

Minutes and proceedings of the meeting of the Town Council of the Town of Hope, Indiana.

Be it remembered that the Town Council of the Town of Hope, Indiana held called meeting at the Hope Town Hall in said town at 5:30 p.m. on June 22, 2015.

A quorum was declared present based on the presence of the following council members: Jonathan Titus (Vice-President), Clyde Compton, Jerry Bragg and Greg Sims. Clerk Treasurer, Diane Burton was also present.

**PUBLIC HEARING – REESTABLISHMENT OF THE CUMULATIVE CAPITAL DEVELOPMENT FUND**

Gary, Reedy Financial, stated I have the Resolution for the CCD Fund rate reestablishment here. The timeline for this regulated fund, it allows you to levy a certain amount of property taxes when it's established. As your assessed value in the area goes up, the rate will be driven down accordingly to levy the same amount of property taxes. Periodically it's common for units of government to reestablish this rate every few years to the max to collect a little bit more revenue. That's what we are talking about here tonight, reestablishing that rate back up to the .05 max that you're allowed to levy. I have here the CCD rate as of 2015 is .0198 and the reestablishment rate, the new maximum rate will be .05. I went ahead and ran some tax impacts as well for the different types of parcels; some with a 1% property tax cap, 2% property tax cap and 3% property tax cap. The first one I have here is just a basic \$75,000 gross assessed value home. If you run through the tax bill calculations, the tax bill post circuit breaker cap as of right now would be \$4.31 with the rate increase it would go up marginally, just \$5.00 annually. That's for a \$75,000 homestead. For a \$100,000 homestead, similar impact. It would just be the net assessed value of \$100,000, taking out the deductions would bring you down to a tax bill post circuit tax breaker of \$8.55. That would go up accordingly \$10 additional dollars for that \$100,000 homestead. Really this is where the breaking point is here, a \$125,000 homestead. Anything over the \$125,000 homestead mark, there will be no impact due to the CCD rate reestablishment. Due to the tax cap being at 1%, any additional increases in rate will simply be of no impact to any homestead above \$125,000. The next one I have ran is an agricultural property. This particular agricultural property that I ran had a \$200,000 assessed value, similar to the last example there would be no impact to the 2% property tax cap, with the rate reestablishment there will be no impact on the agricultural properties due to 2% tax cap. The only kind of marginal impacts that this will have is on commercial properties. They're subject to the 3% circuit breaker tax cap. This one I ran a one million dollar commercial property, with a one million dollar commercial property annually it would be approximately a \$300 tax bill increase. For that 3% property which is a very small percentage as of the overall tax bill but it is still a slight increase. As far as revenue for the Town of Hope is concerned I have here the revenue projections. For 2015 it was budgeted at that .0198 rate for that to generate \$7,789.00 of property tax revenue for the CCD Fund with this rate reestablishment, it will allow the Town of Hope to levy \$19,866. Approximately a \$12,000 increase. That's all I have prepared as far as revenues and tax impact concerns. I have a timeline here as well. What happens is you have the 1<sup>st</sup> & 2<sup>nd</sup> publication prior to this meeting for the public hearing adoption which is here tonight. Tuesday which is tomorrow we will submit a notice of adoption to be advertised in The Republic. Essentially that will just give tax payers notice of the additional rate increase and they will be allowed to state if they don't like it. If enough signatures are to hold a remonstrance then DLGF can hold a remonstrance for that. We see that happen sometimes but typically all you really need to do is show sufficient need for the revenue. That's how the process works. Once it's reestablished it will just

be included in the budget adoption during the budgeting process for this year. The deadline will be August 3<sup>rd</sup> to have all these items complete. With this adoption tonight, that puts us right on track. These funds will be available next year. Chris Ogle asked do you have a breakdown on where the revenue is generated from based the on percentage of the \$12,000 increase. Does it mainly come from homes under \$100,000 or commercial. Gary answered mostly commercial due to the tax caps. The 3% threshold is where a majority of the revenue will be collected from. The circuit breaker is not going to allow the 1% and 2% to pay anything.

