

**DELAWARE COUNTY COMMISSIONER'S MEETING
MONDAY, JULY 17, 2017 @ 9:00 A.M.
ROOM 309 A, 100 WEST MAIN STREET
MUNCIE, IN 47305
CALL TO ORDER
PLEDGE TO FLAG
ROLL CALL**

ORIGINAL

Mr. Shannon Henry
Mr. James King
Ms. Sherry Riggan
Mr. Charlie Richmond, Deputy Auditor
Mr. John Brooke, Attorney

APPOINTMENTS

MOTION: Commissioner Henry made a motion to appoint Mr. Mike Concannon to the Airport Authority Board.
SECOND: Commissioner Riggan
YEAS: Commissioner Henry, Commissioner Riggan, President King

TABLED BUSINESS

AGREEMENT FOR COLLECTION OF PERSONAL PROPERTY TAXES

Remained on table.

APPROVAL OF MINUTES

MOTION: Commissioner Henry made a motion to approve July 3, 2017 minutes.
SECOND: Commissioner Riggan
YEAS: Commissioner Riggan, Commissioner Henry, President King

PRESENTATIONS TO COMMISSIONERS

Mr. Nate Jones, Veterans Director, presented information about the Veterans Upward Bound. Delaware County could become a one-stop shop package for Veterans to get assistance through Delaware County Veterans and Upward Bound. Opportunities for education and benefits would be available through a common area at Delaware County.

Mr. Ralph Smith, Veterans Upward Bound, is a full-time Veterans Education Specialist for Vincennes University and works under a grant. Part-time and work study employees will be working with the Veterans Upward Bound program too.

Mr. Mathew Schwartz, Assistant Vice-President for Division of Outreach and Engagement of Vincennes University, said Vincennes offers a robust program for military. A Teach on Board is offered to all active service members to earn a degree.

President King read aloud the proclamation.

All Veterans were asked to stand for a round of applause.

MOTION: Commissioner Henry made a motion to approve the proclamation.
SECOND: Commissioner Riggan
YEAS: Commissioner Henry, Commissioner Riggan, President King

ORIGINAL

**VETERANS UPWARD BOUND, VINCENNES UNIVERSITY
AND DELAWARE COUNTY VETERANS AFFAIRS OFFICE**

WHEREAS Veterans Upward Bound, Vincennes University is hereby honored for it's service to Delaware County veterans and recognized for it's redesigned partnership with the Delaware County Veterans Affairs Office and

WHEREAS Veterans Upward Bound, Vincennes University is a program funded by the United States Department of Education and is the only Veterans Upward Bound Program in the State of Indiana and

WHEREAS Veterans Upward Bound, Vincennes University provides free academic services to assist veterans to enter and to complete a college or other postsecondary training program of the veteran's choice and

WHEREAS Veterans Upward Bound, Vincennes University has helped thousands of veterans in Indiana since 1979 and hundreds of veterans in Delaware County since 2000 achieve their higher education goals and

WHEREAS Veterans Upward Bound, Vincennes University in partnership with the Delaware County Veterans Affairs Office, Delaware County Veterans Drug Diversion Court, Work-One, Veterans Affairs, Muncie Mission, Muncie Community Schools Adult Basic Education, Ivy Tech Community College and Ball State University has helped more veterans this grant cycle than any other county served by the Veterans Upward Bound Grant and

WHEREAS Veterans Upward Bound, Vincennes University co-located with the Delaware County Veterans Affairs Office and with support of the Delaware County Commissioners will provide greater services and support to Delaware County veterans as similar organizations are growing all over the United States and Delaware County is leading the way in the State of Indiana.

NOW, THEREFORE, We, the Delaware County Commissioners, do hereby proclaim Monday, July 17, 2017, as:

***"Veterans Upward Bound, Vincennes University
and Delaware County Veterans Affairs Day"***

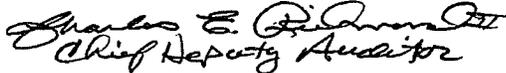
in Delaware County, Indiana, and urge all citizens to express their appreciation and thankfulness for and in support of veterans.

PROCLAIMED this 17th day of July 2017.


