

WHITE RIVER TOWNSHIP BOARD MEETING  
TRUSTEE'S NOTES  
SEPTEMBER 12, 2017

ATTENDEES: Mark Messick, Gregory Rainbolt, Margaret Young, David Pollard, Mary Sue Kane and Mary Lou Habicht.

Greg Rainbolt opened up the meeting at 7:00. First order of business was the Pledge of Allegiance. Greg noted the attendees tonight.

Greg: Next order is the Approval of WRT Board Meeting Minutes of 2/28/17. Do I hear a motion?

David Pollard: I make a motion.

Peggy Young: I second.

Greg: Dave Pollard opens and Peggy Young seconds, do I hear any discussion on the Board Meeting Minutes?

Peggy: No discussion.

David: Nothing from me.

Greg: No discussion, I ask for a vote to approve the WRT Board Meeting Minutes of 2/28/17. All those in favor say Aye. (All board members said Aye.) Three Ayes the meeting minutes are approved. The next order of business is WRT 2018 Budget Estimates and Tax Levies. This will be a public hearing. Trustee Mark Messick has handed out the budget report. I will hand the floor to him and open up the public hearing.

Mark: The first thing I gave you was the 2017 versus the 2018 budget report. You will note that there have been no changes for the budget for 2018. Any questions on this? I would note that where it shows the difference of \$1000 in Cemetery Care and \$1000 moved from Care of Township Properties because we this year we had to fix a lot of stone heads and we also had to take care of a tree in a cemetery which caused us to be over so we moved \$1000 from Care of Township Property to Care of Cemeteries. Are there any questions on anything else on that part? If not we will go to the Form 1 report. The Current Financial Statement that is something that is provided by the DLGF. There is nothing that we can change on that; it is just our current year's financial worksheet. The next thing is the Budget Form 1 for 2018. There are no changes made to the budget from the 2017 budget. Any questions on that?

Peggy: Mark what is this one again? It just reads Current Year Financial Worksheet, Formerly Line 2 worksheet.

Mark: That is what is provided to us by DLGF when we talk to them about what we are going to do. The Budget Form 2 is just basically showing an estimate of our miscellaneous revenues for 2018. The next thing I gave you is the Notice to Taxpayers. This shows that we have a general budget of \$119,530 and township assistance of \$55,100, for a total budget of \$174,630 which is the same as last year. The next item that you have is the Budget Form 4-A which is just showing where we are hoping to approve that budget. Form 4-B is just showing what our net asset value is compared to what we are asking for the year and where we are at in expenditures. The last thing I would tell you is that I received a report from County Council saying on page 8 or 9 that they would approve our budget as long as it wasn't more than 4% over the previous year and ours is at zero.

Greg: That is just a general guideline.

Mark: Correct. That is my report.

Greg: Now I want to note that there are no members of the public here except the board members, employees and the trustee. I want to talk about the Repairs and Maintenance Budget and what your thinking is on that. I understand that we still have heating and air conditioning issues and stuff. So you feel the need...

Mark: I think we need to maintain it where it was at previously. We still have an air conditioner and a heater that we need to replace next year and also this year we had a tree that had to be trimmed back here because half of the tree was dead and we have lights that we still need to replace in our parking lot this year and we are probably going to go over budget in Repairs and Maintenance because of the air conditioner and heater that we already replaced and then next year we still have another one that we need to do and we may actually have to do it this year. If we do I will have to move money from someplace. So far I have just been able to move money from township to cemeteries and I anticipate if we have to do that we can move money from other places this year. Next year we still have 2 heating and air conditioner units that need to be replaced because they are rusting out, I don't know what is going to happen this winter when we have to fire up the furnaces.

Peggy: Where is that on line I? I see Care of Township Properties and there is nothing that shows horizontally. I know you said you moved from that to the Care of Cemeteries.

Mark: What report are you looking at?

