipated to cover what we currently know about and doesn't include any unknown emergency repairs. Ruth Beer asked for comments from Ron Smith. Smith agreed with the list of needs submitted by the Auditor and Mr. Fair. Dan Caruso made the motion to appropriate \$40,000.00 to the Cumulative Capital Development Fund to cover any unexpected costs as well as those stated above. Ruth Beer seconded and the motion carried with five (5) ayes and zero (0) nays.

Ralph Holman presented the 2014 Farm Bureau Statistical Report to the Council. Holman said Katrina Hall has been gathering data for the books for years and is having trouble receiving the information from the units so it has been decided that this is the last book Farm Bureau will be creating. Holman reviewed Farm Bureau's position on the upcoming legislative session with regard to the Army Corp of Engineers, saying no to the referendum to have only one County Commissioner in Allen County.

Judge William Fee, Superior Court, submitted a request for appropriation of \$4,000.00 to the Family Court Project Grant Fund Professional Contracts line item. Kenneth Shelton moved to approve the appropriation, Dan Caruso seconded. The motion carried with five (5) ayes and zero (0) nays.

Appropriate: \$4,000.00
To: 9186-000-3000.01 Professional Contracts

Richard Shipe read the additional request submitted by Gary LeTourneau, Communications Director. The auditor explained the situation with the Communication Department Budget and she confirmed the need for the money. Koomler stated that her office has been working closely with LeTourneau for a few months now and he has no more money to move into the line items to cover the shortfalls in budget. Ruth Beer said we all knew this was coming and she made the motion to approve all three requests. Dan Caruso seconded and the motion carried with five (5) ayes and zero (0) nays.

General Fund Communications Budget
Appropriate: \$3,000.00
To: 1000-303-4000.15 Tower Maintenance & Repair
Statewide 9-1-1 Budget
Appropriate: \$30,000.00
To: 1222-000-1000.40 Overtime
LOIT Public Safety Budget
Appropriate: \$25,000.00
To: 1170-303-3000.55 Communications Service Agreement

Richard Shipe asked council to consider obtaining guidelines for how to process the Abatement and CF-1 Abatement Compliance request submittals. At this time, Council does not have a procedure in place to handle the requests. All members agreed and would like to have more information on this subject and want to hear from Mr. Dave Koenig on this matter.

Kenneth Shelton asked Councilman Dan Caruso to take his committee assignment to the SCEDC and Shelton would be willing to take one of Caruso's appointments in trade. President

Shipe said the two could discuss this and notify the Auditor and the Council members if a change is to be made.

Kim Johnson, Assessor Elect announced that there is an abatement class being held in Fort Wayne on the IPFW Campus on the Wednesday after election day, November 5th, 2014. Johnson said she plans to attend and would be happy to share the information with anyone else that may be interested in attending.

Correspondence received by Council: Highway Engineer report, Response letter from Commissioners re: Arena Building.

There being no further business, Ruth Beer made the motion to adjourn. Dan Caruso seconded. The motion carried with five (5) ayes.

Steuben County Council

Richard Shipe, President

Absent
F. Mayo Sanders

Dan Caruso

Wil Howard

Kenneth Shelton

Absent
Linda Hansen

Ruth Beer, Vice President

Attest: _____
Kim Koomler, Auditor