James King, President Delaware County Commissioners


Sherry Riggin, Vice President


Shannon Henry, Member


Chief Deputy Auditor

ORDINANCES FOR SECOND READING

ORDINANCE ESTABLISHING DELAWARE COUNTY SHERIFF'S JAG GRANT

ORDINANCE NO. 2017-016

MOTION: Commissioner Henry made a motion to approve Ordinance 2017-016, Sheriffs JAG Grant.

SECOND: Commissioner Riggin

YEAS: Commissioner Henry, Commissioner Riggin, President King

July 17, 2017

ORDINANCE ESTABLISHING DELAWARE COUNTY SHERIFF'S JAG GRANT

GRANT ACCOUNT

ORDINANCE NO 2017- 016

ORIGINAL

DELAWARE COUNTY COMMISSIONERS

WHEREAS, the Delaware County Sheriff's Office has applied for and received a grant from the Bureau of Justice Assistance, US Department of Justice, to be used for paying overtime to currently employed law enforcement officers and necessary support personal to increase the number of hours worked by such personnel; and

WHEREAS, it is necessary to account for the use of said funds and to expend said funds for the proposed use for which they were granted. It is necessary that the Auditor of Delaware County be authorized to establish an account known as "The Delaware County Sheriff's 2016 J.A.G. Grant "2016-DJ-BX-0535"; and

WHEREAS, the grant award is in the amount of \$26,984.00 and the portion to the Delaware County Sheriff's is in the sum of \$12,143.00. The Commissioners find that the acceptance of said grant should be approved.

IT IS THEREFORE ORDAINED BY THE DELAWARE COUNTY COMMISSIONERS, that the Auditor shall establish a fund entitled 2016-J.A.G. Grant 2016-DJ-BX-0535 and shall issue a budget fund number with respect to those funds. Said funds shall be exempt from needing appropriation.

DATED THIS 17 DAY OF July, 2017

Shannon Henry Delaware County Commissioner



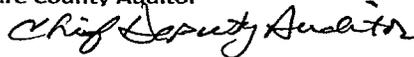
James King Delaware County Commissioner



Sherry Riggan Delaware County Commissioner

ATTEST:


Steve Craycraft Delaware County Auditor


Chief Deputy Auditor

ORDINANCE AMENDING SECTION 1-8-1 OF THE
DELAWARE COUNTY CODE OF ORDINANCES REGARDING COPY FEES
ORDINANCE NO. 2017-017A

MOTION: Commissioner Riggan made a motion to keep Ordinance 2017-017A, tabled until Mr. John Brooke, County Attorney, can review it.

SECOND: Commissioner Henry

YEAS: Commissioner Henry, Commissioner Riggan, President King

BEING A NEW FLOODPLAIN MANAGEMENT
ORDINANCE FOR DELAWARE COUNTY, INDIANA
ORDINANCE NO. 2017-013

Ms. Marta Moody, Plan Commission Director, explained the new floodplain management ordinance is substantively similar to the existing with several small changes incorporated from the FEMA produced ordinance template. She stated FEMA and the DNR had completed new floodplain mapping along York Prairie Creek which will be incorporated by reference in the new ordinance. The new maps will be effective August 3, 2017.

MOTION: Commissioner Henry made a motion to approve Ordinance 2017-013, Being a new Floodplain Management Ordinance.

SECOND: Commissioner Riggan

YEAS: Commissioner Henry, Commissioner Riggan, President King

ORIGINAL

ORDINANCE NO. 2017-013

BEING A NEW FLOODPLAIN MANAGEMENT ORDINANCE FOR
DELAWARE COUNTY, INDIANA

WHEREAS, in the interest of promoting the public health, safety, and general welfare and minimizing public and private losses due to flood conditions in specific areas throughout the unincorporated territory of Delaware County, Indiana; and

WHEREAS, in the interest of protecting human life and health, minimizing expenditures of public money for costly flood control projects, minimizing the need for rescue and relief efforts associated with flooding, minimizing prolonged business interruptions, minimizing damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard, and maintaining a stable tax base by minimizing the potential for creating flood blighted areas; and

WHEREAS, these goals can best be accomplished by guiding development in flood hazard areas to reduce the potential for loss of life and property, reduce the potential for health and safety hazards, and reduce the potential for extraordinary public and private expenditures for flood protection and relief; and

WHEREAS, there is a need to replace the existing floodplain management ordinance to incorporate new definitions and provisions imposed by the National Flood Insurance Program and the Federal Emergency Management Agency, including new digital flood maps for the unincorporated territory of Delaware County, Indiana.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of Delaware County, Indiana as follows:

Section 1. That Title XV, LAND USAGE, Chapter 159 FLOODPLAIN MANAGEMENT be deleted in its entirety.