**Greg made a motion to accept the ordinance. Jerry seconded. Motion carries 4/0.**

The public hearing adjourned at 5:41.

The meeting immediately opened following the public hearing with the Pledge of Allegiance and a prayer by Jonathan Titus.

#### **ELECTION OF PRESIDENT AND VICE-PRESIDENT**

**Greg made a motion to nominate Jonathan as President for the rest of the year. Jerry seconded. Motion carries 3/0. 1 abstain.**

**Jerry made a motion to nominate Clyde as Vice-President. Greg seconded. Motion carries 3/0. 1 abstain.**

#### **APPROVAL OF THE MINUTES**

**Minutes 6/1**

**Clyde made a motion for the approval of the minutes. Jerry seconded. Motion carries 4/0.**

#### **APPROVAL OF THE CLAIMS**

**Greg made a motion for the approval of the claims. Clyde seconded. Motion carries 4/0.**

#### **OLD BUSINESS:**

##### **2<sup>nd</sup> READING OF AMENDED SALARY ORDINANCE**

Jonathan stated we did first reading at our May meeting. This is in regard to providing the cell phone stipend. We did that with just some of the positions, those who need to be accessible.

**Clyde made a motion to approve Ordinance Number 2015-02. Greg seconded. Motion carries 4/0.**

#### **PROJECT REPORTS**

##### **WATER PROJECT**

Trena Carter presented the towns copy of the application. Trena stated we got it submitted on time. Also as a part of that application, we were able to increase the grant amount to \$550,000 due to the results of the income survey. We'll need to look at the budget when it is awarded on July 17. The other thing that is connected with this is increase in utility rate. Buzz was not able to be here tonight but he sent out a copy of the proposed water rates and charges. His recommendation is that the first interim rate will be 11.25 per 1,000 gallons for the first 5,000 gallons and for 4,000 gallons that would equate to \$45 which is the minimum amount that the SRF entity requires when they're going to look at awarding



some grant funds for the bond anticipation note. That is his recommendation for the first phase. He is recommending doing both in one, with the second phase being \$14.36 if the grant is awarded, per 1,000 for the first 5,000. That would total \$57.84. What would happen is those rates would actually be recalculated once we know how much the loan is going to be and how much the grant is going to be. What he recommended was that he'll work with Cindy on some of the wording to go ahead and pass the initial rate and have the first reading at the next council meeting. Then the public hearing and second reading at the council meeting following that. By that time we will know what grant funds we will have from OCRA so that will help at least give us a better idea what the phase two will need to be. Trena asked permission from the council for Buzz to work with Cindy on the drafting of the ordinance. Trena stated right now the utility is losing funds because of the water leakage and all of that. That is part of the recommendation is to make sure we get those cost back up. The council agreed to move forward with it. Trena stated next month we will have an ordinance for you to review and first reading. Tony stated we've got some design. We met with Mel and Diane last week to go over some letters for the front end documents that will be needed to be put in the specifications. Our survey is just about complete. I was out with Dave today to figure out valve replacements. Trena asked about the agreement between Eastern Bartholomew Water. I don't know if anyone has worked on that. We will need to start moving forward with that as well.

#### **COPS APPLICATION**

Trena congratulated Matthew Tallent. He has submitted his application for COPS Department of Justice hiring program funding. I think we will find out October 1<sup>st</sup>.

#### **PARK PROJECT**

Trena stated I received a schedule letter today from Brian Daily. They are actually working on the development of the panels. Then they will meet with David and coordinate removing the current panels after the 4<sup>th</sup> of July celebration. Their estimated completion date is in August. Trena passed out copies. They have about half of the rebar cage made for the base. They're doing some prefab work in their shop so they won't be onsite as much.

