

LOCAL GOVERNMENT TAX CONTROL BOARD



RECOMMENDATIONS

TO THE

DEPARTMENT OF LOCAL GOVERNMENT FINANCE

FROM

August 25, 2005

Call to Order

James Riehle called the August 25th 2005 Local Government Tax Control Board meeting to order at 9:00am. Board members present were James Riehle, Richard Eckerle, Stan Mettler and Robert Harris. Judy Robertson was the administrative officer for the meeting.

Discussion

Judy discussed the following items with the board members:

- Revised Summary for today's meeting, including information turned in late by units
- Revised Minutes from the July meeting to include terms for all issues
- Direct Deposit notice from the Auditor of State to become mandatory
- 2006 Hearing Schedule is ready for adoption
- Copy of Excessive Levy Appeal memo which the Board will begin to hear in October
- Copy of legislation regarding the excessive levy appeals

Recommendation

Stan Mettler motioned to approve the minutes from the July 28th 2005 Local Government Tax Control Board meeting. Bob Harris seconded and the motion carried 4-0.

Stan Mettler motioned to approve the 2006 Hearing Schedule. Richard Eckerle seconded and the motion carried 4-0.

Perry Township, Marion County Emergency Fire Loan

The unit is requesting approval to obtain a loan in the amount of \$1,303,056 for the purpose of financing the personal services expenses for the fire department. The estimated tax rate is .0391 based on an assessed value of \$3,234,388,840 and an annual levy of \$1,263,328. The total indebtedness is \$1,303,056 with maximum annual payments estimated to be \$1,366,580. This is an uncontrolled project because the project cost is less than \$2,000,000. The Common Construction Wage is not applicable.

Per the emergency loan calculation, the unit shows a need of:

January 1st Cash Balance	\$489,050
Plus: Current year certified tax levy	\$6,387,918
Plus: Estimated current year revenue	\$1,942,911
Total funds available for current year	\$8,819,879
Less: Encumbered appropriations from prior year	\$26,703
Less: Estimated current year expenses	\$10,096,232
Funds Remaining (must be negative to qualify)	(\$1,303,056)

Taxpayer Objections:

The date of publication for a public hearing was June 24th 2005. A public hearing was held and a resolution was adopted on July 5th 2005. The Notice of Determination was published July 7th & 15th; and the 15th and 22nd 2005. The Auditor certified No Remonstrance on August 23rd 2005.

Attendance

The following people attended the hearing: Jack Sandlin (Trustee), Harold Day (Chief Deputy), Ray Meredith (Fire Department Chief), David Miller (Attorney), and Jeff Peters (Accountant).

Discussion

They are here to request a loan in the amount of \$1,303,056 to restore the 2005 budget originally adopted by the township board. They cover an area of 42 square miles with a population of 93,000 people. The area is mostly residential and borders the City of Greenwood.

Financially, they have to execute loans to provide the funds necessary for fire protection. They have calculated the amount needed based on the adopted budget minus the DLGF approved budget and added in encumbrances from 2004. They will be eligible for an excessive levy appeal again in 2007. They operate under a self-imposed tax rate restraint. Since the mid 1990's they have experienced declining rates. The current tax rate is just under twenty-seven cents.

Questions by Board Members:

James: Have you held any public hearings?

Jeff: Just the one that is required.

Rich: Are your loans increasing every year?

Jeff: We have shown that information on page three of the hearing information sheet. For a few years, the amount needed came down, then we received approval for the excessive levy appeal and they are starting to increase again. We also have had an increase in staff over the last few years.

Rich: Is there any new legislation you know about concerning emergency loans?

Jeff: None recently that I know about.

James: You say you operate with a self-imposed rate?

Jeff: We have lived within the same rate since the mid 1990's.

James: Is your assessed value increasing?

Jeff: Yes, a little.

Bob: Where do you put your certified shares in the budget?

Jeff: They are all put in the fire fund.

Bob: What is your proposed 2006 fire budget?

Jeff: The proposed is \$10,435,781.

Bob: What is the estimated amount you will need for next year's emergency loan request?

Jeff: If you cut the 2006 budget by \$1.9 million, then we estimate we will need \$1,504,000 to restore the 2006 budget.

Bob: The raises you show of three percent, are they across the board, or an average?

Chief: Across the board.

Bob: Do you have a Rainy Day fund?

Chief: We established one last year to receive the special COIT distribution – it has a balance of around \$19,000.

Trustee: A major problem we have is employee retention. We give three percent in an effort to retain firefighters after we train them. We have a five-year employee agreement in place. We cut subscriptions and fees to professional organizations. If it had not been for health insurance increases, our budget would only have increased by about 1.2%. Now, with rising fuel costs, we are working with schools and other local agreements to try to cut costs even more.

Bob: After you train a firefighter and then they leave, where do they go?

Chief: Washington Township, Indianapolis Fire Dept., Greenwood, White River Township, Wayne Township – we have lost firefighters to all these other departments.

Bob: You had 111 firefighters last year and 115 this year, how many did you have in 2000?

Chief: In 1997, we had 102 and we have increased incrementally by one or two each year since then. We put together work groups to provide maximum safety and protection to our firefighters.

James: Do you have mutual aid agreements in place?

Chief: Yes, with all of the surrounding townships.

Rich: Can you make do with less?

Jeff: Our budget is close and if our revenues do not come in as projected, then we could experience a huge hardship.

Recommendation

Rich motioned to approve an emergency fire loan in the amount of \$1,303,056 for a term of one (1) year. Stan seconded and the motion carried 4-0.