Section 2. That a new Chapter 159 FLOODPLAIN MANAGEMENT shall be inserted, with appropriate recodification, as follows:

July 17, 2017

ORIGINAL

RESOLUTION NO. 2017-030

BOARD OF COMMISSIONERS OF DELAWARE COUNTY, INDIANA

APPROVING A DECLARATORY RESOLUTION
AND ECONOMIC DEVELOPMENT PLAN OF THE
DELAWARE COUNTY REDEVELOPMENT COMMISSION
AND APPROVING ORDER OF THE
DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION

WHEREAS, the Delaware County ("County") Redevelopment Commission ("Commission"), has, on the 8th day of June, 2017, approved an Economic Development Plan ("Plan") for the 69/28 Gaston Economic Development Area ("Area") in the County; and

WHEREAS, the Commission has, on the 8th day of June, 2017 adopted a declaratory resolution creating the Area as an economic development area and subject to economic development and redevelopment activities pursuant to IC 36-7-14 and IC 36-7-25 ("Act"); and

WHEREAS, the Delaware-Muncie Metropolitan Plan Commission ("Plan Commission"), on the 6th day of July, 2017, approved the Plan and Declaratory Resolution; and,

WHEREAS, the Act requires approval of the Declaratory Resolution and the Plan and the action of the Plan Commission by the Board of Commissioners of the County ("Board");

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Delaware County, Indiana, as follows:

1. That the Plan for the Area is in all respects approved, ratified and confirmed by the Board.
2. That the action of the Plan Commission on July 6, 2017, approving the Plan and the Declaratory Resolution is in all respects approved, ratified and confirmed by the Board.
3. That the County Auditor is hereby directed to file a copy of the Declaratory Resolution, the Plan and the approving Order of the Plan Commission with the permanent minutes of this meeting.
4. This Resolution shall be effective from and after passage.

18543633

Full view of ordinance is available at www.co.delaware.in.us

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF DELAWARE, INDIANA,
IDENTIFYING A TAX SALE CERTIFICATE TO BE ASSIGNED TO A NONPROFIT CORPORATION #7
RESOLUTION 2017-031

Ms. Janet Kesler, Tax Sale Clerk, presented Resolution 2017-031. Public Hearing will be August 7, 2017. Taxes are severely delinquent in the amount of \$30,000.

MOTION: Commissioner Riggin made a motion to approve Resolution 2017-031, Identifying a Tax Sale Certificate to be Assigned to a Nonprofit Corporation #7.

SECOND: Commissioner Henry

YEAS: Commissioner Henry, Commissioner Riggin, President King

July 17, 2017

Full view of ordinance is available at www.co.delaware.in.us

ORDINANCES FOR FIRST READING

BEING AN ORDINANCE TO AMEND THE TEXT OF THE DELAWARE COUNTY COMPREHENSIVE ZONING ORDINANCE REGARDING PUBLIC WORKS, SWIMMING POOLS, RESIDENTIAL FACILITIES, USES IN THE BL LIMITED BUSINESS ZONE AND THE FA FLOOD AREA ZONE

ORDINANCE 2017-018

Ms. Moody stated this involves little edits to various sections of the Delaware County Zoning Ordinance to provide clarifications and to ensure references to state requirements are up to date with no conflicts between state and local provisions. The section on Flood Area Zones will now reference the newly adopted Floodplain Management Ordinance and mapping.

MOTION: Commissioner Henry made a motion to approve Ordinance 2017-018, Amending the Text of the Comprehensive Zoning regarding Public Works, Swimming Pools, Residential Facilities and uses of flood and business zone.

