

MEETING MINUTES
MONTGOMERY COUNTY COUNCIL
MONTGOMERY COUNTY COMMISSIONERS
March 12, 2024

The March 12, 2024, Montgomery County Council Meeting was held at 9:00 am at the Community Meeting Room of the Montgomery County Government Center. In attendance were Council Members Jake Bohlander, Gary Booth, Brett Cating, Joyce Grimble, David Hunt, Steve Loy and Matt Nelson. Auditor Mindy Byers, County Administrator Tom Klein and Attorney Dan Taylor were also present.

- I. CALL TO ORDER: Council President Hunt called the meeting to order, followed by the Pledge of Allegiance and prayer.
- II. CONSENT AGENDA:
 - A. Council Member Bohlander moved to approve the consent agenda, seconded by Council Member Nelson. Motion carried 7-0.
- III. PUBLIC COMMENT ON AGENDA ITEMS: None.
- IV. MONEY MATTERS:

ADDITIONAL APPROPRIATIONS:							
Fund	Fund Description	Dept #	Department Description	Account	Account Description		Additional Amount Requested
1170	LIT Public Safety	0005	Sheriff	30017	Communications		\$32,796.96
9133	Well Water Testing Grant	0610	Health Department	22022	Postage		\$2,000.00
8154	2023 Election Security 90.404	0104	Election Expense	44205	Grant - Capital Outlays		\$64,240.00
1000	County General	9616	IT	31032	Computer Software		\$33,900.00
9104	Adult Guardianship Grant	0202	Superior Court 2	30055	Adult Guardianship Services		\$37,300.00
1235	LIT PSAP	0303	Central Communications Center	11021	OT		\$5,580.11
1235	LIT PSAP	0303	Central Communications Center	11033	Addressing - Mike Davis		\$28,000.00
1235	LIT PSAP	0303	Central Communications Center	11043	Dispatcher		\$40,730.70
1235	LIT PSAP	0303	Central Communications Center	11212	Dispatcher		\$53,749.00
1235	LIT PSAP	0303	Central Communications Center	11313	Dispatcher		\$43,969.84
1235	LIT PSAP	0303	Central Communications Center	11413	Dispatcher		\$45,376.56
1235	LIT PSAP	0303	Central Communications Center	11414	Dispatcher		\$60,636.00
1235	LIT PSAP	0303	Central Communications Center	11613	Dispatcher		\$51,275.00
1235	LIT PSAP	0303	Central Communications Center	11713	Dispatcher		\$41,197.21
1235	LIT PSAP	0303	Central Communications Center	11813	Dispatcher		\$43,617.91
1235	LIT PSAP	0303	Central Communications Center	12001	SS/MED (M.D.)		\$4,000.00
1235	LIT PSAP	0303	Central Communications Center	12005	MED/SS/INPRS		\$44,799.87
1235	LIT PSAP	0303	Central Communications Center	12025	INPRS (M.D.)		\$3,500.00
1235	LIT PSAP	0303	Central Communications Center	10250	Group Insurance		\$40,920.22
1235	LIT PSAP	0303	Central Communications Center	12065	H.S.A.		\$1,665.67
1235	LIT PSAP	0303	Central Communications Center	13000	Wellness Center		\$13,000.00
1235	LIT PSAP	0303	Central Communications Center	30050	Contractual Services		\$67,648.61
					TOTAL:		\$759,903.66

- A. Council Member Loy moved to approve the Sheriff's additional appropriation request. Council Member Grimble seconded the motion, which carried 7-0.
- B. Council Member Nelson moved to approve all of the Health Department's additional appropriation request. The motion was seconded by Council Member Loy and carried 7-0.
- C. Council Member Booth moved to approve the Clerk's Election Expense additional appropriation request. The motion was seconded by Council Member Bohlander and carried 7-0.
- D. Council Member Booth moved to approve the Commissioner/Building Department's IT additional appropriation request. The motion was seconded by Council Member Cating and carried 7-0.
- E. Council Member Nelson moved to approve Superior Court 2's additional appropriation request. The motion was seconded by Council Member Grimble and carried 7-0.
- F. Council Member Grimble moved to approve the Central Communication Center's additional appropriation requests – these are lines that are being reduced from fund 4900. The motion was seconded by Council Member Cating and carried 7-0.

TRANSFER of APPROPRIATIONS:								
Fund	Fund Description	Dept #	Department	From Account	Account Description	To Account	Account Description	Transfer Amount Requested
1235	PSAP LIT	0303	Central Communications Center	11830	Dispatcher	11021	OT	\$10,000.00
					TOTAL:			\$10,000.00

- A. Council Member Cating moved to approve the Central Communication Center’s transfer request. The motion was seconded by Council Member Loy and carried 7-0.