Warren Township, Marion County Emergency Fire Loan

The unit is requesting approval to obtain a loan in the amount of \$1,219,322 for the purpose of financing the personal services expenses for the fire department. The estimated tax rate is .0402 based on an assessed value of \$2,981,907,660 and an annual levy of \$1,199,493. The total indebtedness is \$1,219,322 with maximum annual payments estimated to be \$1,264,504. This is

an uncontrolled project because the project cost is less than \$2,000,000. The Common Construction Wage is not applicable.

Per the emergency loan calculation, the unit shows a need of:

January 1st Cash Balance	\$1,408,327
Plus: Current year certified tax levy	\$6,139,748
Plus: Estimated current year revenue	\$2,879,160
Total funds available for current year	\$10,427,235
Less: Encumbered appropriations from prior year	\$172,868
Less: Estimated current year expenses	\$11,473,689
Funds Remaining (must be negative to qualify)	(\$1,219,322)

Taxpayer Objections:

The date of publication for a public hearing was July 1st 2005. A public hearing was held and a resolution was adopted on July 12th 2005. The Notice of Determination was published July 15th and 22nd 2005. The Auditor certified No Remonstrance on August 16th 2005 (not timely).

Attendance

The following people attended the hearing: Tricia Leminger (Attorney), Tom Morendt (Trustee), Brian Sanford (Fire Chief), and Steve Dyson (Consultant).

Discussion

They had originally requested a loan in the amount of \$1,500,000. The township board voted to support it by a 6-1 vote. They sharpened their pencils and the amount they are now requesting is \$1,219,322. The unit distributed a handout which detailed the following points:

- The demographics of Warren Township
- Did not request an emergency loan in 2002, as promised to this board
- Amounts of loans have been decreasing since 2003
- No new hires for two years
- Increase in expenses and health insurance premiums
- 4% salary increase across the board
- This loan will not increase the tax rate
- Increase in runs and breakdown of types of runs
- Comparison of size and budgets to second-class cities

Questions by Board Members:

Stan: Have you appealed for a levy increase?

Tricia: We will be eligible this year. The last year they appealed was in 2001 for 2002.

James: Is your levy increasing?

Trustee: It is a balancing act with tax abatements that are approved.

Rich: I will commend you on decreasing your loan request this year, but we have talked about this for years for someone to do something about it. I was hoping that Brian Bosma would be here today so that I could tell him directly what I want to say. I have a quote here published by Mike Smith, an AP political writer, from Brian Bosma saying “Some schools want to spend exceptionally more than that, and they simply are going to have to tighten their belt during this two-year period as state government is tightening its belt” – I want to know what he is going to do about these emergency loans. He has the power now to do something, why doesn’t he do it?
Tricia: I will certainly speak to Mr. Bosma about your comments and bring it to his attention.

James: They (the State) force you to come here every year in order to provide fire protection.
Trustee: One of things we did was to utilize the excessive levy appeal, but that doesn’t work because you can appeal only for the lowest amount borrowed in the last three years with no adjustment for inflation or other increasing costs.

Bob: Where do you put your certified shares?

Steve: The minimum certified amount of \$1,030,763 goes into the fire fund. If we receive more than the certified amount, it goes into the township fund.

Bob: Do you have a Rainy Day fund?

Steve: We set it up last year to receive the special distribution – I’m not sure what the balance is.

Bob: You say you gave an across the board 4% salary increase last year, what did you give this year?

Steve: A 3% raise across the board.

Bob: What is your 2006 proposed budget?

Steve: We are going to advertise \$12,040,275.

Bob: The \$1.2 million request – is that how much we cut your 2005 budget?

Steve: We were actually cut about \$2.2 million.

Bob: Then the 2006 proposed budget includes an increase of \$1 million?

Steve: About so, yes.

Bob: Tricia says the tax rate won’t change – how is that?

Steve: We will adjust the cum rate to offset the increase in the debt rate.

Bob: You say you did increase the levy in 2002?

Tricia: Yes, by about \$1.2 million from the approved 2002 appeal.

Stan: Are you showing all of your revenues?

Steve: Yes.

Recommendation

Stan motioned to approve an emergency fire loan in the amount of \$1,219,322 for a term of one (1) year. Jim seconded and the motion carried 4-0. Rich votes affirmative in duress.

**Brownsburg Fire Territory, Hendricks County
Lease Rental Financing**

The unit is requesting approval to execute a lease with maximum annual lease rental payments in the amount of \$240,000 for a term of twenty (20) years for the purpose of constructing a new fire station with living quarters and administration facilities. The total project cost is \$2,500,000. The estimated tax rate is .0135 based on an assessed value of \$1,641,254,410 and an annual levy of \$220,800. This is a controlled project. The Common Construction Wage is applicable - the meeting was held August 4th 2005 and passed with a 3-0 vote.

Taxpayer Objections:

The date of publication for a public hearing was June 9th 2005. A public hearing was held and a resolution was adopted on June 23rd 2005. The Notice of Determination was published June 30th 2005. The Auditor certified No Remonstrance on August 4th 2005.

Attendance

The following people attended the hearing: Jason Semler (Financial Advisor with H.J. Umbaugh), Dan Sulkoska (Kramer), Scott Black (Sebree Architects, Inc.), Donovan Peoples (Lincoln Twp Trustee), Joyce McClain (Brown Twp Trustee), Bill Guarneny (Town Council), Mike Rosemeyor (Fire Chief), and Tricia Leminger (Attorney).