#### **TOWN HALL**

We did hear from Cummins Foundation Grant. The request was denied. Mrs. Del Genio mentioned the possibility of asking a local firm to donate their services. I don't know that that will happen. It is my understanding also that Tim Shoaf suggested having a university or college provide the initial design services. I sent a message to our USDA contact person to see if we can actually do that, hire a university to do the preliminary architectural report and move forward from there. Then possibly procure services for an architect after we're in it to provide funding with the USDA community facilities program.

#### **HOPE HOUSING OWNER OCCUPIED REHAB**

Trena stated nine homes are complete. There are three remaining homes that they are working on currently. The Indiana Housing Community and Development Authority inspector will be in Hope on July 9<sup>th</sup> to inspect a majority of the work. It is expected that all but maybe one will be completed by July 9<sup>th</sup> deadline. Jonathan asked when, theoretically if we want to, can we get housing funds again. How long do we have to wait. Trena answered if there is need and there are people willing to apply, the earliest

would be the next application cycle. This project would have to be completely closed out. In 2016 we can go back in. If that is the town's wish, that can easily be done.

#### **VERIZON CONTRACT**

Cindy Boll introduced Mr. Jay Suriano with Pyramid Network Services. Cindy stated they work very closely with Verizon. He's kind of the roots on the ground guy for Verizon. Before our previously scheduled meeting, I emailed the latest redline version to you all with a memo outlining the major changes in it. I'm not going through point by point on this memo tonight. I will tell you that I feel like Verizon has listened and made changes to it. To be honest with you for a big corporation that's a little painful to do because they want everything to be the same around the country. Unless you all have some questions, the only other comment I would have is the insurance provision. I still have not heard back from our insurance company. They had to send it on to some other folks. I will check with them tomorrow. That may be the only thing we really have left hanging. Jonathan confirmed she was referring to item number five. Cindy confirmed. Cindy stated for the record, I really do appreciate the time the folks here in the town have taken to meet with me and go over this in quite some detail, Steve Robertson, David Clouse, Mel and Diane. They have all been wonderful. I know I have driven the Verizon people crazy. I know they would like to get going as soon as possible. Jonathan asked if she recommends that we proceed at this point. Cindy confirmed if we can fulfill the insurance language. Cindy stated it's not everything we wanted at the beginning. Jonathan stated its compromise. Jonathan asked if she was ok with item number eight, paragraph 30. Cindy stated yes from the standpoint they won't take that out. I think I have made it very clear to both Jay and Dan, their attorney, that we don't want them messing around on our tower. That it's our biggest capital asset and very important to the town. I think the whole point being with this kind of language is to make sure a default doesn't happen. Jonathan complimented Cindy for her work. Jonathan stated I'm ready to go ahead and start to move on this. Cindy stated I'll check with the insurance as soon as possible. I guess rather than having to wait until the next meeting, would you want to consider approving this as long as the insurance paragraph checks out.

**Greg made a motion to approve the agreement once the insurance is OK, pages 6 & 7 paragraph 10. Clyde seconded. Motion carries 4/0.**

#### **HFVD MOU**

Jonathan stated on June 10<sup>th</sup> we received the following letter addressed to the Town Manager, Mel Fox. The letter reads:

Dear Ms. Fox:

Hope Volunteer Fire Department presently has up to and including June 15, 2015 in which to review the proposed contract. Hope Volunteer Fire Department will need up to and including July 15, 2015 in which to have our attorney review the documents. Thank you. Sincerely, Bruce Neal. The council agreed to give them that time.

#### **NEW BUSINESS:**

##### **EDIT REQUEST FOR BIKE RODEO**

Matt Tallent stated I'm going to the Edit Committee and I'm going to be asking for \$408.75 to purchase bicycle helmets for our Bicycle Rodeo that I would like to put on in August. We haven't had a Bicycle



Rodeo in Hope for about 5 years so I think it's time we get one started for this year. It's a little late. I was hoping to get it done earlier in the summer. If we can get it done before school, that would be great. Jonathan asked we can expect the Edit Committee to bring that to us next month. Matt confirmed.