Peggy: I'm looking at the very top page you gave us, the Budget Report By Specific Date Range.

Mark: If you notice in Care of Township we moved \$1000 to Care of Cemeteries because we did not have enough money there. I anticipate if we have to replace another furnace we will have to move more so I will borrow that from another...

Peggy: I understand that but I don't see horizontally where that is on I. Care of Township Properties, there is nothing horizontally from Care of Township Properties. Are you talking about 3IB 5000?

Mark: 3IB a. and 3IB b. We moved \$1000 from Care of Township Property and this year we upped it to \$8,500 from \$7,500. I'm going to keep it the same for next year.

Peggy: Right.

Mark: We decreased it to \$4000 and we left it the same for next year.

Peggy: Again, here is my question, we have 3IB is showing 5000, what is that for? Is that the Care of Township Properties?

Mark: Yes Care of Township Properties, yes.

Peggy: That is all I was asking.

Greg: I was going to ask the 5000 category.

Mark: We are going to leave it like it was last year understanding we can move money between those two categories.

Peggy: So Care of Cemeteries is budgeted to \$7,500 and Care of Township Properties is bumped up to \$5,000 because you took \$1000 from the \$8,500.

Mark: We did not increase that from this year's budget.

Peggy: Correct, the sum is still the same.

Mark: Yes it is still \$12,500. And your reason for that is because we had to have the furnace replaced and we also had a tree that we had to trim so we added an extra \$1000 to the Care of

Township Properties. We took that away from Care of Cemeteries. Between now and the end of the year, we may have to move money from other categories to take care of the cemeteries. We will do that from some other place in the 3A column that would allow us to move money. Peggy: How much was spent for the Care of Cemeteries? I knew there were some headstones that needed to be taken care of.

Mark: So far this year we have spent \$8,470 in the Township Properties, I mean Care of Cemeteries. But we only have \$30 left there so I know I am going to have to move money just for mowing purposes and we have \$558 left in the Township area and you know that may not be enough there either. So we are probably going to have to move money from either Professional Services or from Utility Services in order to cover that. When that comes up I will report that at the end of the year to the Township Board. We had to fix quite a few cemetery headstones, we had a tree that we had to repair but the major expense was replacing that furnace that we had to replace in the township properties causing us to be short in that area. I anticipate we have 2 furnaces up there right now that have quite a bit of rust in the burners and stuff so when we get ready for the heating portion of our year, we may have to replace another furnace or maybe 2 furnaces. At that time if I can't move money I will probably report for an additional appropriation.

Dave: What are the 2 furnaces that might be needed to be replaced, where are they at now? What area in the building are those 2 furnaces?

Mark: Back where the academy was originally back here and in the kitchen and also in the township offices, in our offices. The major one would be if we would have to replace the one in our offices, because that is a double furnace and a double air conditioner. So those have been ongoing things for the last four years.

Dave: Where does the sheriff work off of, what furnace operates their offices?

Mark: That was one that we first replaced two years ago. We replaced that one two years ago and we kept it within our budget.

Greg: Now do you know on the top of your head, you don't have to be exact, what is the cost of a headstone repair?

Mark: Around \$3,400.

Greg: And the rest was mowing.

Mark: We had a tree in Miller Cemetery that had fallen down and broken headstones and also we had to remove the tree.

Greg: Right.

Peggy: You have snow removal too right?

Mark: Snow removal was not great last year.

Dave: Where is Miller?

Mark: Miller is off of 144 and just west of Whiteland Rd. It is over where the Sego property is.

Dave: Ok.

Greg: Have they cut off access? Is it harder to get back there, I have noticed they put some fencing around there.

Mark: The Sego property increased their fence from being a standard 3 foot fence to a 6 foot fence because they have some type of dogs that would jump the fence. That was on them, that wasn't on us. We did have to go in there and clear the access to that because of the overgrowth

from the neighbor's property so we could get access to it so we had to do some trimming in there.

