

MEETING MINUTES
MONTGOMERY COUNTY COUNCIL
MONTGOMERY COUNTY COMMISSIONERS
September 12, 2023

The September 12, 2023, 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 David Hunt, Jake Bohlander, Gary Booth, Brett Cating, Joyce Grimble, Steve Loy and Matt Nelson. Auditor Mindy Byers was present, along with Attorney Dan Taylor, Commissioners John Frey and Jim Fulwider, and County Administrator Tom Klein.

- I. **CALL TO ORDER:** Council President David Hunt called the meeting to order, followed by the Pledge of Allegiance and a prayer.
- II. **CONSENT AGENDA:** Council Member Loy moved to approve the August 8, 29 and 30 meeting minutes; seconded by Council Member Booth. The motion passed 7-0. Council Member Bohlander to approve the financial advisor claims. This was seconded by Council Member Booth, and passed 7-0. Council Member Grimble moved to accept receipt of the same-series transfers from Auditor Byers. This was seconded by Council Member Loy. 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	Amount Requested
7304	Innkeeper's Tax	0000	Convention & Visitors Commission	41519	Program Grants	\$5,000.00
7304	Innkeeper's Tax	0000	Convention & Visitors Commission	41515	Event Grants	\$4,500.00
7304	Innkeeper's Tax	0000	Convention & Visitors Commission	30079	Legal Services	\$2,500.00
2500	County User Fee Fund	0235	Probation	21919	Incentives	\$120.67
2500	County User Fee Fund	0235	Probation	21919	Incentives	\$739.00
2500	County User Fee Fund	0235	Probation	21919	Incentives	\$1,100.00
1222	Statewide 911	0303	MCCCC	11403	Dispatcher	\$15,800.00
1222	Statewide 911	0303	MCCCC	11406	Dispatcher	\$15,800.00
4900	MCCCC	0303	MCCCC	30050	Contractual Services	\$9,600.00
1168	Local Health Maintenance	0610	Health	11220	Environmental Health Cler	\$16,569.50
1159	Health	0610	Health	44523	Vehicle Purchase	\$33,763.25
TOTAL:						\$105,492.42

- A. Council Member Bohlander moved to approve the Innkeeper's Tax additional appropriation requests; seconded by Council Member Nelson. Motion carried 7-0.
- B. Council Member Grimble moved to approve the Probation Department's additional appropriation requests; seconded by Council Member Bohlander. Motion carried 7-0.
- C. Council Member Booth moved to approve the CCC Department's additional appropriation requests; seconded by Council Member Loy. Motion carried 7-0.
- D. Council Member Cating moved to approve the Health Department's additional appropriation requests; seconded by Council Member Nelson. Motion carried 7-0.

TRANSFER OF APPROPRIATIONS:

Fund	Fund Description	Dept #	Department Description	From Account	Account Description	To Account	Account Description	Transfer Amount Requested
4905	Court Referral	0235	Probation	20006	Prime Class Materials	11125	Salary	\$0.33
1222	Statewide 911	0303	MCCCC	11404	Supervisor	11021	Asst. Director	\$9,634.05
4900	MCCCC	0303	MCCCC	11830	Dispatcher	11414	Supervisor	\$10,100.00
4900	MCCCC	0303	MCCCC	12065	H S A	11021	Overtime	\$3,300.00
4900	MCCCC	0303	MCCCC	11830	Dispatcher	11021	Overtime	\$2,700.00
1176	MVH	0529	Highway	11073	Truck Driver	12065	H S A	\$18,000.00
8300	Supp PH Workforce Grant	0610	Health	44400	Computer/Software	24206	Program Supplies	\$15,500.00
TOTAL:								\$59,234.05

- A. Council Member Loy moved to approve the Probation Department's transfer requests; seconded by Council Member Grimble. Motion carried 7-0.
- B. Council Member Grimble moved to approve the CCC Department's transfer requests; seconded by Council Member Loy. Motion carried 7-0.
- C. Council Member Booth moved to approve the Highway Department's transfer request; seconded by Council Member Bohlander. Motion carried 7-0.

D. Council Member Grumble moved to approve the Health Department's transfer request; seconded by Council Member Nelson. Motion carried 7-0.

REDUCTION OF APPROPRIATIONS:						
Fund	Fund Description	Dept #	Department	Account	Account Description	Amount Requested
1135	Cumulative Bridge	0306	Engineering	44520	ROW Purchases	\$21,518.00
1135	Cumulative Bridge	0306	Engineering	60022	Bridge #182 Replacement	\$859,900.00
TOTAL:						\$881,418.00

A. Council Member Cating moved to accept the reductions from the Engineering Department; seconded by Council Member Loy. Motion carried 7-0.

