

WHITE RIVER TOWNSHIP BOARD MEETING
TRUSTEE'S NOTES
JANUARY 5, 2016

ATTENDEES: Mark Messick, Greg Rainbolt, David Pollard, Mary Lou Habicht and Mary Sue Kane.

Meeting was called to order by Greg Rainbolt at 5:00. First order of business was the Pledge of Allegiance.

Greg Rainbolt: Next order of business is Board Organization. With that I would like to hear any nominations for chairperson of WRT Board and also the WRT Board of Finance.

Dave Pollard: If I do that I would like to ask you to do all of it in one swoop and I would make a motion to keep it as it is right now.

Greg: Let's go ahead with just the chairperson if you would not mind.

Dave: Ok. For chairperson I would like to nominate Greg.

Greg: I will second that nomination. All those in favor for Greg Rainbolt as the WRT Board Chairman and also the WRT Board of Finance indicate by saying Aye (Both Greg and Dave said Aye). Next order of business will be the nomination of the secretary of the WRT Board.

Dave: I nominate Peggy.

Greg: I will second that nomination for Peggy Young as the secretary of the WRT Board and WRT Board of Finance. Hearing a first and a second, let's take a vote on Peggy Young as secretary of WRT Board and WRT Board of Finance. (Both board members said Aye). Peggy Young is the WRT Board Secretary and also the WRT Board of Finance Secretary. Having chairman, I will take a chair and the next order of business will be the Approval of the October 6, 2015 WRT Board Meeting Minutes. I would like to make a motion to open these minutes.

Do I hear a second?

Dave: I second.

Greg: Having a first and a second do I hear any discussion?

Dave: No.

Greg: No discussion, I would like to take a vote. All those in favor of approval of the October 6, 2015 WRT Board Meeting Minutes indicate by saying Aye (both board members said Aye). The Ayes have it. The October 6, 2015 WRT Board Meeting Minutes have been approved. Next order of business is WRT Resolution 2016-01. This is adoption of the 2016 Township Assistance Guidelines. I would like to make a motion to open this resolution. Do I hear a second?

Dave: Second.

Greg: Hearing a first and a second, I would like to give the floor to the trustee Mark Messick and we will have a discussion.

Mark: I will read the resolution to you (see attached Resolution 2016-01). We have no changes from our 2015 standards. When we did our poll for the shelter, there was not enough difference to cause any increase in the shelter. When I looked up the guidelines for assistance for food stamps, it had not changed and will be in effect until Sept. 30, 2016, the same standards that they had last year for income. So, our income guidelines did not change. I spoke with Forest Lawn, Herrmann and Swartz Funeral Homes in reference to our standards for

cremation and burial and also the Mt. Pleasant Cemetery and those standards will not have to change in 2016 also.

Dave: You said they will not change?

Mark: They will not change. So unless something comes up during the course of the year that is unforeseen, the standards should remain as they were in 2015.

Greg: Any further discussion?

Dave: Not from me.

Greg: None from myself also. Hearing no other further discussion I would like to make a motion to approve the 2016 Township Assistance Guidelines, the WRT Resolution 2016-01. All those in favor indicate by saying Aye (both board members said Aye). The motion has passed, the WRT Resolution 2016-01 has been approved. Next order of business is the Trustee Business Reports and Requests. I put this in here because Mark has some things that he needs to discuss.

Mark: The first order of business is that at the end of the year I drafted a letter to Greg, the Chairman of the Board, informing him that we did not have any changes in our budget but we did have a couple of changes in line items. In Township Fund 0101, we transferred \$2000 of cemetery care to care of township property which is just an A and a B. They are just right there together and so we did that. Then in the township assistance we had more burials than what we were hoping to have this last year so we moved \$620 from shelter to burials in order to have that line item equal out. Those were the only two things that we did. That does not need board approval but I have always made it a practice to make the board aware at the end of the year of any transfers that we did within the budget. The second item of business I have is that on today's date I have given Greg a letter and also have a letter to be mailed to the County Sheriff designating who my designee is if I would become temporarily incapacitated and who would assume my duties and that would be Mr. John Ebert again this year. As he has been every year except Paul Reed did the first 2 years and I'm just informing the board of those things. The other thing is that every time we have a heavy rain associated with wind or a heavy snow, we have been having leaks throughout the building. I had the roof looked at by John Kane and his company and I have also had Jerry Dunn and his company take a look at the roof.