Greg: I know that because of the fencing and everything else.

Mark: We have access to it. We had a tree service go in there and remove the tree that was down. Another company fixed the headstones. Two different companies, one fixed the headstones and one removed the tree. We had them also clear the access to Miller Cemetery so we have egress.

Greg: I don't have any other questions right at the moment, does anybody else?

Peggy: I do not.

Dave: No.

Greg: This is a public hearing and there is no public here except for who we announced earlier.

Mark do you have anything?

Mark: I have other business to bring up.

Greg: I will close the public hearing, the public hearing is closed. The next order of business is any other business that may come before the board.

Mark: I have two items that I would like to bring before the Board tonight. One is that Dawn Ray, the field representative from the DLGF, has asked that she be able to receive mail at this address and I approved that.

Dave: What do they want?

Mark: They want to receive mail here. They have a lot of schools and townships who like to mail in their information. It is Dawn Ray; she has this office back here. I have allowed her to go ahead and have mail received here.

Dave: Got it.

Mark: What we have agreed to is that on Fridays she is usually here and we are not, so she will get our mail in and slide it underneath our door.

Dave: So she is going to be here for a while?

Mark: Yes. On the days that she is not here and we are here, we will slide her mail under her door.

Greg: Will that be an issue with the control?

Mark: No it is not an issue at all with that because nothing that she would receive would involve any money. There will be no monies concerned. It will be people who send reports to her.

Greg: I mean with our mail?

Mark: No it will be no issue with our mail because she will slide it under our door immediately.

Dave: She will have handled it then right?

Mark: She will have handled it but we don't receive any checks. We don't ever receive any money here. Our monies come as a direct deposit from the county and we don't ever receive any checks here. The only time we would receive a check is if we get a refund from either Quill or somebody like that or insurance for over payment for insurance which is rare. If we would receive that it might come in on a Friday but I doubt that. She would slide it underneath our door.

Greg: With the new regulations and stuff...

Mark: It is not a problem with control.

Peggy: When did she start here?

Greg: A long time.

Mark: About a year and a half I think.

Mary Sue: Part-time.

Mark: Before she has never, but she has had some school corporations that have asked her this year if they could mail in the stuff for her to look at after she has met with them and they have not had all of the documents that they were supposed to bring for her and she said she would have to check with us. I have approved her to use our address as a mailing address for her.

Dave: Does she have any meetings here of any kind?

Mark: She has meetings here, she met with Center Grove and she met with Trafalgar and she has met with other townships in her office.

Dave: Her office?

Mark: Her office.

Dave: I thought that was WRT's office.

Mark: It is but we have let them use it. Her office is the one right here in the back.

Dave: She does not pay any rent?

Mark: She does not pay any rent.

Dave: The sheriff does not pay any rent either?

Mark: The sheriff does not pay any rent either.

Dave: We are paying twice.

Mark: The sheriff has never paid any rent all the way back to Dan Maple.

Dave: I don't care what it was back then but they are still not paying rent today.

Mark: Jay Marks also allowed that they not pay any rent and I just continued their policies because I think the sheriffs would pull out of here if we tried to charge them rent.

Dave: Good, let them go. It would save us money.

Mark: We are the ones saving money because we are still paying the same amount and it would cost us more...

Dave: They don't use any electricity?

Mark: Dave it would cost us more with the fact that the sheriffs would have to drive all the way to Franklin and come back up here to do their service so the gas that they would spend they would add that to the township's budget.

Dave: That's in their budget now.

Mark: They would have to increase their budget.

Dave: I certainly don't like it.

Mark: I don't have a problem with you not liking it. The other thing involves the sheriffs. Doug Cox sent me a note saying that and I will read it to you (see attached email from Doug Cox).