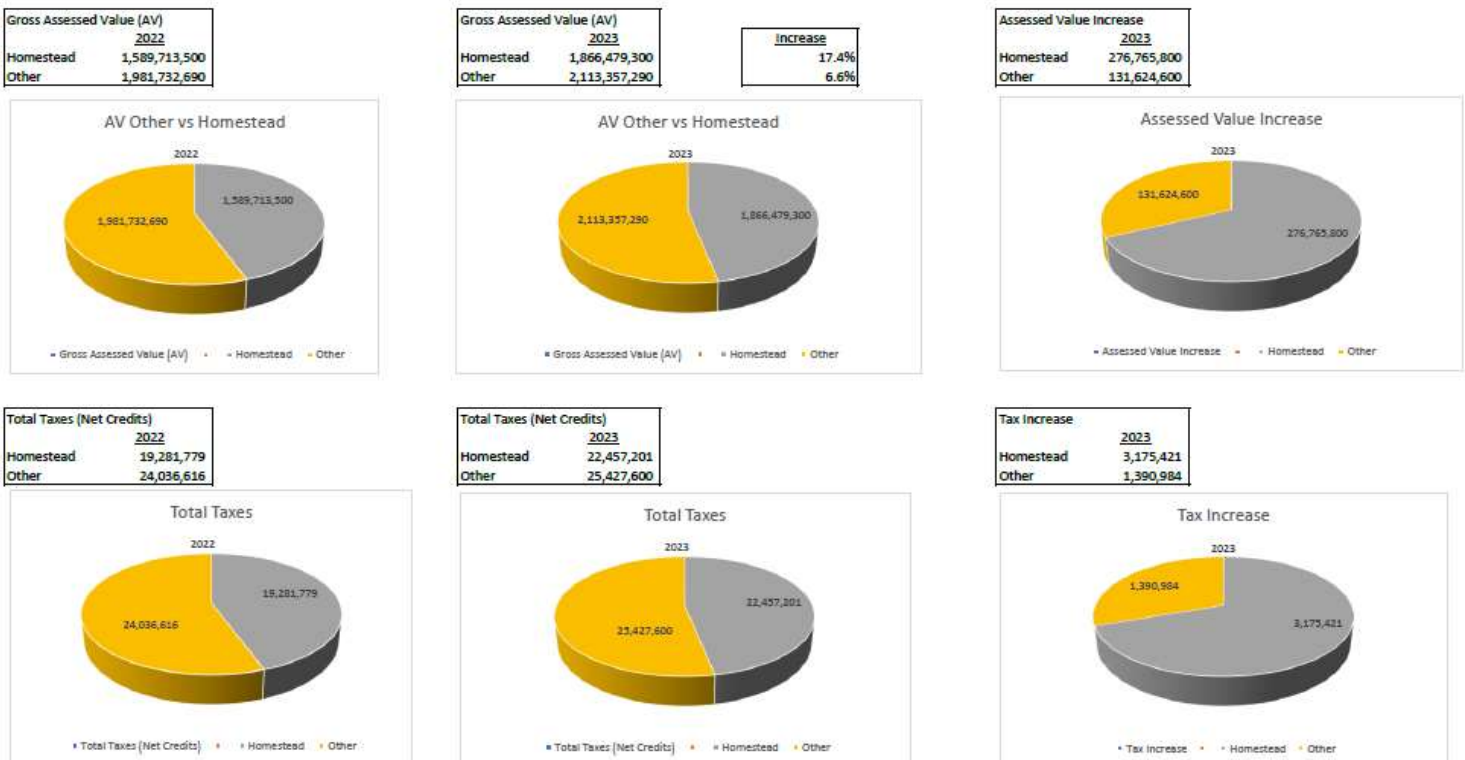
V. PUBLIC HEARINGS:

- A. Council President Hunt opened the Public Hearing for the Montgomery County Solid Waste Management District's 2024 Budget. There were no changes made. The hearing closed at 9:17.
- B. Council President Hunt opened the Public Hearing for Montgomery County's 2024 Budget. There were no specific changes made at the hearing, but plans were made to look into a few of the line items in a special meeting. The hearing closed at 9:20.
- C. Council President Hunt then initiated the public hearings for the four County-granted abatements. There was no public comment. The hearing closed at 9:23.