Dave: Jerry Dunn?

Mark: Yes and Marty, what is his last name do you remember? Marty and his partner, they are in roofing. I had Kevin Hillis and I think he represents, I don't know the name of the company but he also looked at it. He is a guy who does siding, shingles, roofing and gutters. I also had him look at it. To date I have only received back one quote and that quote is from Kane Construction. I'm still waiting on a quote from Jerry Dunn, Marty and Kevin Hillis. When I receive those I will take them into consideration. But to date to put a new metal roof on with gutters and downspouts the total would be \$31,906. To put shingles back on which don't have the same guarantees as the metal roof, it would be approximately \$29,846. I'm not moving forward with that right now because it will require that we do an additional appropriation. It would require that we have a public hearing, one public hearing, we only have to have one but we have to have a public hearing in order to advertise that we are asking the DLGF for an additional appropriation. Funds, we have the funds. The bank at the close of business at the end of the year we had \$397,017.99. Now that is not filled in on Gateway yet but I'm pretty sure that those are going to the same numbers. So with that in mind and knowing that our budget for next year is only 150 and we only have 145 really dedicated to Rainy Day, I talked to

DLGF Wayne Hudson and he said you can take it, just make an additional appropriation because you have the funds or you can do an additional appropriation from Rainy Day. In either case it is an appropriation and it requires the same legal advertisement and stuff, it is just a matter if the board wants to take money when we go to consider this out of Rainy Day or just out of our unappropriated funds. So what does that mean? That means I would kind of like to get an idea from the board as soon as possible if it is something they want me to pursue because I need to decide what I'm going to do with the funds that came due from investments that need to be reinvested. It does not make any sense to reinvest the \$32,000 if we are going to spend it because that investment we would have to break a CD to do it. So that is why I would ask the board to consider advising me at our next meeting which would be the annual report meeting what the feelings are as to whether or not we should replace this roof knowing that it is going to cost approximately \$32,000.

Greg: Here is where the bigger discussion is going to have to come around on expense of the township, care of township property and the building and stuff, what do we do going forward in utilizing this space and the cost amount? It is kind of hard to justify spending a lot of money on the care of the property you know versus what we give out in financial needs. That is a discussion that I believe needs to be had about moving forward.

Mark: I welcome that discussion because it is two different things.

Greg: Right.

Mark: We try to assist everybody that we can. But we also are very conscious of making sure we do a proper investigation and making sure that we get a truthful application and quite honestly I think we do a good job in administrating our township assistance. Fortunately just like the Daily Journal showed that bankruptcies are down 60% over what they were 3 years ago. Everything is down from what it has been since 2011. We are back to where we were in 2006 and 2005 for people seeking assistance. We have runs where we have quite a few people come in. We have runs where we don't have anybody come in and I think that is going to be the same thing. So to think that we are going to administer any more than about \$20,000 to \$25,000 in assistance this year we are being fool hearted. So to take that against replacing this roof and doing other things to maintain the property is two different things. This is an asset. This is the township's property. We use this room on a consistent basis. I try my best to keep it in shape such that the people who are coming are proud to say that this is part of their community. Annually I try to do something with the building as an improvement. I try not to do a whole bunch of stuff, but I try to do something annually. This last year I planted trees. This last year I moved the set of doors that were in the hallway here that were useless now and I put them on the outside of the building so that if we get locked out of the front door which has happened, that we can have another entrance into our building because the sheriff is the only one who has an entrance to the backdoor because they have some sensitive equipment in their area. Also it gives us a chance that if we decide that the budget gets real tight and things like that and we need to start mowing the yard ourselves, we have a mechanical room now where we can put the lawnmower and snow blower and stuff like that in. I have actually told the ladies that I might start doing that if the budget got real tight. Not that I want to or if I just wanted to one day to go out and mow the yard, I would go out and mow the yard. Other than that we don't spend a whole lot of money. Trees, I am going to continue to put trees on this property until we get it back to where it was back when it was initially built. We are still down

probably 5 or 6 more trees that I am going to add to this property because they need to be here not only for the aesthetics of the property but also because it adds oxygen back into our ego system. I think it is good that we continue to do that.

