

WHITE RIVER TOWNSHIP BOARD MEETING
TRUSTEE'S NOTES
OCTOBER 2, 2018

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

Greg Rainbolt opened the meeting at 7:00 PM followed by the First Order of Business which was the Pledge of Allegiance.

Greg: The next order of business is WRT Resolution 2018-01 this is the Adoption of the 2019 Budget Estimates and Tax Levies. Do I hear a motion to open?

Peggy: Motion.

Dave: I second.

Greg: I will open this up. Before I get started I am going to give my thoughts on this Budget.

Mark: Do you want to read the Resolution first so you can have a discussion?

Greg: Sure. Would you like to read it?

Mark: Yes. (Mark read the Resolution – see attached copy of Budget Form No. 4)

Greg: Hearing the Resolution like I said I would like to make comments on this. I will not be on the Board next year and this is one of my final actions as a Board. I have some concerns and maybe it should have been brought up at the Hearing. Going thru and looking at some of the numbers Mark has provided here. He has kept pretty much the same in his Budget but I see some areas that as a Township Board we want to look at as to what the costs are versus the benefits we are providing. Sometimes we have no control over some of these costs. Our core duties are Care of Township Cemeteries and Township Direct Assistance. As of this particular report the Township Assistance is \$13,201.21. That being said the expenditures for administration and township building and maintenance and so forth it has always been a concern of mine of the costs to administrate this assistance and when it is possible I would like to reduce the cost. Right now just on Township Property Care with Care of Cemeteries is going to be \$7,500. Care of Township Office Properties is going to be \$5000. That is approximately what we have given out in assistance already. Plus if you look up at Repairs and Maintenance it went from \$11,500 for upkeep for air conditioners and heaters and it drops down to \$7,500 there which is a \$4000 difference but it still concerns me that we are spending that much money when we are only providing that much assistance. That is not counting the administrative fees and things. That is my comment there. If the Board is fine with this Budget, I will go along with their opinion but that is where I have some concerns. I know we raised this Repairs and Maintenance up to take care of some issues with the heating and cooling. If I may ask you Mark do you anticipate any major repairs and maintenance?

Mark: We still have 3 furnaces and 3 air conditioners that are on the brink of failure. I brought this up a couple of years ago where I asked for an additional appropriation to change them all and the Board did not want to do that at the time. So what we do now is a crisis management type of deal. When something fails we have to replace it. That is more expensive. Actually what we have spent over the 3 years we could have done them all at one time. I would say looking backwards which is easy to do it would have been wiser to have done them all at one time. As far as the Care of Cemeteries because of the number of trees that we have had, in the last 3 years we have had trees that have fallen and we

have had to take care of that. That is a major expense. That is anywhere from \$600 to \$1500 a time depending on the size of the tree. I understand that the major things that we do and I talk about them at conference all the time is the main thing that we are here for is to take care of township assistance and then by law we have to take care of the cemeteries but we also have to maintain this building. I have offered this building to the school board on numerous occasions if they would like this building we could swap out for a smaller building and they have said no. So as long as we are in this building we can't sell it, we have to stay in this building because of our agreement with the school board is that if we don't do township business here, they get the property and we would have to buy our own property. If the Board at some point in the future would like to look at buying our own property and vacating this and donating it basically to the school that would be something that the trustee would entertain. As you noticed when I gave you the annual report we have monies, it is not like we couldn't go out and purchase property and go thru the steps which would cost quite a bit of money just to do without even purchasing it but if the Board would want to do that at some point in the future this trustee would not fight them on it because I understand that this building is a major expense compared to what we are doing for township assistance. The other part of the township assistance Greg I understand your angst there and I appreciate that but right now we are in a booming economy. It is not like 2010, 2011 and stuff when we were giving out \$30,000 of assistance or twenty some thousand dollars of assistance. Prior to that in 2008 even a greater amount of money. So it is just that we live in an affluent area and those who need assistance are getting assistance if they meet our guidelines. If you look at the numbers the new one for assistance on the 3rd page we have given out \$13,805 and if you look up at shelter we are down to 14% of our monies left in shelter because we have given out \$11,637.57 and right now we are at 25% of our year left, 75% of the year is gone and we only have 14% left there. So we will probably have to move monies around in order to meet the amount of money we give out for shelter this year which is more than we have done in any previous year. So as far as administrative assistance we are doing our best that we can and several times this year I have used the one time exception which means that I found the circumstances to be extraordinary circumstances and allowed the people to get assistance who were above the income guidelines. So I think as the trustee we do what we can when we can within the guidelines. If the Board would like to change the guidelines the time to do that would be in December, if we want to change the guidelines we would become more progressive but we are the most progressive township in all of central Indiana, not just the county, because we set our income guidelines at the rate that they have for SNAP which is your food stamp rate. So more people qualify for assistance here than anywhere by income especially if they are not getting food stamps. So I think the Board has been generous in being that progressive in the years and it is just a matter like today we had a walk in that came in and set an appointment to come in and have an interview with us and they did not show. That is a major problem. Our No Show rate is pretty big, people just don't come in. I understand that it is a process for them to come in and the amount of information that we ask for is what is pretty much dictated by the Indiana Code and so that gets to be a little bit of information that people don't want to share or don't know how to gather them up themselves. So we have a lot of No Shows and we have a lot of people that when they do come in complain about the process but that is Indiana Code, that is not something that this Board or I have come up with for them to apply for assistance. I would say we do what we can. We can't control the assistance part. I know it used to be one of the discussions that we would have with Forrest Chambers was he would have the same concern when he