#### **TRANSFER OF FUNDS – RESOLUTION 2015-05**

Diane Burton requested Resolution 2015-05 Transfer of Funds – Whereas, it has been determined that the money appropriated from Riverboat Fund for the town square project is now needed therefore, be it resolved that the following transfer is hereby authorized: From appropriation number 435001004 Riverboat Park Project \$35,000 to appropriation number 502001300 Town Square Park Repairs \$35,000. Diane stated this will get the funds in place to start paying invoices like the Duke invoice included in the claims this month.

**Clyde made a motion to approve Resolution 2015-05. Jerry seconded. Motion carries 4/0.**

#### **UTILITY WRITE OFFS**

Diane stated I do have the midyear write offs for utilities with a total of \$806.99 for water and a total of \$16.74 for sewer. For a grand total of \$823.73. Greg stated that's the highest that has been in a long time. Diane stated there was a leak as you can see on the form. David Hulsopple for \$521.14. That leak did increase that a lot. Debbie did collect the landlord portion for the sewer. She tried to find out how to contact that resident through the landlord and he didn't know. Greg asked we can't put a lien on the property. David Clouse answered not on the water.

**Clyde Made a motion to approve the write offs. Greg seconded. Motion carries 4/0.**

#### **QUESTIONS/COMMENTS ABOUT SUBMITTED REPORTS**

\*A Police, Animal Control, Utilities and Town Manager's report has been given to the council prior to the meeting to review and kept on file at the Clerk Treasurer's Office.

Jonathan thanked Matt and the Fire Department. Jonathan stated I think it is terrific what you did for the softball game. That was extremely exciting for all those young ladies and I think the people of the town. Both of your departments thank you for that. Matt, I also want to thank you for your professionalism last weekend with the situation. I thought you handled that about as well as can be done. I applaud your efforts publically for that. Jonathan asked for an update on animal control. Matt answered we've got one application for Animal Control. She's very qualified for it. She has the flu and she hasn't had a chance to come down and talk to me about it but I believe I am going to hire her this week.

Jonathan asked David Clouse in regard to the GIS Mapping, what is our next step. David answered I haven't received it in writing yet from 39 Degrees North. That would be the next step is to have time to submit it in time, to have an agreement with them. That way the information in Strands gathering can be started to be put on that system. Jonathan stated I think you guys did a great job down there between the funeral home and the legion to get that taken care of as quickly as you did.

