

FULTON COUNTY COUNCIL MEETING
Tuesday, May 15, 2018

Meeting called to order following Pledge to the Flag at 6:30 p.m. with Phyl Olinger, Randy Sutton, Barry Hazel, Ron Dittman, Lorie Hurst, Jim Showley, Jim Widman and Auditor Christina Sriver present.

RAMCO TAX ABATEMENT – Ted Waggoner presented a Petition of Ramer Properties, LLC for Recommendation Favoring the Establishment of an Economic Revitalization Area and Approval of Tax Abatement and Statement of Benefits for Council consideration. Barry motioned to approve the designation of the ERA, Lorie seconded; passed 7-0.

RESOLUTION NO. 05152018
DECLARATORY RESOLUTION FORTHEDESIGNATION OF ECONOMIC REVITALIZATION AREA
APPLICATION OF RAMER PROPERTIES, LLC d/b/a RAMCO SUPPLY

WHEREAS, the Common Council of Fulton County has been requested by Ramer Properties, LLC d / b/ a Ramco Supply to find, pursuant to I.C. 6-1.1-12.1, that the following described real estate is an Economic Revitalization Area:(Attached as Exhibit A); and

WHEREAS, the described property is located outside the jurisdiction of any incorporated area for the purposes set forth in state law; and

WHEREAS, this County Council has considered the Statement of Benefits form and the factors set forth in state law; and

WHEREAS, this Council has determined, based on the information provided by the applicant, that the real estate in the area has experienced slow growth that has impaired values due to adjacent environmentally impacted properties, which has prevented normal development of the property, as stated in the application; and

WHEREAS, the proposed site complies with the state statutes, and the general standards established by the County for determining Economic Revitalization Areas as shown by the information provided in the petitioner's Application and the two Statement of Benefits, as required by state statutes; and

WHEREAS, the construction of the proposed building on their current property and the purchase of necessary equipment to assist in the expansion of the existing business as described would be a public utility and would be of benefit and welfare to all citizens and taxpayers of Fulton County by promoting the business growth in Rochester Township which is so vital to the local economy.

NOW, THEREFORE BE IT RESOLVED by the Fulton County Council that the following findings are made and declared:

1. The \$1,750,000 estimated value of the redevelopment and new equipment is reasonable for the construction of projects of this nature.
2. The estimated number of individuals who will be hired, as well as those retained for local employment can reasonably be expected to result from the proposed redevelopment, and that without the expansion would be as serious risk.
3. That the estimated annual wages and benefits of those individuals who are to be employed can reasonably be expected to result from the described redevelopment.
4. That the other benefits outlined in the application can reasonably be expected to result from the described redevelopment, including the increased production from the new equipment.
5. The totality of benefits to the community is sufficient to justify the deduction.

BE IT ALSO RESOLVED, that the real estate as described should be declared to be an Economic Revitalization Area; and

BE IT ALSO RESOLVED, that the period for taxes to be abated for improvements to real estate, as set forth on the current Statement of Benefits on file, shall be (TBD) years; pursuant to the Schedule of Abatement attached to this Resolution; and

BE IT ALSO RESOLVED, that the period for taxes to be abated for new manufacturing equipment, as set forth on the Statement of Benefits on file shall be (TBD) years, pursuant to the Schedule of Abatement; and

BE IT ALSO RESOLVED, that the determinations made in this resolution shall be subject to the compliance review provided in Sections 5.6 and 5.9, of the state statutes; and

BE IT FINALLY RESOLVED, that there shall be published a notice of the adoption and the substance of this resolution in accordance with LC. 5-3-3-1, which notice shall name a date for the public hearing on this matter and that at the conclusion of said public hearing, the County Council may take final action on confirming the proposed designation.

Adopted this 15th day of May, 2018, by the Fulton County Council, by a vote of 7 aye, and 0 nay.

PIKE LUMBER TAX ABATEMENT – Ron Dittman recused himself from considering the abatement due to conflict. Rich Solano of Pike Lumber stated that the company has built a saw mill, 3 warehouses, 5 kiln banks, stacker building and equipment, new office, upgraded cleaner, boiler upgrades, optimized edger, truck scales over a twenty-year span totaling approximately \$30 million. In 2011 Pike built a saw mill in Ripley County that brings production to Akron. A \$2.2 million project is being considered for Akron but can be considered for the Ripley County location also. Pike is requesting a 10-year real property and 5-year personal property abatement and estimates completion by early 2019.

AREA PLAN COMMISSION – Casi Cowles discussed the need to update the comprehensive plan. The process includes the city/towns adopting a resolution to adopt the plan, board creation, and plan creation. The zoning ordinance is the enforceable codes that come from the comprehensive plan. The current plan was created in 2005 through 2007 and was adopted in 2008. In 2016 there were some amendments to the plan. The Area Plan office wrote the current plan and Casi is requesting Council's guidance to advise on whether they prefer to hire a consultant to update the plan or to update in-house; it is estimated to be approximately a two-year process. The first year is mainly focused on research. She would like to update before the 2020 census. The comprehensive plan is a tool that communities can use to request grant money. Council suggests that Area Plan factor the cost into the 2019 budget request for the in-house cost to revise.