Dave: Yes but when you cut the grass you have to cut around them.

Mark: It does not cost anymore to cut around them than it does without them here. Every year we have a tendency to overspend in that area, one year it was because of snow and another year it was because so much grass grew. But I don't do that until I know where we are with the cemeteries. Basically as trustee I'm overseeing two assets to the township that I have to maintain, that is our cemeteries and that is our property here. For the amount of money we spend, I think we get a good deal.

Greg: I think what I'm getting at is we are at a point here where this is an aging facility and it is going to need a lot of upkeep.

Mark: Then we need to put it back into it.

Greg: Do we put it back into it, do we downsize and go to another location and just serve as the office or is it going to be a community area?

Mark: If we vacate this building we will lose the asset.

Greg: Right.

Mark: It goes back to the school.

Greg: And I understand that.

Mark: As long as I'm trustee we won't vacate this facility. I have approached Mr. Norman, I have approached each of the school board members and the superintendent and told all of them that this building was available to the school if the school wants to work with me to find another property and buy that property and update that property such that the township could move into that and our board would agree to it that we have more building than we need. We have had half a building sit here empty for almost 4 years now. I have also asked them to give us the ability to, without taking them to court which we could do, to rent this area back here because their position is if we rent that area it is not township business and therefore we break the deed and they can take the asset away from us.

Dave: I would disagree with that.

Mark: I would to but we would have to communicate and you would have to say hey Mark I will add to your professional services so that you can take the school to court.

Greg: Here is the general idea that I'm getting out is, do we stay status quo and keep on repairing, do we look for a smaller facility with less cost upkeep or do we expand for the community? I think it is a general discussion maybe we need to have a public hearing over.

Mark: I don't have a problem with that. Here is the thing...

Greg: I'm just throwing it out there for ideas.

Mark: In this next year no matter what we do to protect this asset we need to repair the roof. Repair the roof would be such that if we just repaired the sections that needed to be repaired, it is going to be almost two-thirds of the cost of replacing the roof. So the wise man would say, replace your roof and your gutters. The gutters are the original gutters that went with the building and they are basically not doing their job.

Greg: I'm not disputing that fact of the upkeep, the cost of the upkeep is what I want the board and us to review.

Mark: We have stayed inside every year. We have not gone outside the budgeted amount for cemeteries and township in any year and that is less than it used to be. So I think we have done a fine job in doing improvements and at the same time maintaining the building.

Greg: Here is what I'm getting at, is that we have the roof now, we know eventually we will have to have a furnace and air conditioner. You are talking about big chunks of money and I think a discussion needs to be had for the public benefit that we are discussing it, we are just not throwing money around, we are looking at options and things. It is an idea that I want to throw out there.

Mark: I would love the opportunity for the school board to come and have a serious discussion with us about the property. I have felt that way for a long time. I approached Arkanoff since he first became superintendent.

Dave: Invite him over.

Mark: I have invited him and I have had discussions about it already. You have to do it privately to start with because of the way the laws are. We can't have a joint meeting about it because the courts and the state consider it an adversarial condition with a bidder and a seller. The best way to do it is like we did before, before you guys were on the board, and that was when we had our property swap. We swapped the old building for this building and that would be a similar deal too. There are a couple of properties that I have looked at in the past and one of them is gone and one is still available.

Dave: We spent 10 grand on that to start with didn't we?

Mark: We spent about 23 hundred.

Dave: No it was more than that.