Doug responded back that he is going to turn it over to Major Pickett. I talked to Major Pickett today on the phone and I told him that I thought it would be best that they put up a sign for where they have their reserve car that they park out here now, and that they reserve a spot for their radar equipment that they park out here on a regular basis and that they reserve a spot for 2 deputies because usually 2 or 3 deputies are the most that are here. I have allowed them to put up 4 signs to reserve for the deputies.

Peggy: I don't think they need signs, they would be permanent.

Mark: They are signs but they are not permanent, and whoever the trustee is can allow that and that is under the prerogative of the trustee to allow that or not allow that. So I have

allowed them to put up 4 signs reserving those spots. One just to the west of the sidewalk leading back to the trustees and two to the east of the parking space and one where they park their reserve deputy car. So that on Fridays, mainly it is just on Fridays, during basketball games and during football games those 4 spots will be reserved for the deputies. I don't think it will affect anything we have enough parking spaces out there for our meetings. Tonight we have more than enough parking spaces out there tonight. We have CGLL meeting in here today and we have more than enough spaces. We have meetings in here for HOAs and for showers and stuff like that and they usually don't take up more than half of our spaces and I don't think it will affect anybody that would use the building so I have allowed that. I just want to make the Board away of that. Other than that I would say to the Board tonight that we are in good shape. There is a possibility that when we meet in two weeks that we could ask for a zero tax increase as far as tax levy and a zero tax rate if that is what the board wants to do. I see no reason that we need to raise more funds. We have done this basically, the budget is based on what the DLGF thinks that we need to do. Not necessarily what I think we need to do. There is a good possibility that we could go for a zero tax levy and a zero you know...

Dave: Zero interest.

Greg: How will that affect the system that they have in place now?

Mark: We would lose about \$63,000 by doing that because that would mean we would not get the certified shares. So I think if we leave it like it is we will get the money and take it away from the county basically and keep the county from paying for that and we would have additional money that we could use for our Rainy Day fund. That is something that we will talk about in 2 weeks. That is something that you need to think about. Do you want to go to a zero tax levy and a zero tax rate?

Greg: Mark have they changed getting back up to a tax rate if we ever need to?

Mark: No they have not changed that; we could go back next year. When I submit the budget next year we could go back to the same thing. It is up to you guys. If you want a tax rate and a tax levy we could do it and if you don't we don't have to.

Dave: Didn't they suggest to you or us at one time that we raise the tax rate and we did didn't we of a half percent?

Mark: That is the same as they suggested this year is that we go ahead and keep our levy like it is and our tax rate like it is because if we don't we lose the certified shares. That is about \$6,300 is that correct?

Dave: You said \$63,000 a while ago.

Mark: Well \$6,300 a month. That is only because we get our portion of the certified shares for the county.

Greg: It is in the same Catch 22 that we have talked about all along on this issue.

Mark: Do we want to control those funds or do we not want to control those funds? If we control them that is money that can't go to the school corporation, it can't go to the libraries, it can't go to the county.

Dave: We don't need it do we?

Mark: We don't need it.

Greg: What is happening now is what I see is the establishment of the TIFF areas.

Mark: The TIFF areas have hurt us from the standpoint over there where they are building that new place on 135, it's a hospital and Krogers. We're not getting any tax funds from that. If they

build apartments over there like they are thinking about or assisted living or nursing homes, we will get no tax money from that. From that standpoint because if they do that and they put apartments in there which they are zoned for that, we will have a greater need in our township budget and we will not get any funds. So that is what I'm weighing in my head the next 2 weeks to bring to the board whether or not we maintain what we have in our budget. I have asked for less of a tax levy this year already as published on the DLGF's website and I think that was wise to ask for less of a tax levy but also I'm just making the Board aware that we have the funds to go to zero.

Greg: I understand that but the reason we raised it back up...

Mark: Was the CAGIT.

Greg: Yes.

Peggy: Correct.