SHERIFF – Chris Sailors reviewed the monthly report for April. The average daily population is 121. The camera system Secured Automated Systems and will start to replace the cameras on Monday. On May 9th Senator Head, Representative Jordan, Representative Gutwein and some commissioner and council members had a tour of the jail. Council members Sutton and Dittman, and attorney Greg Heller toured the Adams County jail. Commissioner Lewis put together a public informational meeting at the Rochester High School Cafeteria for May 23rd at 6:30 p.m. to discuss the jail issues. A shooting class was held last weekend; he will have more scheduled for the summer and fall due to high interest. He has three church safety and security meetings currently scheduled at Grace United Methodist on May 22nd, in Fulton at the Liberty Baptist Youth Center on June 12th, and at Whippoorwill Community Church on June 14th. He is trying to schedule one in Akron also. The Spillman kickoff meeting took place today and the MDTs are all in and programmed with 80% of the vehicles set up. He has advertised for a deputy, correction officer and transport officer. Two windows in the cell block area are cracked and need to be replaced. Rochester Glass has estimated a cost of \$4,360. Caston School would like to apply for a grant to help fund a resource officer. Sheriff Sailors would like to partner with the school by hiring a deputy and contracting with the school. This would give the department an extra deputy on the road in the busy months of the summer. The anticipated cost to the county would be \$20,000-\$25,000. With a vehicle and benefits the approximate cost is \$74,000. The officer would only be at the school during in-session hours; during school breaks the officer would be working for the county. Other counties have rotated the resource officer every couple of years which would require more officers having the special training that it requires. The department currently gets a call to the school, on average, once or twice a week. No decision was given.

COMMUNICATIONS – Gail Karas asked for questions over the April report. During the NACO conference Gail received the Presidential award. Pulaski County's system went down and with the new 7500s that were put in, they were able to dispatch from Fulton County. Two dispatchers will be done with the probationary period at the end of May. She discussed the district pulling together to get a dispatcher to float the four counties since the four counties can dispatch flawlessly. She has worked on a five-year plan to upgrade the fire departments to the 800 radio system; the VHS system will eventually phase itself out. The tower has been grounded. Text to 911 was tested at Rochester High School and went through in less than 5 seconds. The live date for Spillman will be mid-October. Last week she received her COML (Communications Unit Leader) Certification for the third time in Indiana. Dr. Mann, the medical director overseeing EMS program, is being paid yearly \$3,000 to ensure compliancy and cover liability. She would like to meet with the Mentone area Township Trustee to discuss the Lutheran ambulance coverage so they aren't making a duplicate payment to another provider. June 19th is a fleet management meeting at County Highway; anyone who drives a county vehicle should attend. Rochester City has agreed to pay \$50,000/year for dispatching; the paperwork is currently with the County Attorney.

EMA – Larry Hoover updated on the FEMA/Department of Homeland Security meeting today to discuss the flood disaster recovery grant. He will submit a form online and the Highway Department will be able to view the four-step process.

HIGHWAY – John Geier updated on the department activities including sign inventory, replacing culverts, grading gravel roads, sodding roads for chip and seal, and patching holes. The 2018 road program consists of 104 miles of chip seal, 9 miles of pug, 1 mile of micro sealing and 4.5 miles of asphalt. He would like to appropriate Wheel/Sur Tax money for Community Crossings and the 2018 road program. Approximately 15,000 tons of pug has been mixed for the season. The flooding has accelerated the deterioration of Bridge #172 that may also qualify for FEMA assistance for a 75/25 reimbursement. New Holland has approached John to consider trading in a backhoe; Commissioners encouraged John to seek other quotes to consider also. Construction on Bridge #45 will start in August. Concrete foam has been applied to the approaches on Bridge #120. Bridge #172 is made up of three culverts and the middle culvert is collapsing and has been put on critical watch which causes frequent inspection. The bridge does not yet have to be closed to traffic. He will present an appropriation next month to cover the engineering fees. It may qualify for a Community Crossings Grant but the county should be prepared to pay for the replacement if it is not accepted. All 62 bridge right-of-ways will be sprayed by Midwest Spray Team throughout the season. Bridge #50 and #32 have been submitted for federal aid using USI; they are slated for construction in 2020 and 2021.

TAX ABATEMENTS – Statement of Benefits Compliance Approval forms for Pike Lumber (two real property and one personal property) were motioned for approval by Barry, Jim W. seconded; passed 6-0 with Ron abstaining. Rochester Iron and Metal has requested an extension due to installation of equipment after assessment date. Randy motioned to approve the request, Jim S. seconded; passed 7-0.

MINUTES – Barry motioned to approve the minutes of April 17th with the inclusion of Jim S. in attendance, Randy seconded; passed 6-0.

ADDITIONAL APPROPRIATIONS –

| Department | Fund | For | Amount |
|---|----------------|------------------------------|---------------|
| | | 10700 Discretioning-\$6,586 | |
| | | 10101 Prevention-\$6,586 | |
| | | 10200 \$6,586 | |
| Drug Free Fulton County | 1148 Drug Free | 10300 \$6,586 | \$26,344 |
| To appropriate fees previously collected through 2017. Randy motioned to approve, seconded by Jim W.; passed 7-0. | | | |
| | | 32025 Reimbursement Conflict | |
| Public Defender | County General | Attorney | \$35,000 |
| Due to several court-appointed conflict attorneys. Randy motioned to approve, seconded by Jim S; passed 7-0. | | | |

OLD BUSINESS – None

NEW BUSINESS – Randy reported on the jail tour at Adams County. The current buildings for jail and sheriff should be considered in the plan for a new jail.

ADJOURN – Barry motioned to adjourn at 8:50 p.m., seconded by Jim Showley; passed 7-0.