REDUCTION of APPROPRIATIONS:						
Fund	Fund Description	Dept #	Department	Account	Account Description	Reduction Amount Requested
4900	CCC	0303	Central Communications Center	11021	OT	\$5,580.11
4900	CCC	0303	Central Communications Center	11033	Addressing - Mike Davis	\$28,000.00
4900	CCC	0303	Central Communications Center	11043	Dispatcher	\$40,730.70
4900	CCC	0303	Central Communications Center	11212	Dispatcher	\$53,749.00
4900	CCC	0303	Central Communications Center	11313	Dispatcher	\$43,969.84
4900	CCC	0303	Central Communications Center	11413	Dispatcher	\$45,376.56
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4900	CCC	0303	Central Communications Center	11813	Dispatcher	\$43,617.91
4900	CCC	0303	Central Communications Center	12001	SS/MED (M.D.)	\$4,000.00
4900	CCC	0303	Central Communications Center	12005	MED/SS/INPRS	\$44,799.87
4900	CCC	0303	Central Communications Center	12025	INPRS (M.D.)	\$3,500.00
4900	CCC	0303	Central Communications Center	10250	Group Insurance	\$40,920.22
4900	CCC	0303	Central Communications Center	12065	H.S.A.	\$1,665.67
4900	CCC	0303	Central Communications Center	13000	Wellness Center	\$13,000.00
4900	CCC	0303	Central Communications Center	30050	Contractual Services	\$67,648.61
					TOTAL:	\$589,666.70

- A. Council Member Grimble moved to approve all of the Central Communication Center’s reduction requests – these are the lines that were moved to fund 1235. The motion was seconded by Council Member Cating and carried 7-0.

V. NEW BUSINESS:

- A. Sheriff Ryan Needham requested Council approval to use Commissary fund for reimbursement from damages that occurred during a crash response. Even though this is within the realm of the 2024 Commissary Resolution, the Sheriff brings Commissary expenses before the Council for transparency. A motion to approve the expenditure was made by Council Member Booth, seconded by Council Member Loy. Motion carried 7-0.
- B. Surveyor Tom Cummins presented a claim to the Council for \$50,000 on behalf of the Drainage Board. The Council had budgeted these non-reimbursable funds to support the General Drain Improvement Fund, specifically funds without drains. A motion to approve the request was made by Council Member Booth, seconded by Council Member Cating. Motion carried 7-0.
- C. Jeff Peters, of Peters Franklin, LTD provided those present with a review of the 2024 Strategic Financial Plan and Analysis as well as a discussion regarding the financing plan for the Courthouse Renovation project. Several topics were discussed in further detail relating to the report and project:
1. General comments: Local Income Tax (LIT) funding is up 8.3%, and Mr. Peters expects the County to receive a supplemental distribution this year. In response to the large increases, he recommends that future estimates of LIT be set at 3% instead of the usual 2%.
 2. Mr. Peters also pointed out that the County’s cash reserves are very robust. Generally, the recommendation is that there be an operating base reserve of 30% of budgeted expenses. The County could maintain that and utilize some of the remaining cash on hand for projects.
 3. He suggests that Community Crossing Grant Match funding come from the County General fund instead of CCD.
 4. Mr. Peters noted that the combined funds for emergency communications will be insufficient and suggested that the expected deficits after 2024 be funded from the Public Safety LIT.
 5. The debt service repayment of the 2020 Bridge Note was moved to the property tax rolls in 2024, and is expected to remain there until payoff in 2030.
 6. The Health fund is expected to begin receiving property taxes in 2025 and thereafter.
 7. MVH expenditures are expected to exceed revenues, so he suggested the County consider further increases to wheel tax/surtax or fund some of that department’s capital expenditures from the County General fund.
 8. Mr. Peters talked about options for a Lease/Rental arrangement in order to undertake the Courthouse renovation project. The Lease/Rental tax levy fund report includes payment funding in anticipation of the 20-year bond for it. He inquired how and when the County plans to proceed, in order to begin work on the bond issuance for the project, which could take 5-6 months. Council Member Cating told Mr. Peters that DLZ had provided a proposed plan to the Council and Commissioners. Based upon it, the exterior and roof repairs need to get underway as soon as possible. Judge Heather Barajas asked and was permitted to speak about the

proposed renovation. She asked that the Council reconsider some of the proposed internal changes, such as the locations of the Court offices, outlets on the floors of the courtrooms, a fourth courtroom and a jury room for it, relocation of the restroom for prisoners, and asked that a committee be formed to discuss/address these and similar issues, as well as some possible aesthetic improvements. Council Member Cating suggested that the Council and Commissioners discuss this further at their upcoming joint meeting. Building Administrator Marc Bonwell requested that the project get underway as soon as possible, as some of the exterior issues are critical. Council Member Loy asked about cash flow for this bond. The County will not receive tax revenue for it until June, but there may be a payment due in January. Mr. Peters explained that the County could use a temporary interfund loan should that occur.

