

## WELLS COUNTY COUNCIL

### REGULAR SESSION May 8, 2019

The Wells County Council met in regular session Wednesday, May 8, 2019, at 7PM in the Wells County Carnegie Annex Building, 223 W Washington St., Bluffton, IN. Present at the meeting were: Todd Mahnensmith, Steve Huggins, Chuck King, Jim Oswald, Mike Mossburg, Seth Whicker, Vicki Andrews and Auditor Lisa McCormick.

**Minutes:** Motion made by Steve Huggins, seconded by Seth Whicker to approve the minutes from April 2, 2019 meeting. Motion carried 7-0.

**Transfers:** Motion made by Mike Mossburg, seconded by Chuck King to approve the transfer within the Community Corrections Grant Fund. Motion carried 7-0.

**Additional Appropriations:** Motion made by Mike Mossburg, seconded by Jim Oswald to approve the Additional Appropriation request for the Clerk's Records Perpetuation Fund for computer maintenance. Motion carried 7-0.

Motion made by Seth Whicker, seconded by Mike Mossburg to approve the Additional Appropriation request for the LOIT Special Distribution Fund for a North Corridor Study and outstanding expenses from the South Corridor Study. Motion carried 7-0.

Motion made by Mike Mossburg, seconded by Vicki Andrews to approve the Additional Appropriation request for 93.074 PHP Emergency Response. Motion carried 7-0.

Motion made by Steve Huggins, seconded by Mike Mossburg to table the additional appropriation requests for Community Correction Project Income and Misdemeanant because the Community Correction Director was not present to answer questions. Motion carried 7-0.

**Wells County Sheriff:** Sheriff Holliday reported 108 inmates, of those 11 are DOC and 9 are F6 DOC. The monthly Officer/Jail report for April was presented to Council Members. The last two boilers are going to be replaced this year. The helipad will also be getting new lighting. Both expenditures will be absorbed within the current budget. The Sheriff's department will be hiring a Sheriff Deputy due to a current officer leaving the force. Seth Whicker was interested in the effect of the Pay Matrix and the quality of applicants. Holliday has been pleased with the increase in qualified applicants.

**Wells County Public Library:** Library Director Sarah MacNeill and Brent Habegger of Baker Tilly Municipal Advisors presented information on a \$4.1 million in renovations proposed for the Library beginning next year if approved. MacNeill discussed the proposed plans for Council review. The metal roof would be restored, updated furniture with charging stations, restroom in the upper level, emergency exit in the Children's room, increase the number of and expand the size of study rooms, increase teen space, adult lounge. Updates will also be on the outside with benches with charging stations, Wi-Fi will be available in the parking and bench areas. Habegger discussed the bonding process and the impact on taxpayers. The bond is expected to be repaid in 17 years and 1 month beginning in 2020. The current bond from the 2005 renovations will be expiring next year; the new bond would be a continuation of the current tax rate and would not affect the tax rate for the proposed renovation project. County Council is required by statute to approve the request by resolution before the library board can issue a bond. Mike Mossburg motioned, seconded by Steve Huggins to table the discussion until the June 4<sup>th</sup> meeting to give the public time to give feedback on the renovations. Motion carried 7-0.

**Baker Tilly Municipal Advisors:** Brain Colton of Baker Tilly Municipal Advisors spoke to Council on Comprehensive Financial Planning, Capital Planning and financing options available for a new highway garage. Comprehensive Financial planning was discussed; Baker Tilly would look two years back and three years forward. Planning helps identify cash reserves, this is where you are at, and these are your strengths and weaknesses. Planning establishes where your cash reserves should be to reach your goals. Capital Planning is looking into the future, looking at capital, such as bridges, trucks, buildings; it puts it all in one spot so you can prioritize and plan out spending. It is developing policy and organizing planning. Capital Planning should be updated consistently to be effective.

Property tax or Income tax would be the likely financing source for a highway garage. A 15 year \$5 million bond annual repayment would be roughly \$450,000. A 20 year bond for \$5 million would have an annual repayment of \$365,000. Wells County median home value is \$121,000 and would increase a tax bill \$13 per year for the 15 year bond or \$10.50 per year for the 20 year bond. 100 acres of agricultural land would increase \$44 per year for 15 years or \$35 per year for a 20 year bond. Colton also detailed the processes required to seek a bond. Two to three months should be allowed to complete the entire process. The General Obligation bond issuance would need to be completed by December 31, 2019 to be eligible for spring and fall tax collection in 2020.

**Haven Manufacturing SB-1 Resolution:** An SB-1 for new equipment was approved at the April 2, 2019 meeting. Resolution 2019-06, effective April 2, 2019, personal property tax abatement for equipment was presented to Council for approval. Motion made by Chuck King, seconded by Vicki Andrews to approve Resolution 2019-06 for Haven Manufacturing SB-1. Motion carried 6-0-1. Seth Whicker was absent at the April 2<sup>nd</sup> meeting, he abstained.

**Adjourned:** 8:23PM Motion made by Seth Whicker, seconded by Steve Huggins to adjourn.

WELLS COUNTY COUNCIL

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President, Todd Mahnensmith

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Vice President, Mike Mossburg

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Attest: Lisa McCormick, Wells County Auditor