Discussion

The unit distributed a handout which details the following points:

- History of the Brownsburg Fire Protection Territory
- Current staffing, equipment and stations of the territory
- Need for a new station
- Various charts on new home starts and EMS response times
- Site acquisition process
 - C P Morgan is donating site for new station
- Site development and construction costs
- Lease purchase agreement

The unit then displayed a pictorial view of the area and discussed the geographical site. It has taken a couple of years longer to start the lease process because of the donated land.

Questions by Board Members:

Stan: Have you already taken bids?

Tricia: Not yet.

Stan: Will you need additional equipment?

Chief: Not to start off with. We have enough equipment that we can move a couple of vehicles to the new station.

Rich: Is the town in Brown Township?

Trustee: It is mostly in Lincoln Township.

Rich: Is the construction cost of \$180 per square feet construction only or does it include everything else?

Architect: It includes all soft cost; the construction only cost is around \$122 or \$123 per square foot. There is an additional increase of \$16 to \$18 in site work that the County requires.

Bob: You say the petition/remonstrance period ended August 1st. I thought the remonstrance process did not start until you advertised the execution of lease, which happens after the Commissioner signs an approving order?

Tricia: We advertised the Notice of Execution of Lease right after the resolution was approved.

James: Are you a full time fire department?

Chief: We are a combination department with twelve volunteers and sixty-nine full-time staff.

Bob: How many vehicles will the new station house?

Chief: Two for sure and possible a third one – like a rescue truck.

James: Is the public in support of your plan?

Answer: Yes; there have been a few questions, but we talked to them individually and was able to clear up all of their questions. There were no major issues from the one remonstrator. His concerns were about the garbage container and a couple of other minor issues.

Bob: This station will house three pieces of equipment and the taxpayers will have to pay \$4 million. I have a problem with the fees listed for the station, the square foot costs and with the equipment list. Did the taxpayer that remonstrated see the equipment list?

Chief: Yes, he saw everything we have presented here.

Tricia: The station is being built to cover the expected growth in the area and to meet the needs in the future. Each of the legislating bodies have reviewed it and approved it.

Bob: You said you are saving about \$200,000 on this project because the land was donated – is that the value of the land, \$100,000 per acre in that area?

Tricia: That is what the land would be worth if there were four or five houses on the parcels.

Recommendation

Stan motioned to approve a lease with maximum annual payments in the amount of \$240,000 for a term not to exceed twenty (20) years. Jim seconded and the motion carried 3-1. Bob opposed the motion.

**Tippecanoe County Public Library, Tippecanoe County
General Obligation Bonds**

The unit is requesting approval to issue bonds in the amount of \$2,500,000 for a term of eight years for the purpose of financing the construction of a new west branch library building to serve the residents in the northwest area of the library district. The estimated tax rate is .0053 based on an assessed value of \$6,400,752,730 and an annual levy of \$340,335. The total project cost is \$2,641,500 with annual debt payments estimated to be \$369,929. This is a controlled project. The Common Construction Wage is applicable – the hearing was held August 17th 2005 and passed with a 5-0 vote.

Taxpayer Objections:

The date of publication for a public hearing was July 1st 2005. A public hearing was held and a resolution was adopted on July 12th 2005. The Notice of Determination was published July 22nd and 29th 2005. The Auditor certified No Remonstrance on August 19th 2005 (not timely).

Attendance

The following people attended the hearing: Jeff Anglemyer (Project Architect), Jane Herndon (Bond Counsel with Ice Miller), Richard Treptow (Financial Advisor with H.J. Umbaugh), Ryan Usher (Financial Advisor with H.J. Umbaugh), Jos N. Holman (Librarian), and John R. Gambs (Attorney).

Discussion

I would like to begin by giving you the background of our geographical area. We have seven established communities in thirteen townships that covers 500 square miles. Our current population is 120,000 and we expect that to be 164,000 by 2010. We are trying to use relative current data. Residential housing has increased by ten percent and commercial by five percent. There is currently an additional 62,000 homes being built in Tippecanoe County. We are the sixth largest growing county in the state. Tippecanoe County covered 31.4 square miles in 1990 and 54.7 square miles in 2000. (The unit distributed a news article detailing the growth of Lafayette published in the Journal & Courier). The board of trustees is very intent on keeping the tax rate impact as low as possible. We anticipate a tax rate increase of .00586 from this bond issue.

A strategic plan was just finished through 2008. We are working on the goals and specific projects outlined in that plan. We need a new branch library in the northwest area of the district to improve service to the community. Our community is very interested in multiple service sites. Those in attendance were very much in support of the project. Local media attended that meeting also and I have the write-up they published in the paper from the meeting.

We chose this site because it is in the center of all of the housing developments; it is also convenient for lower-income families to get to, and for college students. A sixth of people coming to the library are visitors – we are approaching 500,000 visitors per year. I have here a

letter from the President of the Board of Commissioners in support of our project. We want to provide a building that is efficient, serviceable and functional.

Questions by Board Members:

James: How did your public hearings go?

Jos: No negative comments thus far.

Stan: Have you not purchased the land yet?

Jos: No, it is to be a gift to us from a private property owner – a minimum of three acres.

Bob: When do you get the land?

Jos: The official transfer has not been negotiated. The owner has agreed to give it to us at any time we ask for it.

Stan: Are all your local funds coming from the Rainy Day fund?

Jos: Yes, we have been saving for the last two years for this from unspent appropriations.

Stan: Will your operating expenses support the new building?

Jos: Yes, because 1) We plan to move existing staff to the new building and 2) the increased assessed value over the last four years is increasing our revenue.

