

DELAWARE COUNTY COUNCIL MEETING
September 26, 2017 9:00 A.M.
DELAWARE COUNTY COMMISSIONERS COURTROOM
CALL TO ORDER
PLEDGE of ALLEGIANCE TO THE FLAG
AGENDA POSTED
APPROVAL OF AGENDA
ROLL CALL

Councilman Alexander, Councilman Bledsoe, Councilwoman Chambers, Councilman Matchett,
Councilwoman Piper, President Quakenbush

ABSENT: Councilwoman Lasater

APPROVAL OF MINUTES
August 22, 2017

MOTION: Councilman Matchett made a motion to approve August 22, 2017 minutes.

SECOND: Councilwoman Piper

Councilman Alexander, Councilman Bledsoe, Councilwoman Chambers, Councilman Matchett,
Councilwoman Piper, President Quakenbush

ABSENT: Councilwoman Lasater

FINANCIAL AND TRANSFER AGENDA

MOTION: Councilman Alexander made a motion to approve Highway Department 1176-202 for
\$900,000.

SECOND: Councilman Bledsoe

Councilman Alexander, Councilman Bledsoe, Councilwoman Chambers, Councilman Matchett,
Councilwoman Piper, President Quakenbush

ABSENT: Councilwoman Lasater

MOTION: Councilman Alexander made a motion to approve ineligible Homestead 1216-694-5-00000-
361 maintenance for \$16,500.

SECOND: Councilwoman Piper

Councilman Alexander, Councilman Bledsoe, Councilwoman Chambers, Councilman Matchett,
Councilwoman Piper, President Quakenbush

ABSENT: Councilwoman Lasater

MOTION: Councilman Alexander made a motion to approve EMS Capital Improvements Fund
4910/263/441 for \$15,000.

SECOND: Councilman Matchett

Councilman Alexander, Councilman Bledsoe, Councilwoman Chambers, Councilman Matchett,
Councilwoman Piper, President Quakenbush

ABSENT: Councilwoman Lasater

MOTION: Councilman Alexander made a motion to approve Assessor Sales Disclosure Fund 1131 for \$170.

SECOND: Councilman Bledsoe

Councilman Alexander, Councilman Bledsoe, Councilwoman Chambers, Councilman Matchett, Councilwoman Piper, President Quakenbush

ABSENT: Councilwoman Lasater

MOTION: Councilman Alexander made a motion to approve GAL/CASA for \$16,483.

SECOND: Councilwoman Piper

Councilman Alexander, Councilman Bledsoe, Councilwoman Chambers, Councilman Matchett, Councilwoman Piper, President Quakenbush

ABSENT: Councilwoman Lasater

MOTION: Councilman Alexander made a motion to approve Major Transfer from Communication Center 124 to Commissioners 153.

SECOND: Councilman Bledsoe

Councilman Alexander, Councilman Bledsoe, Councilwoman Chambers, Councilman Matchett, Councilwoman Piper, President Quakenbush

ABSENT: Councilwoman Lasater

TRANSFERS

MOTION: Councilman Alexander made a motion to approve transfer of Election Board #142 (see below).

SECOND: Councilwoman Piper

Councilman Alexander, Councilman Bledsoe, Councilwoman Chambers, Councilman Matchett, Councilwoman Piper, President Quakenbush

ABSENT: Councilwoman Lasater

MOTION: Councilman Alexander made a motion to approve transfer of Commissioners 153 (see below).

SECOND: Councilman Bledsoe

Councilman Alexander, Councilman Bledsoe, Councilwoman Chambers, Councilman Matchett, Councilwoman Piper, President Quakenbush

ABSENT: Councilwoman Lasater

MOTION: Councilman Alexander made a motion to approve transfer of Emergency Medical Services (see below).

SECOND: Councilman Matchett

Councilman Alexander, Councilman Bledsoe, Councilwoman Chambers, Councilman Matchett, Councilwoman Piper, President Quakenbush

ABSENT: Councilwoman Lasater

MOTION: Councilman Alexander made a motion to approve transfer of Community Corrections (see below).

SECOND: Councilman Matchett

Councilman Alexander, Councilman Bledsoe, Councilwoman Chambers, Councilman Matchett, Councilwoman Piper, President Quakenbush

ABSENT: Councilwoman Lasater

MOTION: Councilman Alexander made a motion to approve transfer of Health Department Immunization Grant (see below).

SECOND: Councilwoman Piper

Councilman Alexander, Councilman Bledsoe, Councilwoman Chambers, Councilman Matchett, Councilwoman Piper, President Quakenbush

ABSENT: Councilwoman Lasater

MOTION: Councilman Bledsoe made a motion to approve transfer of CASA 1212 (see below).