9. Council Member Loy asked Mr. Peters for a guess of what the County would pay in interest on the anticipated \$5million project lease/rental bond, and Mr. Peters guessed that it would be less than \$300,000, based on historical data. He did recommend that the Council go higher, rather than lower, with their requested l/r bond amount, since it would be easier to sell, and would cost the County less in bond issuance expenses in the long run. Mr. Peters continued with his report by discussing jail repairs. The cost is estimated at \$1.179million and he suggests that the County use cash on hand from the anticipated LIT supplemental distribution and County General fund, citing the cash on hand from the unanticipated interest earned in 2023. He said that the County could take out a bond for these repairs, but that would not be the most economical approach.
10. Funding for the Nucor Road and Nucor Bridge projects was also discussed. Funding for that is to be provided by TIF revenue, which will be increasing due to the increased AV of the development in the allocation area. This will be backed by Nucor, and then backed by property tax or LIT.
11. Mr. Peters also provided a breakdown of how the various changes to the tax levy might affect taxpayers. His report is based upon updated deduction legislation, the 2023 property tax replacement credit LIT funding and trending assessed values. The example showed that for a \$350,000 homestead in South Union Township, property taxes will increase at a rate of around 32%, which is down 1% from the prior year. Council Member Booth asked if he could provide the percentage for homes valued at the \$250-\$300K range as well, since that is the anticipated value of homes in one of the new housing development projects. Mr. Peters agreed to send that information to the Council.
12. Mr. Peters also agreed to provide adjusted recommendations and an updated Fiscal Analysis after June 30th, that would include actual LIT and property tax amounts as well as any interest adjustments that may occur in the meantime.

VI. OLD BUSINESS: None

VII. REPORTS:

A. Funded Organizations, Department Heads, Elected Officials:

1. Redevelopment Commission President Ron Dickerson provided updates on the Nucor Bridge projects. At this time, the team anticipates that the project will go out for bid in Spring of 2025. This is later than anticipated due to environmental reports that must be completed before the project begins. He reported that the water project and the Nucor Towers projects are both making good headway. He thanked the Council for their support.
2. Monica Nagele, County Extension Director, provided the department's quarterly report. Kids Against Hunger had provided 1,944 meals. In the upcoming weeks, the Extension Office will be offering drone piloting certification classes. Table for One, a cooking class for the bereaved, had provided support for several within the community, offering a place to share experiences and have discussions as well as learn the practical adjustments needed when cooking for one. She also provided some of the totals for 2023: 259 learning events, approximately 6,000 individuals reached from learning events, and the engagement of 93 volunteers.
3. Sheriff Needham reported to the Council that the Jail's chiller is going out. The compressor is no longer made, repairing it would cost between \$50K and \$70K. What has been recommended is replacing the unit altogether at the cost of \$162K. A new unit would have a 5-year warranty, and the total cost, with installation, would be \$166K. Council Member Cating asked Mr. Peters about funding sources for this situation, and Mr. Peters recommended using LIT funding for both the roof and chiller issues. Sheriff Needham also informed the Council that applicants for open positions are not working out well. There will be 3 Sheriff Deputy openings in 2025, and due to what is being paid to deputies by cities and towns, he will be coming back to the Council with salary adjustments with hopes that will help fill those open spots.
4. County Administrator Tom Klein reported that pre-construction activities were underway for the Purple Heart Parkway (PHP) extension. He also said that there would be a construction office set up at the Government Center for that project. Administrator Klein also reported that the County had applied for the next round of Community Crossing Matching grants.
5. Central Communication Center Director Sherri Henry reported that four new hires were scheduled to start on April 1st, and has hopes that will go well.

B. Councilors:

1. Council Member Cating reported that he would be meeting with Ken Erwood before the next meeting.
2. Council Member Nelson thanked Judge Barajas for her comments. He also announced that the NRA banquet would be on April 13th.
3. Council Member Grimble thanked Judge Barajas for the important input regarding the Courthouse project.
4. Council Member Loy reported that he and Council Member Grimble had attended the JRAC meeting, and both are excited about what the committee is working on. The two Council Members also met with Diamond Justus to learn more about Drug Free Montgomery County.
5. Council Member Booth also thanked Judge Barajas, and thanked the Council for their research and hard work.

VIII. PUBLIC COMMENT: None.

IX. NEXT MEETING: April 9, 2024, at 9:00 a.m. at the Montgomery County Government Center, 1580 Constitution Row – Room E109.

X. ADJOURN: Council Member Cating made a motion to adjourn, seconded by Council Member Grimble. Motion carried 7-0.

David Hunt, Council President

Jake Bohlander, Council Vice President

Gary Booth, Council Member

Brett Cating, Council Member

Joyce Grimble, Council Member

Steve Loy, Council Member

Matt Nelson, Council Member

Attest:

Mindy Byers, Auditor