Mark: And the certified shares. Without capturing the certified shares we are just allowing the county or the school corporation or the library or fire district to come in and capture those funds. I'm not convinced that the fire district and that the school and the library and the county spends their money wisely and so I'm convinced that we do and if we capture those funds we can put it in our Rainy Day and we could also protect our citizens because our tax rate is so small. It is five-tenths, it is almost nothing. But that is just a little bit that we can control. That is up to the board. If you want to control those funds, fine. If you don't want to control those funds, I'm fine with nothing so because we have the funds.

Greg: Right now.

Mark: Now if we have a tornado or if we have flooding or something like that that would put us under pressure for a year and in a couple years we would be in real pressure. If our building got hit and we had to do some major repairs to our building that is not covered by insurance after our deductible then we would have some real concern. My main concern is two things, one is we still have three furnaces ... (end of cassette)

Peggy: We had a total of 5 in this building?

Mark: Yes 5 zones. That is my main concern that we still have 3 that are in dire need and I asked for an additional appropriation a couple of years ago that you guys did not go for the total amount and so we still have 3 that need to be replaced. I feel like next year we will need to replace another one and in the following years we still have 2 that at any time could fail because they are rusty and it is mainly the furnaces, it is not so much the air conditioners, it's the furnaces. The furnaces have a condensation and they are starting to rust out and as soon as the furnaces fail we will have to replace the furnace and the air conditioner.

Dave: Why would you have to replace the air conditioner if there is nothing wrong with it?

Mark: Because that is part of the system. That is what we are being told by everybody who has bid on the system that it is part of the system. We have done it very well so far and I think we will continue to do that. The one for the trustee's office is probably the one that concerns me most because we occupy that space and if it goes down, it is a double furnace, it is the 5 ton air conditioner that you see outside, there is one that is new and one that is old. That is the one that concerns me the most and most likely that is the one that we will replace next. The other one covers the kitchen and the work area off the kitchen and the other one covers where the academy used to be, the room back here in the back that we use if we have 2 meetings.

Dave: Go back to that money you said we could choose to control or not control.

Greg: That is the tax rate, tax levy.

Mark: I forget the exact amount but I will look that up. Basically we are going to raise about I don't know I think it is about \$55,000.

Dave: The \$6,300 a month that you talked about earlier was that part of what you are talking about now?

Mark: Yes. We would lose that.

Dave: So you are talking \$75,000 a year.

Mark: We would lose that whole amount. But by what we have put in there we get our portion of the certified shares.

Greg: Otherwise we don't.

Mark: We don't.

Dave: If we do not raise the tax?

Mark: No if we don't maintain our budget.

Dave: Ok.

Mark: I have lowered the amount that we are asking for on the tax levy and the tax rate because I think that is fair. At the same token we get more money than what we are asking for because of the certified shares.

Dave: Ok.

Greg: In my opinion I think we should stay with the tax rate and the tax levy just for that reasoning. I know we have funds available and stuff but we have expenses and anything can happen in this township.

Mark: Another thing I want to make you aware of even though I don't think it is necessary I want the Board to be thinking in December about funding the Rainy Day Fund again. We did not fund it last year. But this year I think it makes sense that we fund the Rainy Day Fund again.

Peggy: What do you mean fund, the unencumbered money?

Mark: Yes the unencumbered money, we can take 10% of any year's budget and put it in the Rainy Day Fund as long as we have that money in our bank account.

Dave: What is the benefit of putting it in the Rainy Day?

Mark: Because then we capture it for the use of the Board however they want to use it. The Board has to appropriate it. We send it to DLGF and if we have the funds they automatically have to approve it. So if we have a year where we have a flood or had a tornado and we need it, like the one year in 2008 we needed the money, we would automatically go in there and it would not hurt us but it would help us if we needed it.

Greg: That is what we are here for. You know we lucked out again this year. I was very nervous.

Mark: You were the one who had to be nervous. We have I-69 coming up and we don't know what that will do to our flood plains. We really don't.

Greg: Actually there is a meeting coming up in the next 3 days.

