

**FULTON COUNTY COUNCIL MEETING**  
**Tuesday, June 19, 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** – Phyl read Confirmatory Resolution 06192018 aloud:

RESOLUTION NO.06192018-A  
CONFIRMATORY RESOLUTION  
Application of Ramer Properties, LLC  
for The Designation of an  
Economic Revitalization Area and  
Approval of Tax Abatement

WHEREAS, the County Council of Fulton County, Indiana has been requested by the owner of record, 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, on May 15, 2018, the County Council of Fulton County, Indiana, reviewed the Application and Statement of Benefits of Ramer Properties, LLC, d/b/a Ramco Supply, and then adopted a Declaratory Resolution for the designation of the real estate described above as an Economic Revitalization Area, and

WHEREAS, a copy of the Application for Designation of the affected area, with all pertinent supporting data, and Declaratory Resolution were available for public inspection in the offices of the Fulton County Assessor, Fulton County Auditor, and a Notice of Public Hearing was published in The Rochester Sentinel at least ten (10) days before this meeting, and a Notice of Proposed Tax Abatement was forwarded to the Board of Commissioners of Fulton County, the Richland Township Trustee, the Fulton County Public Library, the Superintendent of the Rochester Community School Corp, as shown by the Certificate of Mailing; and

WHEREAS, the Council has reviewed the Statement of Benefits filed by Ramer Properties, LLC, d/b/a Ramco Supply, the construction of as much as \$1,350,000 worth of new building improvements, the new employment of up to ten employees within two years, the retention of 35 employees, other future employment opportunities, and whether the totality of benefits to the community and its residents is sufficient to justify the deduction; and

WHEREAS, the Council, after conducting a public hearing on this matter on June 19, 2018, and giving careful consideration to all comments at the hearing, the Report of the County Commissioners, and Declaratory Resolution; and the Council is satisfied that the prior resolution should be confirmed, the area declared an Economic Revitalization Area, and the terms of the abatement for real estate improvements and personal property-manufacturing equipment be approved;

THEREFORE BE IT RESOLVED, by the County Council of Fulton County that the Council confirms certain findings made in the Declaratory Resolution for designation of real estate described above as an Economic Revitalization Area.

BE IT FURTHER RESOLVED, based on the information provided in the application and the Statement of Benefits, that the Council confirms its authorization of the abatement of real and personal property taxes which may be approved on the property described above as an Economic Revitalization Area, in accordance with State Law.

BE IT FURTHER RESOLVED, that with this confirmation of the Economic Revitalization Area, the County Council allows a tax abatement within this Economic Revitalization Area for a period of 10 years, as a deduction from the increase in assessed value for real estate improvements, as set forth in the applicant's Statement of Benefits SB-1/Real Property.

BE IT FURTHER RESOLVED, that with this confirmation of the Economic Revitalization Area, the County Council allows a tax abatement within this Economic Revitalization Area for a period of 5 years, as a deduction from the increase in assessed value for personal property additions, as set forth in the applicant's Statement of Benefits SB-1/PP.

BE IT FINALLY RESOLVED, that by adoption of this Resolution, the County Council does confirm its Declaratory Resolution approved on May 15, 2018, which designated the real estate described above as an Economic Revitalization Area.

Adopted this 19<sup>th</sup> day of June, 2018, by the County Council of Fulton County, Indiana by a vote of 7 aye, 0 nay.

Jim Showley motioned for approval, Randy seconded; passed 7-0.