Plan Commission voted all yeas

SECOND: Commissioner Riggan

YEAS: Commissioner Henry, Commissioner Riggan, President King

July 17, 2017

ORDINANCE NO. 2017-018

**BEING AN ORDINANCE TO AMEND THE TEXT OF THE
THE DELAWARE COUNTY COMPREHENSIVE ZONING ORDINANCE
REGARDING PUBLIC WORKS, SWIMMING POOLS, RESIDENTIAL FACILITES,
USES IN THE BL LIMITED BUSINESS ZONE, AND THE FA FLOOD AREA ZONE**

WHEREAS, the State enabling act for planning and zoning empowers the Board of Commissioners of Delaware County, Indiana to adopt a Comprehensive Zoning Ordinance and also provides for amendments to said ordinances as deemed necessary from time to time; and

WHEREAS, the State enabling act also provides for amendments to the Comprehensive Zoning Ordinances to further promote the health, safety and general welfare; and

WHEREAS, the current provisions require updating or clarification; and

WHEREAS, the Delaware-Muncie Metropolitan Plan Commission has given legal notice of a public hearing and, after consideration of the proposed amendments during the hearing, hereby forwards a favorable recommendation (7-0) regarding said amendment to the County Commissioners of Delaware County, Indiana, all as required by law; and

WHEREAS, the Board of Commissioners of Delaware County, Indiana has given reasonable regard to the Comprehensive Plan; current conditions and the character of current structures and uses in each district; the most desirable use for which land in each district is adapted; the conservation of property values throughout the jurisdiction; and responsible growth and development.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Delaware County, Indiana that the text of the Delaware County Comprehensive Zoning Ordinance shall be amended, changed and supplemented as follows:

Section 1. Article IX GENERAL PROVISIONS, Section 7 YARDS AFFECTED BY PUBLIC WORKS shall be amended and supplemented by inserting a new title stating "PROPERTIES AFFECTED BY PUBLIC WORKS", by inserting the phrase "or structure, including a sign," at the beginning of the first sentence following "Where a building", and by deleting the word "area" in the first sentence so that the title and first sentence reads as follows:

Section 7 PROPERTIES AFFECTED BY PUBLIC WORKS

Full view of ordinance is available at www.co.delaware.in.us

**RESOLUTIONS FOR APPROVAL
APPROVING A DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN OF THE DELAWARE
COUNTY REDEVELOPMENT COMMISSION AND APPROVING ORDER OF THE DELAWARE-MUNCIE
METROPOLITAN PLAN COMMISSION
RESOLUTION 2017-030**

MOTION: Commissioner Henry made a motion to approve Resolution 2017-030, Approving a Declaratory and Economic Development Plan of the Redevelopment Commissioner and Approving Order of the Metropolitan Plan Commission (Gaston area).

SECOND: Commissioner Riggin

YEAS: Commissioner Henry, Commissioner Riggin, President King

ORIGINAL

RESOLUTION 2017-031

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF DELAWARE, INDIANA, IDENTIFYING A TAX SALE CERTIFICATE TO BE ASSIGNED TO A NONPROFIT CORPORATION #7

WHEREAS, Indiana Code 6-1.1-24-17 sets out the procedures for assigning tax sale certificates to a nonprofit corporation.

WHEREAS, there is one parcel in Delaware County that has been in one or more tax sales and have taxes that are severely delinquent. This parcel will be offered to a nonprofit corporation. The parcel is identified as follows:

18-11-13-201-009-000-003 4221 E Jackson Certificate #181600441 Del. Taxes: \$ 30,741.29

WHEREAS, the Board of Commissioners intends to accept written applications from nonprofit corporations who satisfy the requirements of Indiana Code 6-1.1-24-17 who desire to have the identified tax sale certificate assigned to them.

WHEREAS, the Board of Commissioners hereby sets a public hearing on the 7th day of August, 2017, at 9:00 a.m. in the Delaware County Commissioner's Courtroom, Room 309, 100 West Main Street, Muncie, Indiana 47305 to discuss the assignment of said tax sale certificate.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Delaware County, Indiana that:

Section One. The Delaware County Board of Commissioners hereby identifies the tax sale certificate that the Board desires to assign to a nonprofit entity. Said tax sale certificate is described above.