Stan: Why did you choose a term of eight years?

Jos: There have been many variations in the schedule over the last two years. We decided on eight years so that we could pay this building off so that we can plan for future potential building needs.

Bob: There will be no increase in staff because you are moving 1 ½ FTE's to the new building?

Jos: We will actually be moving approximately four FTE's to the new building.

Bob: Do you have a capital projects plan for 2006?

Jos: No, we do not plan to have one.

Bob: Will you apply for one in 2007?

Jos: We may consider it, but at this time we have no plans for one.

Jane: They have been able to accumulate funding over the last two years even though they do not have an operating balance.

Bob: \$150 per square foot seems high for a library building.

Jos: We are finishing schematics and are having to present this to you without first receiving bids, plus we are not starting construction until 2006. We have here a comparison of library buildings constructed in the last few years and the associated costs (handed out a schedule of construction costs for new libraries) for an average library building built in Indiana between July 1st of 2003 and June 30th 2004. Having an university in your area does seem to drive the costs up a little. We are also building a branch to last for seventy-five years.

Bob: Why does having Purdue in your area drive up the costs?

Answer: Because of supply and demand. There are other people out there who pay more than we can.

Bob: The equipment list that you have submitted – is it all for furniture, no computers?

Answer: We have an updated list that was prepared since we turned in the hearing information sheet. There is some computer equipment as well as furniture. We have allocated \$224,400 for furniture and \$94,600 for computer associated costs.

Recommendation

Stan motioned to approve general obligation bonds in the amount of \$2,500,000 for a term of eight (8) years. Jim seconded and the motion carried 4-0.

Democrat Township, Carroll County Fire Equipment, Building and Apparatus Loan

The unit is requesting approval to obtain a loan in the amount of \$30,000 for a term of four (4) years for the purpose of financing a portion of the cost of a new equipment truck. The total purchase price of the new truck is \$65,000. The estimated tax rate is .0120 based on an assessed value of \$37,571,400 and an annual levy of \$7,500. This is an uncontrolled project because the project cost is less than \$2,000,000. The Common Construction Wage is not applicable – there is no construction involved in project.

Taxpayer Objections:

The date of publication for a public hearing was July 20th 2005. A public hearing was held and a resolution was adopted on August 2nd 2005. The Notice of Determination was published August 10th and 17th 2005. The auditor certified No Remonstrance on August 18th 2005.

Attendance

The following people attended the hearing: Clayton C. Hutson (Trustee) and Theodore M. Enoch (Board Chairman).

Discussion

The fire department's truck is about to give out and we need to buy them a new one.

Questions by Board Members:

Stan: Is it a volunteer fire department?

Clayton: Yes.

Bob: Were there no taxpayer objections?

Clayton: Yes, that's correct.

Recommendation

Rich motioned to approve a fire loan in the amount of \$30,000 for a term of four (4) years. Bob seconded and the motion carried 4-0.

Taylor Township, Harrison County Establish Maximum Levies

The unit is requesting approval to establish maximum levies in the following amounts:

	Levy	Budget
General Fund	\$13,000	\$13,435
Township Assistance	\$ 7,000	\$ 7,700
Fire Protection	\$ 2,900	\$ 3,100

A resolution was adopted July 1st 2005 to approve the requested amounts.

Attendance

The following people attended the hearing: Mark Redden (Trustee) and Janice Redden (Deputy Trustee).

Discussion

They are operating on a zero levy. For the past couple of years they have been operating off of surplus funds. They have now exhausted those funds and need a levy to continue operating the township.

Questions by Board Members:

Stan: Do you get gambling money?

Mark: Yes, about \$2,650 a year.

James: Do you have a volunteer fire department?

Mark: No, we contract with a neighboring township for fire protection.

Bob: Were you hurt by Senate Bill 1?

Mark: Yes – I took over in 2001. The previous trustee had made some bad mistakes and choices. We found many errors in the accounting books. The previous trustee passed away a couple of months before I stepped in as trustee.

Bob: Do you remember what the levy was the last time you had one?

Mark: I remember that the total levy was less than $\frac{3}{4}$ of a cent.

Bob: Do you remember what the maximum levy was?

Mark: No, not off the top of my head.

Bob: Do you have a specific use for the \$700 allocated to capital outlays?

Mark: No, for copiers and office machines and such like. It is just in case I need the funds.

Stan: What is the miscellaneous revenue of \$700 in your Township Assistance fund?

Mark: Excise tax, certified shares, etc.

Recommendation

Bob motioned to approve a maximum levy for civil in the amount of \$20,000 and for fire in the amount of \$2,900. Rich seconded and the motion carried 4-0.

Wells County Solid Waste Management District, Wells County Establish Maximum Levies

The unit is requesting approval to establish a maximum levy in the amount of \$118,198 with a budget of \$164,916.

Attendance

The following people attended the hearing: Paul I. Bonham (County Commissioner).

Discussion

We were here last year for a maximum levy, but the clerk treasurer neglected to advertise properly and our levy was denied. We are operating with a zero levy. Historically, there has been no levy for solid waste. We are asking for the same amount that was approved last year.

Questions by Board Members:

Bob: The capital outlay is usually the category that gets cut, but they are asking for the same amount we approved last year, so I have no problem with their request.

Stan: Has Wells County always had their own solid waste district?

Paul: No, we used to be a part of a three-county district, but we split off two years ago.

Stan: Do you have loans that need to be paid back to the county?

Paul: Yes, around \$40,000.