SECOND: Councilman Alexander

Councilman Alexander, Councilman Bledsoe, Councilwoman Chambers, Councilman Matchett, Councilwoman Piper, President Quakenbush

ABSENT: Councilwoman Lasater

MOTION: Councilman Alexander made a motion to approve transfer of EMS #2 (see below).

SECOND: Councilwoman Piper

Councilman Alexander, Councilman Bledsoe, Councilwoman Chambers, Councilman Matchett, Councilwoman Piper, President Quakenbush

ABSENT: Councilwoman Lasater

MOTION: Councilman Alexander made a motion to approve financial, transfers and to amend salary ordinance with like reductions.

SECOND: Councilwoman Piper

Councilman Alexander, Councilman Bledsoe, Councilwoman Chambers, Councilman Matchett, Councilwoman Piper, President Quakenbush

ABSENT: Councilwoman Lasater

COMMITTEE REPORTS

- Tax Abatements

Councilman Alexander said the Tax Abatement Committee met and recommended the abatement with Council's approval. The redevelopment area has to be approved before the Tax Abatement. The abatement is for United Construction Services LLC.

Mr. Williams Hughes, Council Attorney, said the preliminary resolution (see below) will be approved at today's (September 26, 2017) meeting. The notice will be published and a public hearing will be held on October 24, 2017. Once the resolution is approved (October 24, 2017) the abatement will be approved.

President Quakenbush said the applicant came forward and talked with Mr. Bookout and stated that they owned more land than they had initially applied for. Revitalization must be declared before tax abatement.

Councilman Alexander said the presented abatement has not changed. The revitalization area was not the topic at the Tax Abatement meeting.

Mr. Brad Bookout said the revitalization area is the parcel property in which the new building will be built.

Mr. Brandon Buck and his partner started United Construction Services. They rented a place and have outgrown the building. Mr. Buck said they want one building, in which equipment can be services, clerical staff, office staff and mechanics can be within the one building. This is a five-year phased in abatement.

Mr. Bookout presented the proposed investment in real property. A list of wages is below. This is a local company that does work with Ball State University.

Mr. Hughes said in the application, the statement of benefits form was used for personal property and should be real-estate. This will be updated before October's meeting.

MOTION: Commissioner Bledsoe made a motion to approve Resolution 2017-039, Economic Revitalization.

SECOND: Commissioner Alexander

Councilman Alexander, Councilman Bledsoe, Councilwoman Chambers, Councilman Matchett, Councilwoman Piper, President Quakenbush

ABSENT: Councilwoman Lasater



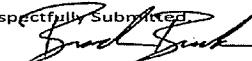
August 8, 2017

United Construction Services, LLC is signatory with the below unions. The rates and benefits are adjusted yearly by the unions and paid accordingly. It is custom to see a \$1.00 to \$1.50 per hour increase in the package on a yearly bases.

<u>Operator Wages and Benefits</u>			
	<u>Hourly Wage</u>	<u>Hourly Benefits</u>	<u>Total Package</u>
Foreman	\$35.05	\$17.66	\$52.71
Journeyman	\$34.05	\$17.66	\$51.71
Apprentice	\$27.24	\$17.66	\$44.90 (we only have one apprentice employee)

<u>Laborer Wages and Benefits</u>			
	<u>Hourly Wage</u>	<u>Hourly Benefits</u>	<u>Total Package</u>
Journeyman	\$23.22	\$14.73	\$37.95
Apprentice	\$22.06	\$14.73	\$36.79 (we only have two apprentice employee)

Although United Construction Services, LLC is a new company that started in January of 2016 they employed 70 employees in 2016 for a total gross wages of \$455,254.18; this amount does not include the benefit package for these employees which was \$180,856.30. While some of these 70 employees are seasonal employees that are full time during our peak season of April through November, United Construction Services has been fortunate to maintain a constant full time employee base of 30 employees and is in hope to grow that number in the near future. Total wages paid to employees (not including benefits) to date in 2017 is \$705,008.59.