was on the Board. Danny Maple and Jay would say how much money do you want me to give everybody that comes in? Do you have a dollar amount that you want me to give everybody that comes in? Of course the answer would be no, I want them to meet our standards. So that is how that kind of works. I very much agree that it would be nice if we were giving out \$70,000 of assistance and only having the overhead be less than that. I just don't know how we could get there.

Greg: Ok. I understand the Budget part and I understand the process and I believe the Board does also. These numbers that you just quoted the \$11,000 you are almost at the end and as you know you can transfer within that category.

Mark: At some point we are going to have to do that.

Greg: There are still ample funds in there for that. In the same way on the Township Fund which has happened already this year, the funds can be transferred anywhere within that category. So I believe we are all aware of that. That is my concern.

Mark: Looking back at the Township Fund because that is one of your major concerns, we are at 22% and as of today we are 25% of what should be left because of the extraordinary expenses this year that are of no control of ours we are only at 22%. We are looking at for maybe the 1st time since I have been trustee that we may have to hold bills over in December and pay them in January because we may not have enough even with moving monies around, we may not have enough money to operate the Township Fund at the end of the year. If you look on the Annual Report that I gave you, you will notice there that the Township Fund we have a negative number for Cash Balance of 500 and some dollars. That is created by the fact that is how tight we are running the township right now. We do have money in CDs, we have plenty of money but I'm talking about how we are operating in the office. We have a deposit that has not been recorded there so I'm not concerned about that 500 dollars, I think we are fine as far as our cash balance. This is the report I'm talking about, if you look in the D column, Township Fund, right now we are at a negative 565.63 but we have \$130,000 in CDs. The \$130,000 those are unappropriated funds that we should have there anyway. So what we are saying is our receipts this year have been \$41,000 and we have spent \$90,880.51. That is where we come about having a negative balance. Because if you add our starting balance of 49 and 41, that is 90 and we have spent more than \$90,000. I run a pretty tight ship.

Greg: Do you have any receipts coming in?

Mark: We have receipts coming in, that is what I said I'm not worried about the negative 565.00.

Greg: So that could change.

Mark: Yes. At the end of the year we will have our second, we got it in July and we will get it in December and we will be fine. But what I'm trying to say Greg, we run, I haven't changed this part of the Budget in a couple of year and it is making it really tight and it really concerned me this year what I'm presenting here on the Township side, not on the Assistance side, we are going to probably next year be looking at having had some increases in some of our categories just to make ends meet.

Greg: Ok.

Mark: And it is the building, it really is the building. It is not what I make or you guys make or what Mary Sue or Mary Lou make because that goes on all in townships. For our size of township the amount of money we spend on personnel is minute compared to others. The thing I am proud about right now this year if you look at our per capita charge that we charge to the citizens of WRT, we are in the bottom 10 of all townships in the State of Indiana. I think we are actually #4. In other words you have 1004

townships, we spend per capita for the people in WRT, we are at 1000 compared to 1004. That is an amazing number. We are absolutely one of the best per capita in the State of Indiana, the very best.