Bob: Has the 2006 budget been advertised correctly?

Paul: Yes, it was - we made sure of that.

Recommendation

Bob motioned to approve a maximum levy of \$118,198. Rich seconded and the motion carried 4-0.

**Harris Township, St. Joseph County
Emergency Fire Loan**

The unit is requesting approval to obtain a loan in the amount of \$454,667 for the purpose of funding the shortfall in the 2005 firefighting budget. The estimated tax rate is .0410 based on an assessed value of \$1,048,195,120 and an annual levy of \$429,973 and annual payments of \$474,558. This is an uncontrolled project because the project cost is less than \$2,000,000. The Common Construction Wage is not applicable.

Per the emergency loan calculation, the unit shows a need of:

January 1st Cash Balance	(\$191,152)
Plus: Current year certified tax levy	\$798,535
Plus: Estimated current year revenue	\$62,532
Total funds available for current year	\$669,915
Less: Encumbered appropriations from prior year	\$0
Less: Estimated current year expenses	\$1,119,041
Funds Remaining (must be negative to qualify)	(\$449,126)

Taxpayer Objections:

The date of publication for a public hearing was June 30th 2005. A public hearing was held and a resolution was adopted on July 13th 2005. The Notice of Determination was published July 14th 2005. The auditor certified No Remonstrance on August 16th 2005.

Attendance

The following people attended the hearing: C. Sue Dylewski (Trustee).

Discussion

This is our sixth year to apply for an emergency fire loan. Three years ago we applied and were approved for a \$40,000 excess levy appeal. We plan on appealing again this year. If my calculations are correct, I will not need to come back again next year.

Questions by Board Members:

James: Did your township board approve the debt?

Sue: Yes, they did.

Stan: How will inventory deduction affect you?

Sue: We don't know yet – we have not received assessed values yet.

Bob: Page three of the hearing information sheet shows a need of \$449,126 – why are you asking for \$454,667?

Sue: That is the amount the board approved based on the certified budget. I knew that you would cut us back to the amount needed.

Bob: Do you get certified shares, and if you do, where do you put them?

Sue: They all go into the township fund.

Bob: Why do you put them all in the township fund?

Sue: We added ambulance service and that budget is included in the general fund.

Bob: In 2006 do you plan to put all of your shares in the general fund again?

Sue: I have advertised it that way, but I probably do not need all of it – I could shift some of it over to the fire fund.

Bob: You are going to apply for a \$433,000 levy increase later this year?

Sue: Yes.

Bob: The debt listed in the hearing information sheet, is that for the 2004 emergency loan?

Sue: Yes, we paid the fire station off two years ago and we purchase vehicles from the cumulative fund.

Bob: Do you have a rainy day fund?

Sue: No, we have not needed it.

Bob: How much do you estimate you receive in certified shares per year?

Sue: We budget for \$112,000. I just received a check for \$88,000.

Recommendation

Stan motioned to approve an emergency fire loan in the amount of \$449,126 for a term of one (1) year. Rich seconded and the motion carried 3-1. Bob opposed the motion.

City of Mishawaka, St. Joseph County General Obligation Bonds

The unit is requesting approval to issue bonds in the amount of \$8,000,000 for a term of eleven (11) years for the purpose of financing the purchase of a new communications system for the City, including software to allow both voice and data communications. The estimated tax rate is .0614 based on an assessed value of \$1,555,068,193 and an annual levy of \$955,138. The total project cost is \$10,700,000 with annual debt payments estimated to be \$1,005,409. This is a controlled project. The Common Construction Wage is not applicable.

Taxpayer Objections:

The date of publication for a public hearing was June 9th 2005. A public hearing was held June 20th 2005. An ordinance was adopted on July 6th 2005. The Notice of Determination was published June 23rd 2005. The Auditor certified No Remonstrance on August 4th 2005.

Attendance

The following people attended the hearing: Randy Rompola (Bond Counsel), Yvonne Milligan (Controller), Gary West (Director of Engineering), and John Julien (Financial Advisor with H.J. Umbaugh).

Discussion

They are attempting to replace a fifteen-year-old analog 800 watt trunk system that is no longer supported by Motorola. The project was unanimously approved by their board and there have been no objections from taxpayers.

Questions by Board Members:

Stan: Are you purchasing a base set with remotes?

Gary: The plan is for one tower and at least three satellite stations.

Stan: Are you going to hook up with South Bend's system?

Gary: No, it will be our own. Our system will be compatible with South Bend and the State of Indiana's system. If our system fails, we can use the State's as a backup.

Stan: Will it be a multi-functional system?

Gary: We hope so. We will be able to expand the system in the future.

Stan: How did you come up with the price?

Gary: The pricing came from the QPA the State has with Motorola.

Bob: What is the debt you have listed?

John: It is a \$2.7 million general obligation bond to fund the police station and training system. It was originally issued in the early 1990's and is scheduled to retire in 2014.

Bob: What are the local funds you have listed?

John: TIF funds.

Bob: Are the TIF funds dedicated to this project?

John: Yes, in the amount of \$2.7 million.

Bob: Do you have a detailed list of the loose equipment?

Gary: It is for the two main pieces of the radio system, plus about 600 portable radios, the microwave unit, the controller system, generators, etc.

Rich: Will you need more than one tower?

Gary: Yes, they will probably need one more. We have an agreement with a property owner and we are in the process of getting the variance in place.

Bob: There have been no objections?

Gary: No and we have had pretty good media coverage.