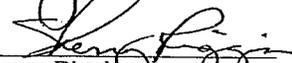
Section Two. The Delaware County Board of Commissioners hereby sets a public hearing on the 7th day of August, 2017, at 9:00 a.m. in the Delaware County Commissioner's Courtroom, Room 309, 100 West Main Street, Muncie, Indiana 47305 to discuss the assignment of said tax sale certificates.

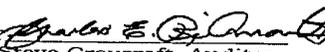
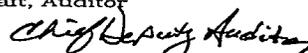
Section Three. The Delaware County Board of Commissioners shall publish a notice regarding the public hearing and will process applications and transfer the parcel in accordance with Indiana Code 6-1.1-24-17.

Passed and adopted by the Commissioners on the 17 day of July, 2017.


James King, President


Shannon Henry


Sherry Rigg

ATTEST 
Steve Craycraft, Auditor


RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF DELAWARE, INDIANA, OF A FINAL DETERMINATION CONCERNING VACANT PARCELS NOT SOLD IN A TAX SALE
RESOLUTION 2017-032

Ms. Kesler presented Resolution 2017-032, Final Determination Concerning Vacant Parcels not sold in a Tax Sale. Ms. Kesler presented 22 parcels, title search and notification costs were paid by the adjacent property owners. These properties are ready to be deeded over. Ms. Kesler said two applications were received for 3309 W Devon Road and 1603 S Jefferson Street.

July 17, 2017

Mr. Michael W Clark-3309 W Devon Road and Ms. Susan Schlenker- 1603 S Jefferson Street were drawn by Commissioner Riggan for the adjacent property.

MOTION: Commissioner Riggan made a motion to approve Resolution 2017-032, Final Determination Concerning Vacant Parcels not sold in a tax sale.

SECOND: Commissioner Henry

YEAS: Commissioner Henry, Commissioner Riggan, President King

RESOLUTION NO. 2017-032

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF DELAWARE, INDIANA, OF A FINAL DETERMINATION CONCERNING VACANT PARCELS NOT SOLD IN A TAX SALE

WHEREAS, Indiana Code 6-1.1-24-6.8 sets out the procedures for incorporating parcels not sold in tax sale into adjacent parcels; and

WHEREAS, the Board of Commissioners adopted an ordinance to allow adjacent land owners to purchase parcels not sold in a tax sale; and

WHEREAS, the Board of Commissioners, Resolution No. 2017-027 previously identified unsold parcels, provided written notice of its intent to sell such identified parcels, accepted written applications from contiguous parcel owners for the purchase of the identified parcels, and processed said applications;

WHEREAS, the Board of Commissioners now intends to make a final determination for the vacant properties to be sold to adjacent parcel owners pursuant to Indiana law. The identified parcels and the adjacent parcel owners are listed in, and attached to this Resolution as, "Exhibit A";

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners makes a final determination that the properties listed in Exhibit A shall be sold to the contiguous parcel owners identified in Exhibit A,

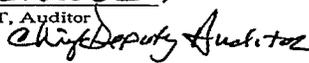
BE IT FURTHER RESOLVED that all delinquent taxes, special assessment, penalties, and interest with respect to the vacant parcels shall be removed from the tax duplicate and notice of the final determination shall be given to the successful applicant, the county auditor, and the township assessor or county assessor if there is no township assessor. Upon receipt of the notice, the county auditor shall collect the purchase price from each successful applicant and prepare a tax deed transferring the vacant parcels to the successful applicants.

Adopted this 17 day of July, 2017.


James King, President


Sherry Riggan


Shannon Henry

ATTEST 
STEVEN G. CRAYCRAFT, Auditor

Chief Deputy Auditor

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF DELAWARE, INDIANA, OF A FINAL DETERMINATION CONCERNING VACANT PARCELS NOT SOLD IN A TAX SALE