Respectfully Submitted

 Brandon L. Buck
 Member



ORIGINAL

RESOLUTION 2017-029
DELAWARE COUNTY COUNCIL

A RESOLUTION DESIGNATING 12.85 ACRES IN HAMILTON TOWNSHIP, DELAWARE COUNTY, INDIANA, AND LOCATED ON INDIANA STATE ROAD THREE NORTH, AN ECONOMIC REVITALIZATION AREA

WHEREAS, Indiana Code 6-1.1-12.1 allows an abatement of real property taxes attributable to redevelopment or rehabilitation activities in economic revitalization areas as defined therein; and

WHEREAS, Indiana Code 6-1.1-12.1 authorizes the Delaware County Council ("Council") as designating body to designate economic revitalization areas under the procedures established by law; and

WHEREAS, B & C Development LLC ("Owner") has filed an Application for Tax Abatement and submitted a Statement of Benefits for proposed construction of a new 7,200 square foot building at an estimated cost of \$889,741.00 ("Project") on 12.85 acres in Hamilton Township, Delaware County, Indiana, and located on Indiana State Road 3 North (Parcel No. 18-07-23-300-020.000-006) ("Real Estate"), more particularly shown and described in the Ashton Land Surveyors survey dated March 20, 2017 ("Survey"), attached hereto and made a part hereof; and

WHEREAS, the proposed new building will house offices and construction equipment storage and shop space for United Construction Services LLC who will employ 12 to 15 new employees within twelve months and retain an additional 30 employees; and

WHEREAS, the Council believes it is in the best interests of the citizens of Delaware County, Indiana, to designate economic revitalization areas in order to expand the property tax base, promote private investment, and create jobs;

NOW THEREFORE BE IT RESOLVED that:

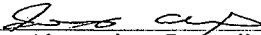
1. The Application and Statement of Benefits submitted by the Owner are in proper form and deemed complete as filed.
2. The Real Estate is within Delaware County, Indiana, and has become undesirable for, or impossible of, normal growth and development.
3. The Council finds as follows:

- a. The estimate of the value of the Project is reasonable for projects of that nature.
 - b. The estimate of the number of individuals who will be employed or retained can reasonably be expected to result from the Project.
 - c. The estimate of the annual salaries of the individuals who will be employed or retained can reasonably be expected to result from the Project.
 - d. Other benefits as shown on the Application can reasonably be expected to result from the Project.
 - e. The totality of the benefits is sufficient to justify the deduction as requested.
4. The Council hereby designates the Real Estate as shown on and described in the Survey as an economic revitalization area for purposes of establishing a deduction to the assessed value of real property.
 5. The deductions provided by this resolution shall be for the Project for a period of five (5) years from the date of the assessment of the real property improvements upon the Real Estate as follows:

YEAR OF DEDUCTION	PERCENTAGE
1 ST	100%
2 ND	80%
3 RD	60%
4 TH	40%
5 TH	20%
6 TH and thereafter	0%

6. The Delaware County Auditor shall cause notice of the adoption and substance of this Resolution and setting a public hearing to be held on Tuesday, October 24, 2017, at 9:00 a.m. local time, in the Commissioners' Court Room, Third Floor, Delaware County Building, 100 West Main Street, Muncie, Indiana, to be published in the Muncie StarPress and shall file a copy of the notice and a copy of the Statement of Benefits with each taxing unit that has authority to levy property taxes in the geographic area where the Real Estate is located.
7. This Resolution shall be effective upon passage, subject to the public hearing and adoption of a resolution to confirm, modify or rescind this Resolution.


Dated this _____ day of September, 2017.



Scott Alexander, Councilman



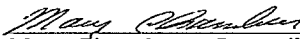
Christopher W. Matchett,
Councilman



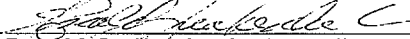
Larry W. Bledsoe, Jr., Councilman



Jessica Piper, Councilwoman



Mary Chambers, Councilwoman

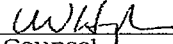


Ronald Quakenbush, Councilman

Jane Lasater, Councilwoman

Attest:


Steven Craycraft, Auditor

This Resolution is approved in form by 

Legal Counsel

PROPOSED SUPPLEMENT TO AGREEMENT FOR LEGAL SERVICES

MOTION: Councilman Alexander made a motion to approve the agreement for legal services (see below) for Mr. Hughes.

SECOND: Councilwoman Piper

Councilman Alexander, Councilman Bledsoe, Councilwoman Chambers, Councilman Matchett, Councilwoman Piper, President Quakenbush

ABSENT: Councilwoman Lasater

ORIGINAL

SUPPLEMENT TO AGREEMENT FOR LEGAL SERVICES

THE DELAWARE COUNTY COUNCIL AND BEASLEY & GILKISON LLP

This Supplement is made to the Agreement entered into by and between The Delaware County Council, as fiscal body of Delaware County, Indiana ("Council"), and Beasley & Gilkison LLP, an Indiana limited liability partnership ("Firm") on January 3, 2017.