**PIKE LUMBER TAX ABATEMENT** – Phyl read the designating resolution aloud:

RESOLUTION 06192018-B

A Resolution of the Fulton County Council, for the  
Purpose of Ten Year Real and Five Year Personal Property Tax Abatement  
Within an Economic Revitalization Area Within Fulton County Indiana

WHEREAS a Statement of Benefits for 10-year real property and 5-year personal property tax abatement has been filed with the Fulton County Council within property designated as an Economic Revitalization Area for purposes of real and personal property tax abatement; and

WHEREAS Pike Lumber Company, Inc., the “Petitioner,” has submitted a Statement of Benefits and provided all information and documentation necessary for the Fulton County Council to make an informed decision; and

WHEREAS Petitioner has represented and presented evidence that the project will permit Petitioner to maintain 139 full-time and part-time jobs with an annual payroll of approximately \$7,551,000.00 and the project cost will be approximately \$2,000,000 to build a new Dry Kiln building and \$200,000 for new Fork Lift; and

WHEREAS the Fulton County Council is authorized under the provisions of I.C. 6-1.1-12.1-1, et seq., to designate areas of Fulton County as Economic Revitalization Areas for purposes of real property tax abatement; and

WHEREAS the Fulton County Council has considered the petition and Statement of Benefits and has conducted a complete and proper investigation of the subject property and surrounding area to determine that the area qualifies as an Economic Revitalization Area under Indiana statutes; and

WHEREAS the Fulton County Council has found the subject property to be an area where facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues and has become undesirable for or impossible of normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements, character of occupancy, age, obsolescence, substandard buildings, and / or other factors that prevent normal development or use; THEREFORE, it is now found, determined, and resolved, by the Fulton County Council, that:

1. Petitioner’s estimate of the cost of a new Dry Kiln building and the cost of Fork Lift is reasonable for economic growth.
2. Petitioner’s estimate of the number of individuals who will be retained, and the benefit thereby, can be reasonably be expected to result from the project and installation of the Dry Kiln building and Fork Lift.
3. Petitioner’s estimate of the annual salaries or wages of the individuals who will be retained, and the benefit thereby, can reasonably be expected to result from the project and the installation of Dry Kiln building and Fork Lift.
4. The other benefits, about which information has been requested, can reasonably be expected to result from the project and the installation of the Dry Kiln building and Fork Lift.
5. The totality of the benefits of the proposed project and installation of the new Dry Kiln building and Fork Lift can reasonably be expected to result from the project and are sufficient to justify a 10-year real property and 5-year personal property tax deduction from assessed valuation under Indiana statutes, and each such deduction should be, and they are hereby allowed as outlined in Attachment: 1.
6. The Statement of Benefits, copies of which were submitted to the Fulton County Council, is hereby approved and the real estate described therein is hereby designated as an Economic Revitalization Area pursuant to I.C. 6-1.1-12.1-1, et. seq., and Petitioner is entitled to the 10-year real property and 5-year personal property tax abatement as provided therein for the proposed acquisition and installation of a new Dry Kiln building and Fork Lift.
7. Notice thereof should be published according to the law stating the adoption and substance hereof, that a copy of the description of the affected area is available for inspection in the Fulton Assessor’s Office and stating a date on which the Fulton County Council will hear and receive remonstrances and objections and take final action, all as required by law.

8. This Resolution is supplementary to and in addition to any prior resolution.  
PASSED in Open Council this 19<sup>th</sup> day of June, 2018.

Jim Widman motioned to approve, Barry seconded; passed 6-0 (Ron Dittman abstains).

**FEDCO** – Terry Lee updated on activities. A sports bar is interested in the car store lot on State Rd 25 and U.S. 31. A lot at Blacketor Drive has been sold and hopefully will be constructing a building in 2019. FEDCO will host a business financial class August 22<sup>nd</sup> using technical assistance grant funds; he hopes to have thirty in attendance. FEDCO is planning a 5-minute pitch competition in the fall. Discussion of Ivy Tech, Rochester location, ensued.

**COMMUNICATIONS** – Gail Karas asked for questions on the May reports; none received. She is hiring a part-time employee from EMA to her vacant full-time dispatch position. Josh is working on a redundancy for the phone system as it has gone down frequently. Josh has been implementing information into the Spillman system to prepare the GIS system. Gail will be presenting a Fair Board report at a later meeting to include future goals and financial needs.