#### **PUBLIC COMMENT**



Randy Wood stated I know we're holding off on the fire department stuff until next month, I just want to say that it's starting to get around town that since we don't have a contract that its making us look incompetent in doing our jobs. A lot of people are thinking since we don't have a contract with the town and the town is refusing to work with us that its making us look incompetent. By no means are we incompetent. If anyone thinks we are incompetent, go out and fight a fire with us and we'll show you. We've got people coming to our meetings asking questions about our membership and about our vehicles. That makes us feel bad. It makes us feel incompetent. The deal with the contract, there was something posted on Facebook today. I read through it. That was two, three years ago. It was a conflict between three people. None of the three are no longer in office. Why can't we just put the conflict aside. Randy asked the contract is supposed to be negotiated between both parties. Jonathan confirmed. Randy stated as far as I know we never really got to set down across the table from the board and have a negotiation on what we want. Is there any way we might be able to do that. Instead of going through all this stupid stuff here. Can we not set down across from each other and be men and ladies about this instead of going through all this. Making not just us look bad but the town look bad for not providing fire protection like they are supposed to. I'm not putting the blame on nobody but I would like to see the fire department put up a committee and come to you guys. Set across from each other. Why can't we do a contract and negotiate. Can we not do that and let the past be in the past. Jonathan answered it sounds like Randy, you and I are thinking the same thing. I had discussed this with the town's attorney earlier this evening. There are no winners right now. I have a feeling the vast majority of people in town would probably like us to sit down and work this out. We can look at Washington. They can't get along. We complain about them but then we're no better. Randy stated both sides are never going to agree on everything but I think we could work and come closer than what we have on this paper right here. Jerry agreed. Clyde stated I agree but not with a lot of what you said. Number one, you said the town's not trying to work with you. We have offered you a contract. I know it's not what you want. Maybe we can negotiate something but it's not the fact that we have not tried. Randy clarified that he was referring to the MOU. Clyde confirmed. Randy stated a contract is a negotiation between both parties. Clyde stated your saying that the town's saying your incompetent. It's like you're saying we created that. We didn't create that. Are you saying one of us did this Facebook thing. Randy confirmed. Randy stated not any of the board members. Clyde asked what did it state. Randy answered it was a conflict between three people back in 2012 or 13. I believe between a board member and two firemen. The board member is now gone and both members that the conflict was with, they're both out of office. That tells you a little bit about the Facebook information that you probably ought to leave social media alone. Internet is more damage than it is good. Tim Shoaf stated maybe I'm wrong on it but there is a recommending body, the Fire Department Advisory Board. It was first presented for the fire department to name the advisory board. It never got named but there was a Fire Department Advisory Board named. Last year they began working with the fire department. I know you want to let the past be the past but two years ago, three years ago we went through this contract thing. That was when I was on the council. We didn't settle on a contract until later on in the year with the promise that we would immediately start working on the contract for the future and that was the council's fault too. We were all tardy. It was supposed to be done in August every year so that it could be agreed on and it didn't. We finally wanted new language in it. The fire department did not want to discuss that. They quit coming to the meetings. Finally it was like OK we'll sign the contract but we immediately want to get to work on this. They quit coming to the meetings after we did. Then it happened again the following year and we held out longer. We did finally get new language into the contract as far as we got it to say fire and



ambulance service and we wanted basically a rundown of what they were getting in runs and all that stuff. I do know the Fire Department Advisory Board tried early last year to get things lined up. Everything that was asked for by the advisory board was to actually help the fire department work out some of the problems, nothing was presented. There was reluctance by the fire department to present that. Of course the whole fire department hadn't been present for it but some representatives for the fire department. I thought the purpose of the advisory board was to, just like the Edit Committee, take that burden away from the council to have to look into everything but work with a recommendation as to what to do to iron that stuff out. I've set in fire meetings. All you get is a "we don't know". I still recommend that it needs to go through that channel. Possible the fire department needs to set down amongst themselves and come up with a spokes group from the fire department to work with the Fire Advisory Board. There are members of the fire department on the advisory board but I don't think you're getting the total input from the fire department.


Nellie Meek stated earlier this evening when you were saying we got the extra money because this is a low income town. Is that correct. Jonathan answered essentially. Nellie stated and then we're going to raise the water and we're going to raise the taxes. That doesn't make a lot of sense right there when you look at those two things in the same evening. Then this thing with the fire department. We did not elect other people. For you guys to put these boards in. We didn't elect these boards. We elected you guys. You're our town board. You are I think supposed to be dealing with some of this. This is our town. We elected people to represent us in this town. You're the people that represent us. You should have input. You should know what is going on. Last week I called Diane and told her I wanted a copy of the minutes of the meeting because you know Jonathan, you were here in I think 2013. In that meeting they would not give the fire department their money and we had a thing about it the meeting before that. There was an angry exchange between a member of the council and a member of the fire department. That's what I said at this next month meeting whenever we got into that. This all came out of anger a lot of it because they were wanting all records which they have no right to to begin with. Just silliness. It just wasn't anything that should have been going on. So you went ahead to give them the money. But this is the same thing just like what's coming up now. When I called and told Diane I wanted to come down and get the minutes. The next morning I opened my email and Diane had evidently talked to someone else in the office and told them I was coming to get this. I got an email from Mel. She sent me a copy of the fire department's tax returns for last year. She sent me a copy of the paper the fire department signed where they got that loan and signed the loan. She sent me emails of different things that went on. I was furious. She said I know you're coming to check on the minutes of the meeting. I thought she's trying to dissuade me from doing that. I didn't know what it was about. I didn't know why I was sent all those things. I most definitely never asked for them. I didn't think they were anything that anybody should be getting. I had no business having that stuff. That was nothing that should have been coming to me. I was offended that it did. I just wanted to report that to you guys. There is a lot going on here and you guys are the ones that need to look into it.