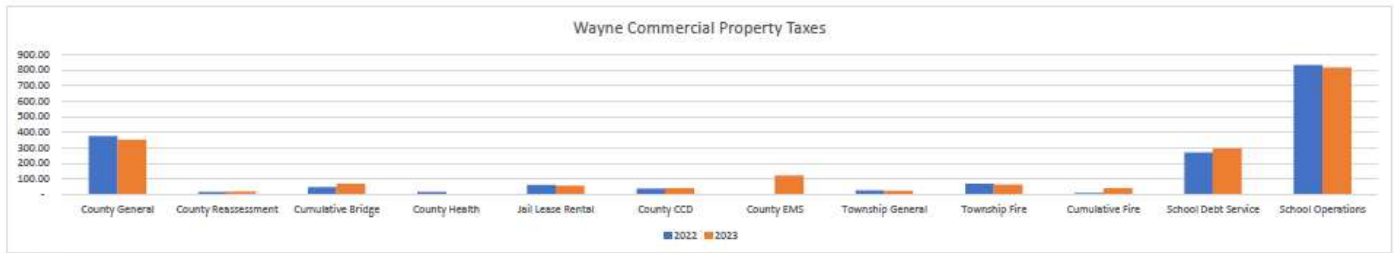
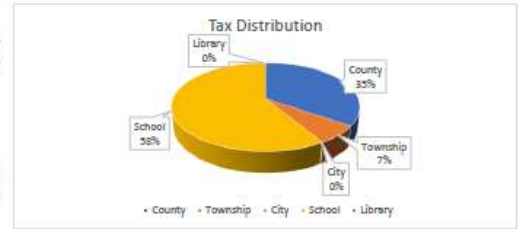
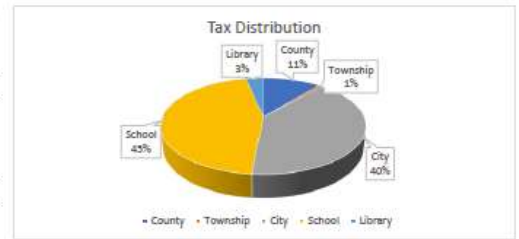
VI. NEW BUSINESS:

- A. Attorney Taylor presented the prepared resolutions for the County-granted abatements:
 1. Resolution 2023-4 – IMPA Abatement, Waynetown. A motion to approve the resolution was made by Council Member Loy; this was seconded by Council Member Cating. Motion carried 7-0.
 2. Resolution 2023-5 – Steel Technologies LLC. A motion to approve the resolution was made by Council Member Grumble, and seconded by Council Member Nelson. Motion carried 7-0.
 3. Resolution 2023-6 – Crawfordsville 5 Solar Array LLC. A motion to approve the resolution was made by Council Member Nelson, and seconded by Council Member Cating. Motion carried 7-0.
 4. Resolution 2023-7 – Darlington Solar Array LLC. A motion to approve the resolution was made by Council Member Nelson, and seconded by Council Member Grumble. Motion carried 7-0.
- B. Financial Consultant Jeff Peters provided a report showing the tax impact brought about by the most recent changes in assessed values, and shared the following slides demonstrating the data:

Montgomery County
Tax Impact Examples 2022 vs 2023
Revised August 29, 2023 DRAFT



	Assessed Value	Taxes	Circuit Breaker	Tax Rate	County Rate	County Tax (Net)	County EMS
Crawfordsville Homestead							
2022	117,000	\$ 1,421.16	\$ 1,170.00	4.3851	0.4813	\$ 122.45	N/A
2023	139,400	\$ 1,682.66	\$ 1,394.00	4.0316	0.4359	\$ 154.46	N/A
Increase	19.1%	\$ 261.50	\$ 224.00	(0.3535)	(0.0454)	\$ 32.02	N/A
		18.4%	19.1%	-8.1%	-9.4%	26.2%	N/A
Crawfordsville Commercial Property							
2022	101,100	\$ 3,612.72	\$ 3,033.00	4.3851	0.4813	\$ 390.06	N/A
2023	105,800	\$ 3,687.78	\$ 3,174.00	4.0316	0.4359	\$ 378.60	N/A
Increase	4.6%	\$ 75.06	\$ 141.00	(0.3535)	(0.0454)	\$ (11.47)	N/A
		2.1%	4.6%	-8.1%	-9.4%	-2.9%	N/A
Wayne Township Homestead							
2022	117,300	\$ 513.92	N/A	1.5294	0.4813	\$ 160.65	\$ -
2023	149,900	\$ 741.54	N/A	1.5389	0.5340	\$ 255.77	\$ 46.99
Increase	27.8%	\$ 227.62	N/A	0.0095	0.0527	\$ 95.12	\$ 46.99
		44.3%	N/A	0.6%	10.9%	59.2%	
Wayne Township Commercial Property							
2022	120,800	\$ 1,764.06	N/A	1.5294	0.4813	\$ 555.15	\$ -
2023	129,500	\$ 1,900.84	N/A	1.5389	0.5340	\$ 659.59	\$ 121.17
Increase	7.2%	\$ 136.78	N/A	0.0095	0.0527	\$ 104.44	\$ 121.17
		7.8%	N/A	0.6%	10.9%	18.8%	