**HIGHWAY** – John Geier updated on the department activities including preparing roads for chip seal, patching, replacing culverts, blade mixing roads to be chip sealed, hauling stone onto triple seal roads and mowing. A FEMA agent has been assigned to Fulton County and he will be in the county on the 28<sup>th</sup>. Bridge #172 is still pending approval for disaster aid. The paving on 750 W through Leiters Ford and Wabash Road between US 31 and 500 E are completed. Bioseal has been applied to Old 31 last week. Bridge #45 is scheduled for mid-August construction. Core samples will be drilled for on July 2<sup>nd</sup> and will close the bridge area for approximately two days. The salt contract prices were received from IDOA. Beginning August 1 the price will be \$64.82/ton on an 80%-120% commitment. The department is now on summer hours. Fleet safety training was held today. INDOT will hold a Community Crossings informational meeting on July 25<sup>th</sup>.

**SHERIFF** – Sheriff Chris Sailors asked for questions on the May reports; none received. He received a letter from the Mayor and Police Chief requesting a duplicate copy of the most current CODY database for use at the City. He has proposed an addendum (currently under attorney review) adding that there cannot be any jail records or medical information. He has received a quote for 800 radios from ERS; with trade-in \$46,785.70. He could use commissary funds to help with the purchase if necessary. Motorola and Angie Deming have given proposals for five-year lease financing and Deming was less at approximately \$9,700/year lease payment. A down payment could reduce to \$7,500. Deming quoted at 4.45% interest on a 4-year lease and 5.49% on a 5-year. Motorola quoted 5.95% interest on a 4-year lease and 5.81% on 5-year. Council approves a lease through Deming.

**EMA** – Larry Hoover stated that he will be advertising the part-time position that will be vacated soon. The FEMA inspector will be inspecting Bridge #172 next Thursday. The individual disaster assistance was approved and a center was opened in Mentone. A team went door-to-door along the river to sign-up residents for relief assistance. He is applying for a salary reimbursement grant, LEPC grant and a couple others.

**MINUTES** – Barry motioned to approve the minutes of May 15<sup>th</sup>, Jim seconded; passed 7-0.

**ADDITIONAL APPROPRIATIONS –**

<b>Department</b>	<b>Fund</b>	<b>For</b>	<b>Amount</b>
Jail	County General	Inmate Housing	\$100,000
Funds to be used to pay for Fulton County inmates held by other counties due to jail overcrowding. Jim W. motioned to approve, Randy seconded; passed 7-0.			
Highway	MVH	Bituminous & Mixed Aggregates	\$150,000
To add to chip and seal program; appropriating from wheel tax revenue. Barry motioned to approve, Jim S. seconded; passed 7-0.			
Highway	Cum. Bridge	Bridge #172	\$85,000
Engineering services on bridge #172 replacement. Randy motioned to approve, Ron seconded; passed 7-0.			
Jail	Rehabilitation of Inmates	Inmate Counseling	\$6,000
To use grant funds, received from Drug Free Fulton County, to be used for inmate substance abuse counseling. Barry motioned to approve, Randy seconded; passed 7-0.			

**OLD BUSINESS** – Jim Showley discussed the Miami County jail tour. The Jail Committee met last week and it was a unanimous recommendation to the commissioners that a new jail is built rather than a renovation to the current jail. Suggestions for the current jail were given but no recommendation was made at this time. Ron Dittman asked if Caston has received the grant for a resource officer; unknown.

**NEW BUSINESS** – Randy announced that the insurance company will be attending the joint meeting on Thursday to discuss a proposed wellness program. Phyl questioned if council would like to have department heads perform job evaluations before raises were decided. Jim W. commented that should be a question to the attorney. Gail commented that the tower at the jail is grandfathered in; when discussing building a new jail the cost of a communications tower should be factored. Cost of staffing a new jail was questioned; Sheriff Sailors will get budgets from the Adams County Sheriff.

**ADJOURN** – Randy motioned to adjourn at 8:03 p.m., seconded by Barry; passed 7-0.