Exhibit A

PARCEL NUMBER	ADDRESS	CITY	ADJACENT PROPERTY OWNER	DRAWING
18-11-14-313-006.000-003	1420 S BROTHERTON ST	MUNCIE, IN 47302	MARY ROBBIN GRAGG	
18-11-11-131-002.000-003	1214 N CENTRAL AVE	MUNCIE, IN 47303	RODNEY LEE FULTZ	
18-11-07-287-002.000-003	9309 W DEVON RD	MUNCIE, IN 47304	JACK HUNTER	
18-11-07-287-002.000-003	9309 W DEVON RD	MUNCIE, IN 47304	MICHAEL W. CLARK	
18-11-15-352-003.000-003	211 E 8TH ST	MUNCIE, IN 47302	MICHELLE WATSON	
18-11-15-315-009.000-003	408 E 8TH ST	MUNCIE, IN 47302	DARLA STEVENS	
18-11-15-328-008.000-003	714 E 5TH ST	MUNCIE, IN 47302	BENNIE J MCCOY	
18-08-02-404-002.000-005	500 W 1ST ST	ALBANY, IN 47320	DEREK & DAWN MAYS	
18-02-34-306-004.000-025	300 BLK E HIGH ST	GASTON, IN 47342	JAIME CLOCK	
18-11-11-107-014.000-003	1900 BLK E HINES ST	MUNCIE, IN 47303	TERRY POUNDS	
18-11-15-356-024.000-003	1603 S JEFFERSON ST	MUNCIE, IN 47302	SUSAN SCHLENKER	
18-11-15-356-024.000-003	1603 S JEFFERSON ST	MUNCIE, IN 47302	ANDREW & LESLIE GRARER	
18-11-15-357-011.000-003	1700 & 1702 S JEFFERSON ST	MUNCIE, IN 47302	DEBRA K SIMMONS	
18-11-22-115-003.000-003	2210 S JEFFERSON ST	MUNCIE, IN 47302	PHILLIP D & MONICA L WEST	
18-11-15-182-003.000-003	715 E KIRBY AVE	MUNCIE, IN 47302	LACOMAS E WOLFE	
18-11-11-105-006.000-003	1700 BLK E KIRK ST	MUNCIE, IN 47303	DAVID G WEST SR	
18-11-10-490-017.000-003	1302 E MAIN ST	MUNCIE, IN 47305	ANNIE D WHIGUM	
18-11-12-355-016.000-003	200 BLK N STATE ST	MUNCIE, IN 47303	CHARLES R & VEDA F SLAVEN	
18-11-12-300-018.000-003	407 N STATE ST	MUNCIE, IN 47303	JAMES L LANCASTER	
18-11-12-305-013.000-003	701 ADJ N STATE ST	MUNCIE, IN 47303	PAUL E JOHNSON JR	
18-10-13-327-008.000-017	1001 ADJ S STOCKPORT DR	MUNCIE, IN 47304	RYAN & SHAWNA GONZALES	
18-11-16-357-010.000-003	1401 W 10TH ST	MUNCIE, IN 47302	JEFFERY BRUBAKER	

Susan Schlenker

Michael Clark

DEPARTMENT HEADS AND ELECTED OFFICIALS

Mr. Mike King, Clerk of Delaware County, said he worked with the consultant regarding the 4-D program. The 4-D program is when federal government gives back funds as incentives payments for performance based on child support collections and administrative costs. The Clerk’s office did back billing on claims for part of 2014 and 2015. The State accepted the back billing. The Clerk’s office will receive \$64,324 to be placed back to the general fund.

Board of Judges, Court administrative and the Clerks staff, have worked and implemented e-filing for the court systems. State of Indiana trained the Clerk’s office. The first date for implementing e-filing was July 7, 2017. The goal is to be paperless and not to pay rent on a storage space.

PAYMENTS OF CLAIMS

MOTION: Commissioner Riggin made a motion to pay claims in the amount of \$1,064,731.23.

SECOND: Commissioner Henry

YEAS: Commissioner Henry, Commissioner Riggin, President King

Ms. Angie Moyer, Project Manager, provided an update on Tillotson Bridge, October 27, 2017 should be the completed date.

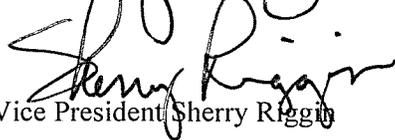
RECESS

MOTION: Commissioners Riggin made a motion to recess until August 7, 2017.

SECOND: Commissioner Henry

YEAS: Commissioner Henry, Commissioner Riggin, President King


President James King


Vice President Sherry Riggin


Member Shannon Henry


Auditor Steven G Graycraft