Mark: No it wasn't. That is what we spent for the architect. The only amount we spent on that was for the architect.

Greg: Does the community want a bigger place? Or do they just want us to downsize or do they want an actual community area? This is the wrong time to deal with this with the addition to the school.

Mark: I can tell you this and I will let the ladies speak because they get the phones more than I do, I think no matter where we go we need a community room to be part of that discussion.

Dave: I agree.

Mark: The community room is used by three girls scout troops, quite a few of the homeowners associations use it on a regular basis and then we have wedding showers and baby showers and family gatherings. Baseball uses it a bunch. We get a lot of use out of this room and then every time we have an election whether we are a polling site or not, people come in here wanting to vote. So we are known in the community as the place of activity for the community. So I think the idea that we are going to maintain a community room and the properties that I have looked at have that capability of having a community room.

Dave: We are not obligated to do that.

Mark: No.

Dave: Ok.

Mark: But our community uses it and considers it a point of pride.

Dave: I agree.

Greg: That is another area I want to say is do we maintain this status quo, do we expand you know I mean when we are spending money for upkeep you know, I don't know whether you are getting what I'm trying to say.

Mark: I get what you are saying but I think we have to spend the money on the roof.

Greg: Right.

Dave: You have to.

Greg: I understand that.

Mark: I don't think we have an option. Was it 2 years ago when we had a major claim with Erie Insurance and it really is the reason we no longer use Erie Insurance because they increased our insurance to the point that I went out and bid them out of the market. Now we are starting to see, if we have a heavy snow, the wind and the rain, I believe it will happen all over again. You know we got this whole ceiling in here painted and replaced in the entry way and out in the foyer we had the ceiling fall. We have a spot over here that constantly even now continues to leak and in the men's bathroom, if you go in there and the big trash can is in there it is because I have gone in and it is leaking. The trash can was in there between Thanksgiving and Christmas quite a bit.

Greg: Ok I'm going to bring Mary Sue and Mary Lou in this conversation also on the community. What is your thought, what is your feeling on it, do you have any? If you don't want to respond that is fine.

Mary Sue: On the Community Room?

Greg: On the building itself and the need for it?

Mary Sue: I personally don't know that the school will ever work with us. I mean if there is someplace else to go, that would be fine.

Mark: We can't sell the building.

Mary Sue: No. We would just give it up so then we would have the cost of renting but you know I don't know I'm not opposed to going somewhere else. It does not matter to me.

Mary Lou: I'm not either. The Community Room is nice but I think one reason it gets used is because it is free and people know it is free. But if we don't have one, they would find somewhere to go. Like she said, the school is not going to work with us.

Greg: I just wanted to throw that out there and I wanted to get ideas because I see the investment that is going to have to go into this facility.

Mark: Do you know what the value of the property is?

Greg: Little over a million dollars I believe.

Mark: Yes, 1.4 almost.

Greg: I understand the roof has been bad for several years, I understand that.

Mark: So that is an investment well protected.

Greg: But when we are getting into the cost as to which direction we will go and such. I know things have to be done to maintain the property.

Mark: I don't think it is too bad, this last year even though I had to move money, we did the parking lot again so we protected our asset so we don't lose our parking lot. I don't see where we have overspent what the community would want us to spend on this building considering the value of the asset. When you are looking at over a million dollar piece of property, and you are only spending around \$5000 to \$7000 a year, this year we spent \$7000 but \$5000 is what we have in the budget that is not a whole lot.

Dave: Compared to rent.

Greg: They have to look at it as that, as a community asset with a community room.
(end of cassette)

Mark: If we go to one of the two properties that I have been looking at if the school does decide to work with us, we are going to gain quite a bit of asset value. In other words we will get money from the school and so once again our budget will kind of be covered by another taxpayer's tax dollar but I'm sorry any tax dollars that I can take and put in this side of the equation, which this board and I control, over that board and that superintendent I think it is wiser dollars spent.

Dave: It is this pocket or this pocket it does not make any difference.

Mark: But I think we spend our money more wisely than they spend their money.