In consideration of the mutual covenants contained herein, the parties agree as follows:

1. The Council hereby engages the Firm, through William V. Hughes, Partner, as the principal attorney hereunder, to provide to the Council legal services with respect to the designation of economic revitalization areas for property tax deductions for rehabilitation or redevelopment under Indiana Code 6-1.1-12.1, including, but not limited to: preparation of findings, resolutions, notices, applications for deduction, statements of benefits and compliance, schedule of deductions, and all other related documents; attendance at meetings of economic development and tax abatement advisory committees; consultation with Delaware County economic development officials and taxing authorities; all other necessary, appropriate or requested services. The services described in this Supplement are outside of the scope of the Agreement.
2. The Firm accepts the foregoing engagement. The Firm shall be an independent contractor and not an employee of the Council or of Delaware County.
3. As compensation for the services rendered by the Firm pursuant to this Agreement as described above, the Firm shall be compensated at the rate of \$165.00 per hour for attorneys and \$75.00 per hour for paralegals based upon time records showing the date of service, work performed and hours devoted to the tenth of an hour submitted to the Council for its review and approval prior to payment. Time records for such services shall be submitted monthly. The total charge for services in connection with any one designation of an economic development area shall not exceed \$3,300.00.
4. This Agreement shall be effective upon approval by the Council, and shall be terminable by either party upon ten (10) days written notice.

Dated this 26 day of September, 2017.

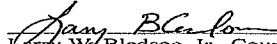
BEASLEY & GILKISON LLP

By: William V. Hughes

William V. Hughes

THE DELAWARE COUNTY COUNCIL

Scott Alexander
Scott Alexander, Councilman


Larry W. Bledsoe, Jr., Councilman


Mary Chambers, Councilwoman

Jane Lasater, Councilwoman


Christopher W. Matchett, Councilman

Attest:


Steven Craycraft, Auditor


Jessica Piper, Councilwoman


Ronald Quakenbush, Councilman

Ms. Denise Smith, Recording Secretary, asked if county employees could expect a raise this budget year.

Ms. Emily Anderson, Court Administrator, told a story about CASA and how Frankie the CASA dog is providing services and comfort to children within CASA.

ORIGINAL

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

SECTION 1, THEREFORE: Be it ordained by the County Council of Delaware County, Indiana, that for the expenses of said municipal corporation for the following additional sums of money are hereby appropriated and ordered set apart out of the several funds for the purposes herein specified subject to the laws governing the same.

EMERGENCY MEDICAL SERVICE		
PERSONAL SERVICES		
Salaries and Wages		
1000-155-5-0000A144	-1553.64	1553.64
1000-155-5-0000B144	1553.64	1553.64
1000-155-5-0000A144	-1692.94	1692.94
1000-155-5-0000B177	1692.94	1692.94
TOTAL	0	0
Councilman Alexander	<i>[Signature]</i>	
Councilman Bledsoe	<i>[Signature]</i>	
Councilwoman Chambers	<i>[Signature]</i>	
Councilwoman Lasater		
Councilman Matchett	<i>[Signature]</i>	
Councilwoman Piper	<i>[Signature]</i>	
Councilman Quakenbush	<i>[Signature]</i>	
Auditor Craycraft	<i>[Signature]</i>	

ORIGINAL

COUNTY ASSESSOR SALES DISCLOSURE FUND 1131		
OTHER SERVICES AND CHARGES		
393 Conference/training		
1131-218-5-0000-393	170.00	170.
TOTAL	170.00	170.
GALCASA Donation Fund 4102-000-5-00000		
PERSONAL SERVICES		
Salaries and Wages		
197 part-time	15,312.00	15,312
171 FICA	1,171.00	1,171
TOTAL	16,483.00	16,483
MAJOR TRANSFER		
COMMUNICATION CENTER 124 TO COMMISSIONERS 153		
PERSONAL SERVICES		
Salaries and Wages		
153/371 FICA	105,000.00	105,000
OTHER SERVICES AND CHARGES		
124/367 Telephone-backup center	(105,000.00)	(105,000)
TOTAL		
Councilman Alexander		<i>[Signature]</i>
Councilman Bledsoe		<i>[Signature]</i>
Councilwoman Chambers		<i>[Signature]</i>
Councilwoman Lasater		
Councilman Matchett		<i>[Signature]</i>
Councilwoman Piper		<i>[Signature]</i>
Councilman Quakenbush		<i>[Signature]</i>
Auditor Craycraft		<i>[Signature]</i>

ORIGINAL

WHEREAS: It has been determined that it is now necessary to appropriate more money than was provided in the annual budget:

SECTION 1, THEREFORE: Be it ordained by the County Council of Delaware County, Indiana, that for the expenses of said municipal corporation for the following additional sums of money are hereby appropriated and ordered set apart out of the several funds for the purposes herein specified subject to the laws governing the same.