Randy Sims asked this Riverboat money that they talk about, does that go to everybody here. Do we have to apply for that ourselves. I know my son when he was here he applied for Riverboat money through the town to get us a few gadgets and stuff. Chris Ogle stated this money that they are talking about is divvied out to townships and counties via the Riverboat via the State of Indiana. Randy stated that's how he got it. Chris answered I know but as the town of Hope or the Bartholomew County get x

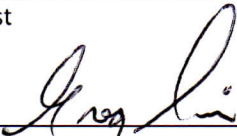
amount of dollars of Riverboat money every year. The money he gets is through a special thing he has to send out. This is money you already get as a town or a county that the Riverboat divvies up. It goes to the Town of Hope. Then Hope divvies it up from there. Randy asked if we come in here and ask for part of that Riverboat money, are we going to get it. Jonathan stated that's one of those where we don't know exactly how much we are going to get at any one time but it does come in and it is placed into an account. We determine how to use that. That fact that it's not a budgeted item, we don't how much is ever coming in, we try to hold that in reserve. We've spent it on various projects over the years and for the most part we've tried to use it to promote Hope in various ways. Ways that maybe we can get people to come here and spend money, maybe we can get people to move here, those type of things. There's nothing to say that you couldn't ask for funds for something specific. There is not written language that can preclude that happening. Diane asked you talking about Edit correct because Riverboat is for parks. Jonathan asked we have that designated as strictly for parks. Diane stated in an ordinance but I can verify that. David stated historically that's what it is has been for. Diane asked Randy could it have been Edit Funds. Randy answered he was sure it was Riverboat money.

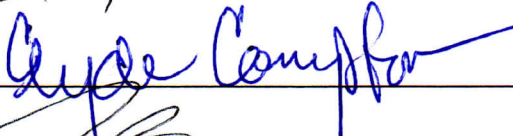
Jonathan stated to Matt Galbraith good to have you back with us. Jonathan asked the council if they had any questions for Matt. He got his report out to us. Jonathan stated the number one item is the number one item. In regards to number two, have you guys driven past the property at Walnut lately, the Stokes property. It is really coming together. Matt and Cindy are working on number one. Jonathan stated push that. Please. Greg asked about number three, the trailer. That has got to go away. Matt answered that may not go away but the garbage in it will going away. Greg stated I bet that's been there since the beginning of the year.

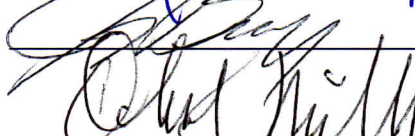
Meeting adjourned at 6:25 p.m.

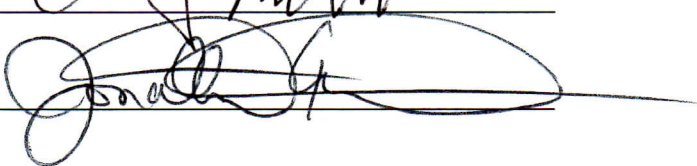
  
\_\_\_\_\_

Attest

  
\_\_\_\_\_

  
\_\_\_\_\_

  
\_\_\_\_\_

  
\_\_\_\_\_