Greg: That is taken into consideration our balance on that.

Peggy: How many systems do we have, do we have 6?

Mark: One.

Peggy: The ACs and the heat.

Mark: We have 5.

Peggy: The \$10,000 to Bond Plumbing, what did they do? Did they change the whole system?

Mark: What you don't understand is they are double furnaces and the air conditioners are the big ones. They are not like the one you have in your house. They are big, that is why they are that much.

Peggy: What did they switch out? That is all that I need to know.

Mark: They took the air conditioner outside in the front here out and put in another one just like it.

Peggy: So one AC and one heater?

Mark: No it is actually 2 furnaces.

Peggy: Ok.

Mark: It is 2 furnaces because they are together. We have a 7200 square foot building here.

Peggy: So 1 AC and 2 furnaces?

Mark: Right.

Peggy: So we have 3 more furnaces that may go out?

Mark: Yes and 3 more air conditioners.

Peggy: So we have 4 ACs and 5 furnaces?

Mark: We have one double up there and 2 singles and so there are only 3 units of up there that may need to be replaced. The 2 smaller ones will not have the expense.

Peggy: Well the good thing is if we would have been over there, you talk about overhead.

Mark: Right. It is great to be here. We have no debt, if we were over there we would still have debt.

Greg: Regardless of per capita and whatever right is right and wrong is wrong.

Mark: I don't consider it wrong to do the best we can for the citizens of WRT and assistance.

Peggy: You have to follow the guidelines.

Mark: Right.

Peggy: If they don't meet the guidelines.

Greg: I understand that.

Mark: As far as the cemeteries go, Bangersville and Miller cemeteries required mowing weekly because that is how fast the grass grows. Messersmith, Lyons and Lowell cemeteries are less than that. Lyons gets mowed the least amount because it has so many trees. The counter to that is it has so many trees so every once in a while we have to react to a tree.

Greg: I'm more concerned about this here, the cost and what we are doing and if we are fluffing something, if we are landscaping and placing rocks and things like that.

Mark: Ok we are not placing rocks and the bench out front I paid for myself out of my own pocket. We do need to understand that it is a public building and we need to have it look presentable. A few rose bushes that is nothing. The first couple of years I put trees in because the administration every time they cut a tree down that was it, it never got put back. So I put in 7 trees over the years. I did not put any trees in this year. We did not fluff anything up. We had erosion control out here at the front

because we are getting so much more water through our property and if we don't do it we are going to lose our driveway so we have to protect our driveway out there by getting erosion control. Because of the parking lot they put in over here we are getting more flow from the school side and that side the front of up there we have had to put erosion control out there 3 times just to keep us from losing our driveway.

Greg: Those are my thoughts and my concerns.

Mark: It is my concern too. Like I said that is why I have approached the school board on numerous occasions about us finding a building together, they find the building and we swap them this property like we did before and we go down to a smaller building fully manageable, a lot less overhead and go that route. I agree with you Greg.

Greg: That is my concern.

Mark: If the Board would like to approach the school too, I'm fine with that.

Greg: This is my final hurrah; I just wanted to give my opinion as I always give my opinion and if you know my household and how I run my household and...

Mark: I don't have any disagreements with you other than just explaining what we have done.

Greg: I understand all that you have said and I understand the process very well. That being said any other comments on the Budget?

Peggy: No. I think you have to use the guidelines and the guidelines are going to dictate what you give and if people don't come in and they have no shows, you can't go out and get them and have them come in. So when they do an investigation and if they have things that they are not supposed to have, they shouldn't get assistance.

Greg: I agree wholeheartedly. Mark has provided those each month, provided me with the numbers and everybody gets them and thank you for that and all of the reports you give me. So I understand the process. I just wanted to voice my concern again like I always do.

Peggy: Greg I'm trying to understand what do you think can be done?

Greg: Overhead.

Peggy: But the problem is just like what he said. What can we do? We can't sell it. You want us to go buy a new building?

Greg: The cost, if there is an opportunity to reduce the cost of this facility into a smaller facility that would be economical for what you need, just an office, and you don't have property that you have to maintain, you don't have 5 furnaces and the heaters that you have to maintain.