Greg: I'm just stating this because of the cost and what do we do going forward and I know it needs to be done.

Mark: I would like to continue this discussion at the next meeting.

Greg: So would I.

Mark: So from that standpoint I'm very comfortable in talking about that and I think it is a good discussion to have. I don't see any problem with the discussion at all.

Dave: Hey get back to this roof again itself. You gave us two figures one for a metal roof and one with shingles, both where with gutters, is that correct?

Mark: Correct.

Dave: What is the difference in the warranty?

Mark: You know I can't answer that question right off the top of my head. But I will find that out before the next meeting.

Dave: Please do because a lot of people are under the misconception that if you put a metal roof on you have it for life and that is not true.

Mark: No but I think there is a difference in the warranty but I have to find that out.

Dave: Next, would you consider another person to enter a bid?

Mark: I would consider other people to enter a bid.

Dave: Do you have a bid packet or how do you do it?

Mark: Indiana code 522-8-2 does not require that we even receive an additional bid for any projects that are under \$50,000. Any project from \$50,000 to \$100,000 requires that you receive 3 bids. It is my intention that we get at least 3 bids. They have to be from known and recognized people in that field of endeavor.

Dave: That did not answer my question.

Mark: I'm open to taking more bids.

Dave: That did not answer my question. Do you have a bid packet or do you just have someone come and give you a bid?

Mark: I'm just having people right now come and give me a bid.

Dave: Thank you.

Mark: Because I'm not a roofer and unless I go out and hire an architect to put a bid packet together. Now if we put a bid packet together...

Dave: I don't think you need it.

Mark: I'm just telling you, if we do put a bid packet together we would need to hire an architect to put the packets together so that we receive the bids in compliance with government regulations. Just asking for bids is different.

Greg: Now on your bids that you have received so far and I ...

Mark: We have received one bid.

Greg: One bid, you have metal versus shingle, are there going to be any adjustments to the roof sloop or anything like that?

Mark: No adjustments.

Greg: What is the benefit of shingles versus metal is that in aesthetics?

Mark: Aesthetics is one. The second thing is because of the low sloop, ice is not going to be a problem as it is with shingles. With snow and ice sitting up there, moisture gets underneath the shingle, rusts the tap, rusts the nails and eventually you start getting what we have here. With steel, the ice and snow is going to come off the roof quicker. If it does sit there, it is not going to cause the problem that you have with asphalt actually getting under there and work itself up and down.

Greg: As far as colors and everything, you are going to stay conservative. Sometimes people get pretty wild.

Mark: When we did the other building, let's talk about it. I think when we originally did the other building I believe the roof was a dark brown. Now it looks like a slate gray. But it is uniform and it looks great. It is my anticipation that we are going to match pretty much our storefront which is a dark bronze brown but it is going to be a baked on product so the sun will eventually fade it and I would say it will look like the school administration building and have a slate gray to it in the same number of years that that one turned gray.

Greg: Well I think we have had probably enough discussion on this matter. It is something that I wanted to get out there because of the cost of the upkeep and the upcoming cost and the continued cost.

Mark: I would have the board do this, do consider whether or not you want me, as a group be thinking about it, if you want a formal bid packet put out understanding there would be a cost related or the number of people you would want me to get a bid from or do you just want to go with what the Indiana Code allows me to and that is I just have to get 3 known people to bid on it. I'm considering it a \$50,000 project. I don't have to, but I'm just considering a \$50,000 project. Get 3 known people and I would reward it to whom I feel is the most qualified to do the contracted work.

Greg: I would like to have some actual which it sounds like you have done, from actual roofing companies, who specialize in that work as one of their specialties. Instead of a John's handyman service, not saying, I used the wrong term there Mary Sue, Gray's handyman service or something.

Mark: Kane's Construction Company has had some large projects.

Greg: As soon as I said that, I misspoke, I mean nothing that way.

Mark: Jerry Dunn's Company, that is kind of where they are at now since the housing business went south, they went into the roofing business.