TRANSFER AGENDA FOR COUNTY COUNCIL MONTH OF 9/26/2017		
COUNTY GENERAL		
ELECTION BOARD #142		
SUPPLIES		
211 Office Supplies	-4000.00	24000
225 Meals Precinct Workers	-8000.00	28000
OTHER SERVICES AND CHARGES		
313 Contracts	-10000.00	70,000
315 Precinct Workers	-25000.00	25,000
325 Machine Delivery	-1500.00	1500.
331 Printing	-1000.00	1000.
332 Legal Publications	-1000.00	1000.
371 Polling Rentals	-1500.00	1500.
CAPITAL OUTLAYS		
441 Infinity 4.1 ungrade	52000.00	52,000.
TOTAL	0.00	0
COMMISSIONERS 153		
PERSONAL SERVICES		
171 FICA	60000.00	60,000.
OTHER SERVICES AND CHARGES		
343 Workers Comp	-60000.00	-60,000.
TOTAL	0.00	0
EMERGENCY MEDICAL SERVICES		
PERSONAL SERVICES		
Salaries and Wages		
1000-155-5-0000C138	-11942.55	-11942.55
1000-155-5-0000D138	11942.55	11942.55
1000-155-5-0000A140	-13720.95	-13720.95
1000-155-5-0000B140	13720.95	13720.95
1000-155-5-0000A118	-12087.60	-12087.60
1000-155-5-0000B118	12087.60	12087.60
TOTAL	0.00	0
OTHER		
COMMUNITY CORRECTIONS		
PERSONAL SERVICES		
Salaries and Wages		
2501 215 5 0000A 137 CTP Coordinator/Home Detention Case Mgr	500.00	500.
2501 215 5 00000 103 Community Service Supervisor	1186.00	1186.00
2501 215 5 00000 104 C.S. Workcrew Supervisor	1010.00	1010.00
2501 215 5 000000 137 Financial Secretary	-2696.00	-2696.
TOTAL	0.00	0

ORIGINAL

COMMUNITY CORRECTIONS		
1122 240 5 0000a 102 Home Detention Supervisor	2633.00	2633.
1122 240 5 00000 120 Forensic Drug Court Supervisor	1702.00	1702.
1122 240 5 00000 143 Jail Diversion Coordinator	2272.00	2272.
1122 240 5 00000 131 Home Detention Case Mgr	500.00	500.
1122 2470 5 0000B118 Home Detention Case Mgr	1271.00	1271.
1122 240 5 0000A 108 Financial Manager	3709.00	3709.
1122 240 5 00000 132 Financial Secretary	-12087.00	-12087.
TOTAL	0.00	0
HEALTH DEPARTMENT/IMMUNIZATION GRANT		
PERSONAL SERVICE		
Salaries and Wages		
8103 211 5 00000 198 part time	-7500.00	-7500.
8103 211 5 00000 171 FICA	-574.32	-574.32
SUPPLIES		
8103 211 5 00000 211 Supplies	2142.32	2142.32
OTHER SERVICES AND CHARGES		
8103 211 5 00000 332 advertising	5932.00	5932.
TOTAL	0.00	0
CASA 1212		
PERSONAL SERVICE		
Salaries and Wages		
A104 Volunteer Coordinator	-6180.00	-6180.
B104 Volunteer Coordinator	6180.00	6180.
TOTAL	0.00	0
Councilman Alexander		
Councilman Bledsoe		
Councilwoman Chambers		
Councilwoman Lasater		
Councilman Matchett		
Councilwoman Piper		
Councilman Quakenbush		
Auditor Craycraft		

Payroll

James Alexander
Mary Bledsoe
Mary Chambers

Robert Matchett

Quinn Piper

Donna Quakenbush

Donna Craycraft

ADJOURN

President Quakenbush

Councilwoman Lasater *Jane Lasater*

Councilman Alexander *James Alexander*

Councilman Bledsoe *Lesley Bledsoe*

Councilwoman Chambers *Mary Chambers*

Councilman Matchett *Quintell Matchett*

Councilwoman Piper *Jessie Piper*

Councilman Quakenbush *Paul Quakenbush*

Auditor Steven G Craycraft *Steven G Craycraft*