Mark: If we look back to the first year that you guys were on the Board, if you remember I spent \$1100 out of township budget that first year. I hired an architect to look at the building where Century 21 was and the building would have been perfect for us, it would have been so much smaller and it would not have required a whole lot of re-doing. We would have removed 2 walls and that is all that we would have done and that building was like a residential house. It is now where Super Cuts is, in front of Target. If we could have done that, if the school would have gone along with that, if the school and Board would have gone along with that we would have been out of this building for 7 years and we would not have this because we would be operating in a building that required about like a house to run.

Greg: Right but the problem there was...

Mark: Our gas bill in the winter is over \$400 and we don't have but half of the building heated. So from that standpoint yes there is a solution and the solution is either we decide to give the building up and buy one on our own or we get the school to come alongside and say yes this is part of their campus, they want it to be part of their campus and then the school take it over again and buy that building and we swap the properties.

Dave: Who does the property belong to today?

Mark: It belongs to WRT.

Dave: Then what does the school have to do with it?

Peggy: Because of the swap.

Dave: Unless yes we want to work out a swap.

Peggy: No because of the swap when we received the building.

Mark: In the deed, in the deed when this property was deeded it was written in there that says if we ever vacate this property, it becomes theirs. If township government ever goes away, it becomes their property. If we ever do anything here that in their opinion and I disagree with them, outside of township government, they could take the building from us. We had at one time tried to rent the back half of the building to the American Red Cross and when we approached the school about it they said if you do that the building the building becomes ours.

Peggy: That is because of the bad blood.

Dave: Somebody made a bad deal.

Mark: But the attorneys say that we could have fought that and I didn't want to go to court on it and I don't think the Board wanted to go to court on it either.

Dave: Well when they swapped the properties that is when the mistakes were made.

Greg: Let's revisit what you said about the architectural drawing. Another issue on that is you were wanting them to purchase this property for us to go to that building.

Peggy: That is because they would have been taking this over.

Mark: No at that time my conversation was you guys buy that property, you get this property. You make the improvements on that property that we would have needed so that we could walk in and go to business so that we didn't have to do the construction and then this became theirs and that became ours, no debt for us and they get this for a tenth of the amount of money that this is worth.

Greg: But basically the cost was going to be a lot more than they were willing.

Mark: It never got that far because we never got a quote on the building. We never presented. There were no negotiations. It was just a No.

Greg: Those are my thoughts. Any other comments on the Budget, any changes, any reduction?

Dave: Not from me.

Peggy: Not from me either.

Greg: I make a motion to approve the Adoption of the 2019 Budget Estimates and Tax Levies. All of those in favor indicate by saying Aye (all 3 Board Members said Aye). That being said, the 2019 Budget Estimates and Tax Levies has been adopted by a unanimous vote.

Mark: While you are signing that do you want to go to other business?

Greg: Yes. Any other business that may come before the board, does anybody have anything?

Mark: I just want to go on record with the board that I will be scheduled for surgery in the next couple of weeks to have a pacemaker put in and it will require an overnight stay in the hospital and they are

going to take out the defibrillator and pacemaker I have and put in a new one. So I will be in the hospital for a day and a half. I don't have any other business.

Greg: I want to thank Mark for providing us with the monthly reports and being open.

Mark: As soon as they balance the checkbook, everybody will get a copy this time. My question to the Board Members since you are all here do you want those copies of the balanced checkbook mailed or put in your boxes?

Peggy: Do not mail them, do not waste the postage.

Mark: They will be in your box.

Mary Sue: I'll send you a text and Dave I leave you a message.

Mary Lou: I could bring it to you Peggy since I'm over there once a week or every other week.

Peggy: Great.

Dave: You might have to call me to remind me it is here.

Mary Sue: I will.

Mark: I have attended two board meetings over at Pleasant Township and it is a pleasure to have you guys as the Board. They just rubber stamp everything that is set in front of them, no discussion.

Dave: You may have 4 more years to put up with us.

Mark: I'm fine with that.

Greg: Actually I appreciate your cooperation with me. Thank you for listening to my concerns. I want to thank my fellow Board Members also for all you have done. I know we are going to have another meeting and Mary Lou and Mary Sue for all your hard work all these years and I know we will have another meeting before the end of the year but I just want to get that out there.

Peggy: Thank you again for all you have done.

Dave: You have done the biggest part of it.

Greg: Any other business? Hearing no other business I'm going to make a motion to adjourn.

Peggy: I second.