Bob: Your 2% debt limit is \$7,987,121 and you are asking for a bond issue of \$8,000,000. You may be running close, if not over, your 2% debt limitation. You understand that you will not be able to exceed the 2%?

Gary: Yes, we understand.

Recommendation

Bob motioned to approve general obligation bonds in the amount of \$8,000,000, with reference that the 2% debt limitation is not exceeded, for a term of eleven (11) years. Rich seconded and the motion carried 4-0.

Ohio County Public Library, Ohio County Lease Rental Financing

The unit is requesting approval to execute a lease in the amount of \$2,000,000 for a term of twenty-two (22) years for the purpose of constructing a new library building. The total project cost will not exceed \$2,000,000 with maximum annual payments of \$175,000. The estimated tax rate is .0659 based on an assessed value of \$244,271,459 and an annual levy of \$161,000. This is an uncontrolled project. The Common Construction Wage is applicable – the hearing was schedule for August 8th 2005.

Taxpayer Objections:

A public hearing was advertised on July 21st 2005. A public hearing was held and a resolution adopted on August 3rd 2005. Since this is an uncontrolled project, a Notice of Determination was not published. The Remonstrance period will not begin until the Notice of the Execution of Lease is published.

Attendance

The following people attended the hearing: Harry Mohler (Architect), Amy Ketzer (Library Director), Missy Wallace (Library Board member), Kathy Raver (Financial Advisor with H.J. Umbaugh), and Ryan Usher (Financial Advisor with H.J. Umbaugh).

Discussion

(Refer to written presentation copy) The current Ohio County library building is the original two-story Carnegie building built in 1916. The main problems are lack of space for computers and circulating materials – in 1916 there were no video's, dvd's, cd's, books on tape, etc. There is only one table for adults to use and two tables in the children's area. The staff area is also very crowded. The handicapped lift is awkward and inconvenient to use. The library is landlocked and many patrons do not come in because they could not find a parking spot. The new building will be all on one floor and will alleviate crowding in all areas.

In was the dream of the former mayor, John Roeder, to have the new library built across the street from the high school on property that housed the county garage. The site was eventually chosen as the best cite and the County officials have recently officially donated the property to the library board. Before the former mayor died, he established the Roeder Library funds to be used for programs at the library. The fund has \$15,000 in it, but no place to have programs. The new library will have two meeting rooms that will accommodate 20 to 40 people that can be used for library programs, community meetings, and local teachers located just one block away.

Questions by Board Members:

James: You have good public support, then?

Amy: Yes, we do.

Stan: Is your catalog on-line?

Amy: Yes.

Stan: Will you have more computer stations?

Amy: We currently have five and we would like more. We offer adult computer classes that have a long waiting list because we can only accept five at a time.

James: You already have the land?

Amy: Yes, the County has presented us with the deed. I have a photograph here of them giving it to us.

James: What will you do with the old building?

Amy: It is a landmark and we would like it to be used by another civil organization.

Bob: Do you receive riverboat money?

Amy: Yes, about \$40,000 per year.

Stan: Will the library retain ownership of the current building?

Amy: That will depend upon if we lease or sell the building.

Bob: Is everyone aware of the tax rate going from three cents to ten cents?

Amy: Yes, we have told them.

Bob: Will you need to increase staff?

Amy: We are hoping not, the new design has one central desk with low shelving.

Bob: How about your operating expenses, will they increase?

Amy: They should be the same. We should save money from increased efficiency from upgrading our heating/cooling system and other utilities.

Bob: Judy, do you still need the common construction wage?

Amy: I thought Jane sent that to you.

Judy: I have received the minutes from the meeting, but not the actual wage scale.

Recommendation

Rich motioned to approve a lease with maximum annual lease payments not to exceed \$175,000 for a term of twenty-two (22) years. Jim seconded and the motion carried 3-0-1. Bob abstained.

White River Township, Johnson County Fire Equipment, Building and Apparatus Loan

The unit is requesting approval to obtain a loan in the amount of \$2,500,000 for a term of six (6) years for the purpose of constructing a new fire station to serve the southeast portion of the district and bring the district into NFPA and ISO compliance. The total project cost is \$3,000,000 with maximum annual debt payments estimated to be \$486,806. The estimated tax rate is .0280 based on an assessed value of \$1,549,859,940 and an annual levy of \$434,648. This is a controlled project. The Common Construction Wage is applicable – the hearing was held August 29th and passed with a 5-0 vote.

Taxpayer Objections:

The date of publication for a public hearing was June 22nd 2005. A public hearing was held and a resolution was adopted on July 5th 2005. The Notice of Determination was published July 13th and 20th 2005. The Auditor certified No Remonstrance on August 17th 2005.

Attendance

The following people attended the hearing: Steve Dyson (Consultant), Charles Shufflebarger (Chairman of District Board), Scott Cassin (Deputy Fire Chief), Michael Tibbetts (Fire Chief), and Tricia Leminger (Attorney).

Discussion

The unit distributed a handout which detailed the following points:

- History of Fire Protection District
- Demographics of District
- History of loans approved for current and future needs
- Need for station – Station 51 will be relocated to meet response time standards
 - Two remodels and damaged from two separate tornadoes
 - Does not meet staffing requirements
 - Does not meet ADA standards
 - Does not meet vehicle housing requirements
 - New station will meet all above requirements
 - Current building will be remodeled to become a training facility
- Site acquisition
- Site development
- Various graphs and charts comparing runs and response times
- Tax rate impact

Questions by Board Members:

James: Are there any other governmental entities involved?

Tricia: The District was established by the County Commissioners.