Greg: That is more of what I was talking about.

Mark: This Kevin Hillis I'm talking about, the company he represents that is all they do is siding, gutters and roofs. I think they are more residential so I have to go out and look at some of his

jobs. Where I know Jerry Dunn has done some commercial stuff and that is all Kane does is commercial.

Dave: The man I'm talking about, I want him to come and see you. That is his line of business. He is big time.

Greg: Ok, is that all you have Mark?

Mark: We need to set a date for you to accept the Annual Report. Last year we did it in January. It is not required that we do it in January, we have to have it done by the end of February. So I guess I'm going to leave that up to you. In two weeks which is the 19th, Wakefield is having their annual meeting here and they have already got the room. So the 26th I think is available. I can have it done anytime within the next 10 days. We don't have any big hoopla that we have to do, basically here is the annual report and I am going to give this to you before you leave tonight. Look those over before the next meeting. That is basically your annual report guys. So whenever you want to have a meeting to accept the Annual Report, I'm fine with it but you need to accept the Annual Report.

Greg: Ok, on the date.

Mark: I have to advertise that meeting.

Greg: Ok. Let's have you get everything ready and then once you are ready, give me a call and I will try to set up something with the other board members I think instead of trying to set up an arbitrary date today.

Mark: I'm just telling you if you call the meeting next Tuesday, I would be ready. I have to advertise it.

Greg: Right. What is the date timeline on advertising, is it 7 days?

Mark: It is the Daily Journal. It has to be in the paper 48 hours prior.

Dave: You only have to put it in 1 paper now don't you?

Mark: We only have one paper.

Greg: Dave what are your thoughts on the next meeting.

Dave: Tell me when you are going to have it.

Mark: I would think, I don't know what the school calendar is, I could get it done next week but the 19th is when we normally do this. The 26th is fine, but I don't know what is going on around the 26th with you guys.

Mary Sue: You can do the 19th you just can't do it in here.

Mark: No if we have any public show up, they would have to come back there. I would prefer not to do it on the 19th.

Mary Sue: Ok.

Mark: I would say, I would be fine to set it up on the 26th and if you talk to Peggy and if that is not a good date with Peggy, then we will move it. Setting it tonight is the thing to do because you will not meet again until we meet.

Greg: Right.

Mark: Then you could have it in the minutes that we established it and you are going to hold it on what date.

Greg: Let's tentatively schedule it for the 26th then.

Dave: 7 PM, 5 PM?

Mark: I think the public...

Dave: It is a public hearing so it should be 7 or after.

Mark: I would think you would want it at 7 PM.

Dave: You need to give people a chance.

Greg: January 26th at 7 PM. Let's go ahead and schedule that. If there are any changes...

Dave: That is good.

Mark: Also that helps us because we can close that date on our calendar.

Dave: Is that going to be limited to just that then?

Mark: We are going to talk about the roof again at that time.

Dave: That is why I'm asking, that would be an opportune time to do it.

Mark: Yes, because that will be a public hearing and that will give the public a chance to be involved.

Greg: Yes it is going to be an ongoing discussion, I believe.

Mark: The next will be when the air conditioners and the furnaces start going out.

Greg: Yes but it is something that has to be discussed.

Mark: The building was built in the late 70s. That's not too bad.

Greg: Right now I think it is a really bad time with the addition to the high school.

Mark: We will never get to 10 million dollars.

Greg: When they start looking at that they start looking at other areas of government.

Mark: I think we should stand with our head held high of what we have been able to do and work with the resources that we have and where the budget was when we took office and where the budget is today.

Dave: I'm not ashamed of it.

Mark: Where can you go and say that the budget was in the 330,000 dollars and is now in the 150,000 dollars? What form of government can you say that in?

Greg: This concludes Mark. Is there any other business?

Dave: No.

Greg: Hearing no other business, I'm going to ask for adjournment. I make a motion to adjourn.

Dave: I second.

Greg: I have a second, all those in favor say Aye (both board members said Aye). Meeting is adjourned.