SUMMARY:

In 2023, Homestead AV grew by ~17.4% while Other property class AV only grew by ~6.6%, thereby causing a shift in property tax liability from Other property to Homestead. Homestead AV increased almost \$277 million while Other AV increased less than \$132 million. Each year property tax levies for operating funds grow by a statutory growth formula plus additional levies for debts or extraordinary circumstances. The 2023 property tax levy increase for all Montgomery County units of government was ~\$4.5 million, of which Homestead property paid almost \$3.2 million.

In looking at a Homestead in Crawfordsville, similar to the Median Value, its assessment increased by ~19.1% in 2023. Both years property tax amounts were over the Circuit Breaker, but the increased AV caused the Homestead to pay ~\$224 more in 2023 with ~\$32.02 going to the County but predominately, taxes went to the School and City (see "Tax Distribution" chart). Also, in looking at a Commercial Property in Crawfordsville, its assessment increased by ~4.6% in 2023. Both years property tax amounts were over the Circuit Breaker, but the increased AV caused the property to pay ~\$141 more in 2023 with less paid to the County and more to other units of government.

In looking at a Homestead in Wayne Township, similar to the Median Value, its assessment increased by ~27.8% in 2023. Both years property tax amounts were under the Circuit Breaker, and the increased AV caused the Homestead to pay ~\$227.62 more in 2023 with ~\$95.12 going to the County of which ~\$46.99 was due to implementation of the newly upgraded EMS service. Most of the remaining taxes went to the School (see "Tax Distribution" chart). Also, in looking at a Commercial Property in Wayne Township, its assessment increased by ~7.2% in 2023. Both years property tax amounts were under the Circuit Breaker. Increased taxes in 2023 were ~\$136.78 with most paid to the County for EMS.

C. Council Members, Auditor Byers and County Administrator Klein also talked about the 2024 budget with an overview of the following shared decision-making process memo:

2024 Budget Review Process

Review Budget Recommendations from Auditor and Jeff Peters for Major Funds

Policy Discussion

Compensation

Overall or Each Department

New Positions

Overall or Each Department

What to do with interest income above estimated amount in the Peters strategic financial plan?

Other

Next Steps

1. County Administrator Klein was asked to move ahead with obtaining bids from companies to do a compensation study for the County before the next budget cycle begins. A motion to do so was made by Council Member Grimble, and seconded by Council Member Bohlander. Motion carried 7-0.
2. Conversation turned to the Rainy Day fund. Council Member Booth made a motion that the Auditor move \$780,000 from the General fund cash balance to the Rainy Day fund. The motion was seconded by Council Member Cating and carried 7-0.
3. Finally, due to various questions raised about requested compensation changes, the Council agreed to schedule a special meeting on October 3, 2023 at 9:00 a.m. in the Community Meeting Room of the Government Center.

VII. OLD BUSINESS:

- A. Council appointment was needed for the Risk Management Committee. Council President Hunt appointed Council Member Loy to the open seat.

VIII. REPORTS:

- A. Purdue Extension Office Director Monica Nagele provided the office's quarterly report. She gave summaries from the Extension Express newsletter, as well as statistics from the 4-H program, the

annual Conservation Field Days, and information about their podcast, "Bite by Bite".

- B. Council Member Cating followed up with Highway Director Lough regarding the sign project and grant. Director Lough provided details on the grant match and explained that the project was involving 1,300 signs in 1,200 locations throughout the County.
- C. Council Member Grimble reported that she had met with and attended meeting with the staff of the Soil and Water Conservation District. She learned that the District is funded with \$19.60 in grant money per every \$1 invested by the County. They are looking to renew some of the grants that had completed their cycles and that there may be even more grant opportunities for the County to invest in the Soil and Water Conservation program in the upcoming years.
- D. Administrator Klein reminded those present that the Commissioners would be hosting a cookout for County employees on Friday, September 15th, from 12-1pm in the Government Center's east courtyard.

IX. PUBLIC COMMENT: None

X. NEXT MEETING: Special Council Meeting on October 7 at 9:00 a.m., 2024 Budget Adoptions for Montgomery County and Montgomery County Solid Waste Management District as well as Regular Council Meeting, October 10 at 9:00 a.m. Both meetings are to be held at the Montgomery County Government Center, 1580 Constitution Row – Room E109.

XI. ADJOURN: Council Member Booth made a motion to adjourn, seconded by Council President Hunt. 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