James: How big is the district area?

Tricia: 22 square miles.

James: Do you provide protection for all of White River Township?

Tricia: For the north half of the township. We have mutual aid agreements with Perry Township, Decatur Township and other townships in Marion County.

James: Do you have good public support?

Tricia: Yes, we have not received one negative comment.

James: What are the architect fees for?

Charles: For all disciplines during the construction phase – civil fees, on-site full-time supervisor. The purpose is to minimize increased cost during construction.

Tricia: Some crew members are complaining about breathing in the station. There could be a mold problem that is creating some health concerns.

Chief: Let me give you some of the demographics of the area. Most of the buildings are along highway 135. For us to cover that area, we need to relocate station 51. We are building this station to last for the next fifty to seventy-five years. The current building was designed for a volunteer fire department. They only needed to gather at the station for runs and to pick up vehicles. After the run, they all went their separate ways.

Charles: The current site would not let us expand it or renovate it.

Rich: What is your normal working schedule?

Chief: Most work twenty-four hours on, forty-eight hours off. The volunteers work twelve on, sixty off.

Bob: Do you have a picture of the new building?

Tricia: Not with us today, we will follow up and send you one.

Chief: We needed to make the outside of the station fit the covenants and restrictions and also to meet the homeowners association requirements.

Bob: Will you need to purchase new vehicles?

Chief: No, we will relocate the vehicles we already have.

Bob: How many do you have?

Chief: We have a heavy rescue squad, an engine, a battalion chief car, an equipment truck and a rescue truck.

Bob: Why do you need three refrigerators for eight firefighters?

Chief: We need one for each shift. Firefighters from other shifts tend to steal food belonging to staff working another shift. They chain them up so food won't get stolen.

Bob: Why do you need twelve recliners for eight firefighters?

Chief: There may be a situation where there are more than eight firefighters at the station.

Bob: I have concerns with the high fees per square foot and the equipment list.

Scott: I worked on two new stations, similar projects to this one, in Franklin Township four or five years ago that have the same makeup and they cost \$95 per square foot. Those days are gone. Most stations currently bid at about \$140 per square foot. The price for this station includes site development costs. This is a unique site because of the one-acre size and the footprint. We are required to haul the dirt out, we have no place to re-distribute it and level it out. The site scheduling is complicated because of the size of the property. We are trying to be good stewards – there is nothing in here extravagant or flamboyant.

Recommendation

Stan motioned to approve a fire loan in the amount of \$2,500,000 for a term of six (6) years. After a little discussion, Stan amended his motion for an amount of \$2,468,947. Rich seconded and the motion carried 3-1. Bob opposed the motion.

Johnson Township Fire District, Knox County Fire Equipment, Building and Apparatus Loan

The unit is requesting approval to obtain a loan in the amount of \$175,000 for a term of six (6) years for the purpose of purchasing a new fire rescue vehicle. The advertisement and the resolution says not to exceed \$170,000, the hearing information sheet has \$175,000. The total project cost is \$175,000 with maximum annual debt payments estimated to be \$33,778. The estimated tax rate is .0042 based on an assessed value of \$79,700,000 and an annual levy of \$33,778. This is an uncontrolled project. The Common Construction Wage is not applicable.

Taxpayer Objections:

The date of publication for a public hearing was April 29th 2005. A public hearing was held and a resolution was adopted on May 10th 2005. The Notice of Determination was published May 13th 2005. The Auditor certified No Remonstrance on June 23rd 2005.

Attendance

The following people attended the hearing: Chris Holschen (Recording Secretary), Jeff Holscher (Fire Chief), and Ear E. Ruppel (District Treasurer).

Discussion

They need to purchase a new rescue truck because of new members and the new equipment they just purchased will not fit into the current truck. They are trying to upgrade. The new truck will have a cascade system and new lighting.

Questions by Board Members:

James: Are you an all-volunteer department?

Jeff: Yes.

Stan: How many members do you have?

Jeff: Nineteen active.

Stan: Have you taken bids yet?

Jeff: Yes, the lowest bid has come in at about \$175,000.

Stan: Your advertisement says \$170,000 and the bids came in at \$175,000, are you aware of this?

Bob: We would be limited to the \$170,000 – can you come up with the additional \$5,000?

Jeff: Yes, we will ask for donations and do a fish fry. We can find the \$5,000.

Stan: Is the township purchasing the truck?

Jeff: No, the District is.

Rich: Has there been any public comments?

Jeff: No one showed up at the public hearing.

Recommendation

Rich motioned to approve a fire loan in the amount of \$170,000 for a term of six (6) years. Bob seconded and the motion carried 4-0.

City of Greenwood, Johnson County General Obligation Bonds

The unit is requesting approval to issue bonds in the amount of \$1,935,000 for a term of twenty-two (22) years for the purpose of acquiring approximately 72 acres of land to be utilized for park purposes. The estimated tax rate is .0077 based on an assessed value of \$1,980,284,860 and an annual levy of \$152,250. The total project cost is \$1,935,000 with annual debt payments estimated to be \$165,489. This is an uncontrolled project. The Common Construction Wage is not applicable.

Taxpayer Objections:

A resolution was adopted June 28th 2005. The Notice of Determination was published July 13th 2005. The Bond Ordinance was adopted on August 10th 2005. Since this is an uncontrolled project, a public hearing was not held. The Remonstrance period will not begin until the Notice of the Sale of Bonds is published.