Mark: They can say what they want but If they don't create a place where the flow will come back or go out because the problem in 2008 wasn't so much having the water get to White River it was the problem of the water from White River coming back from where it was supposed to flow out, that is what caused the flooding in Old Smith Valley and in Bluff Acres.

Greg: Probably some underneath drainage that needs to be cleared out and things. That is one of the things that I am going to discuss with them when I go to one of the meetings.

Mark: We are in good shape. You guys have done a very good job of what you have done for us and hopefully we have done a good job in the trustee's office of maintaining our budgets and doing what we could. We could have replaced the furnaces already but we didn't and we have been alright. If we would have had all 3 of the remaining go down, we would have been in trouble. But we had the funds to take care of it from either Rainy Day or from unincorporated monies where we could ask for an additional appropriation so I applaud the Board for that.

Greg: Anything else Mark?

Mark: I think I mentioned this I got an email from the County Council from their regular meeting on August 14 which basically says we can increase by 4%.

Greg: Yes. Anything from the Board members?

Dave: Not me.

Peggy: I was just going to say it looks like we helped out more than we usually do, we are over \$10,000.

Mark: What I could say on that is we are under our burial assistance of the approved \$10,000. We had a couple people who came in that we thought they were going to apply for burial assistance but they ended up not so that helped us out. We still have and I have to applaud the sheriff's department, they have done a great job on cracking down on drugs in the county so we have not had the problems that other counties have so we have not used that \$10,000 that we put in burial assistance. I left that in there.

Greg: That could change at any time.

Mark: Last year it did.

Greg: What happened in Seymour where you get 12-20 overdoses in one night.

Mark: Hendricks County, they don't know what they are going to do for the rest of the year and here we are in September. We are prepared to take care but that is only 2 funerals. We could get 3 cases and I would have to come to the Board and ask for an additional appropriation.

Peggy: It is \$860.00 for a burial?

Greg: That is cremation.

Mark: It is like \$5000 for a burial. That is only if we use Mt. Pleasant Cemetery. If we use any other cemetery we can't do that. So I try to direct them to Mt. Pleasant for the burial. That is where we have to open up a grave site, for the vault and also for the plot and the funeral.

Greg: Who provides those services?

Mark: It depends on the funeral home. They have to accept what we have in our budget. The maximum we allow.

Greg: You say Mt. Pleasant. An outside funeral home provides it and Mt. Pleasant accommodates it?

Mark: We base our standards based on the funeral homes that work in WRT. That would be Hermann, Forest Lawn, Swartz, Wilson St. Pierre and Jessen. Whichever one of those will accept our PO. Wilson St. Pierre does not always accept our PO. It is kind of a tossup sometimes whether they will accept it or not. Swartz and Jessen and Hermann usually do. The way they look at it is because it is a discounted rate, if it is not a cremation Wilson St Pierre basically says they want their full service on the amount. We get from Swartz, that is the one we normally have a tendency to use other than Jessen, we get their rates which is the minimum that they can charge and that is what we base it on. I don't see us next year raising our assistance and our standards any more than what the federal government has done for the

food stamps program. We will do that when we get around to our standards. I don't see any other changes in our standards. We will do our due diligence in our apartments and stuff like that to see what the average is for apartments and if we need to raise that amount, we will do that and I think that may be a case this year. Last year it wasn't. This year I believe it will be because the occupancy levels in our apartments have gone up and they have raised their rents. We are seeing with the employment rate as low as it is, we are not seeing as many people come in and the ones that do usually are in dire needs and normally if we deny anybody it is because they are over income and because they don't provide us with the documents that we need and also because of wasted resources. Wasted resources are normally liquor, cigarettes, going on vacations just before they come in and see us and things like that.

Greg: Anything else Peggy?

Peggy: No I make a motion to adjourn.

Dave: I second.

Greg: Having a first and second we can go home.

Mark: We will meet on the 26<sup>th</sup> at 7 o'clock.