Attendance

The following people attended the hearing: Sue A. Beesley (Bond Counsel with Bingham & McHale), Evan L. Springer (Executive Director), Clyde Freshour (Park Board President), Kathy Raver (Financial Advisor with H.J. Umbaugh), and Ryan User (Financial Advisor with H.J. Umbaugh).

Discussion

Clyde (reading from a prepared statement): We are requesting permission to issue general obligation bonds in the amount of \$1,935,000 for the purchase of seventy-two acres of land for park and recreation purposes. The City of Greenwood has experienced significant growth in the past several years. The City is now faced with a deficit of park land. The amount of land available continues to diminish. It is critical to our parks system and for the residents that this property be preserved as open space for recreational uses. The Park and Recreation Board has not issued bonds in over thirty years. This project has the support of our community. We feel it is in the best interest of the citizens of Greenwood that this bond be approved.

Questions by Board Members:

James: Any buildings on the site?

Clyde: No, it is currently agricultural property.

Bob: What is to be the purpose of the park?

Clyde: It is to be a community park with shelters, picnic areas, etc. It will take eight to ten years to develop the park fully. We have not floated a bond in thirty years. We currently have thirteen parks. This will be the largest park with seventy-two acres. Our current largest park is twenty-seven acres. It will be the only community park we have.

Bob: Did you have any objectors?

Clyde: Only one individual spoke at the council meeting and his objection was about the raise in his taxes.

Bob: Was that in direct response to the bond issue?

Clyde: Yes, at our park board meeting no one spoke. There was also one person at that council meeting who spoke that was very much in favor of the project.

Stan: Is the amortization schedule the worst-case scenario?

Clyde: Yes, we do not expect the interest rate to be that high.

Rich: Have you had the land appraised?

Clyde: Yes, the State Board of Accounts requires it. We are not allowed to pay more than what it is appraised for. The appraisal came in at about \$20,000 per acre for a total of \$1,800,000.

Recommendation

Stan motioned to approve of general obligation bonds in the amount of \$1,935,000 for a term of twenty-two (22) years. Rich seconded and the motion carried 4-0.

Portage Township, Porter County Fire Equipment, Building and Apparatus Loan

The unit is requesting approval to obtain a loan in the amount of \$1,500,000 for a term of six (6) years for the purpose of demolishing a portion of the existing fire station and the construction of a new facility on the same site. The total project cost is \$1,666,338 with maximum annual debt payments estimated to be \$314,765. The estimated tax rate is .1116 based on an assessed value of \$244,722,030 an annual levy of \$273,115. This is an uncontrolled project. The Common Construction Wage is applicable – the hearing was held July 26th and passed with a 5-0 vote.

Taxpayer Objections:

The date of publication for an additional appropriation public hearing was July 1st 2005. A public hearing was held and a resolution was adopted on July 12th 2005. The Notice of Determination was published June 17th 2005. The Auditor certified No Remonstrance on July 26th 2005.

Attendance

The following people attended the hearing: Jack Jent (Trustee), Pat Jackson (Chief Deputy), Dan Botich (Associate, Cender & Co.), and Jason Schiesser (Associate, Baker & Daniels LLP).

Discussion

I came into office two and a half years ago. When I examined the fire station I realized what bad shape it is in. Part of the roof is collapsing and we had to put temporary braces in to hold it up. One part of the building is forty-five years old, one part is thirty-five years ago, and the third section is twenty-five years old. Three architects have appraised it. In the last few months there have been two electrical fires and a part of the roof collapsed. The building is not safe for the firefighters. They go out everyday, risking their lives to protect others – they do not deserve to come back to an unsafe building. We also have full-time paramedics.

Questions by Board Members:

James: How big is the department?

Jack: Thirty-three volunteers and six permanent firefighters.

Stan: Is Portage Township outside the city limits?

Jack: Almost all of it. The township is eleven square miles. We have mutual aid agreements. There are a lot of times that our people will be on the scene before Union Township or Liberty Township people arrive in their own townships. We also have to keep up our own ambulances.

We put back \$25,000 per year and we now have \$50,000 in the fund. We expect to have to purchase another ambulance in the next year.

Stan: How many bays will the new station have?

Jack: Four bays and we may have up to three pieces of equipment.

Bob: What is the statutory authority to use the township assessed value instead of the fire assessed value?

Jack: I do not understand what you are asking.

Jason: The tax rate is different than what the statute allows. The hearing information sheet tax rate impact is based only on the fire assessed value. We had discussions with Michael Dart on if the 2% debt limitation is based upon the township assessed value.

Bob: I will need the ruling from Michael on that issue.

Jack: We are the second largest unincorporated place in the United States. There is only one other place in New Jersey that is larger.

Bob: Did you bring drawings of the new station?

Dan: Yes, here are the photographs (the unit went over the architectural renderings).

Jack: The Utility bills are astronomically high at \$15,000 per year. We hope to lower that to \$10,000 per year, which is still high, but it would be better.

Bob: The square foot cost is \$173, is that due to the demolition and renovation cost included in that amount?

Dan: Yes, there was a similar station built in Porter County with similar square footage and it came in at \$1.3 million.

Jack: We looked at this very conservatively and to utilize the space more efficiently. It is cheaper to keep part of the current building and to build onto it. We would have liked a smaller training facility, but it is cheaper to keep part of the current building and convert it into a training facility, and then build the rest of the station on to the side that is collapsing. We have a good firefighting group – there was a fire in Portage City and we made it there before the paid fire department got there.

Recommendation

Stan motioned to approve a fire loan in the amount of \$1,500,000 for a term of six (6) years.

Rich seconded and the motion carried 4-0.
