

COMMISSIONERS' MEETING MINUTES
MARCH 11, 2015

Commissioner Chairman Rodney D. Ruddock called the regular meeting of the Indiana County Commissioners to order at 10:30 a.m. in the Commissioners' Hearing Room.

ROLL CALL

Chairman Rodney D. Ruddock, present
Commissioner Patricia A. Evanko, present

Commissioner Michael A. Baker, present

Also in attendance were Solicitor Ed Clark, Chief Clerk Robin Maryai, and others. Members of the news media present were Randy Wells, Greg Reinbold and Josh Widdowson.

PLEDGE OF ALLEGIANCE

Commissioner Ruddock led those present in reciting the Pledge of Allegiance to the American Flag.

APPROVE MINUTES...FEBRUARY 25, 2015

A motion was made by Mr. Baker, seconded by Ms. Evanko and unanimously carried to approve the minutes of February 25, 2015 as submitted.

PUBLIC COMMENT

There was no public comment.

DEBT ORDINANCE...2015 FINANCING PROGRAM – PHASE IV

Mr. Mark Lundquist of Financing Ideas, Inc. and financial advisor for the county was present and explained that is Phase IV of the 2015 Financing Program. He explained the County started the process last fall with local banks to restructure most of the County's outstanding indebtedness. Due to federal and state law restrictions we were required to break the financing pieces into four separate phases. This loan will (1) establish Series F of 2015 and will pay off Series E of 2012. The county will contribute \$450,000.00 to the refunding of this loan and (2) establish Series G of 2015 and will pay off Series B of 2013 and (3) establish Series H of 2015 will pay off Series G of 2012. The County will also contribute \$1,150,000.00 to the refunding of this loan. Mr. Lundquist said Series F and G total \$9,995,000.00 and the interest rate will be tax-free fixed at 1.9% for 3 years with an average of 2.7% over the life of the Loan. Series H is in the amount of \$3,800,000.00 and will have an interest rate of 2.5% fixed for 2 years and cap at 5.5% over the life of the loan. The total for Phase IV of the refinancing is \$13,795,000.00. For this phase of the financing the County will recognize about \$695,000.00 of savings and as a result of the four complete phases the County will save approximately \$2.1 million. Mr. Lundquist also noted that no net new debt will be incurred by the County and the County is using some of its own resources in the refinancing. He also said the County will be in a position that we could effectively be debt free in 2027. The loan is with S&T, First Commonwealth, Indiana First, Marion Center, First Summit, NexTier and CNB Banks.

Mr. Sean Garin, bound counsel for the County, explained that the ordinance includes terms and conditions that have been reviewed by the banks counsel and the county solicitor.

A motion was made by Mr. Baker, seconded by Ms. Evanko and unanimously carried to approve the Debt Ordinance refinancing of Series E of 2012, Series B of 2013 and Series G of 2012.

Commissioner Ruddock said there have been many long discussions about what is the best way to serve Indiana County and saving \$2.1 million in taxpayer's costs and that in itself is significant knowing that we are not taking any of the money savings and using it for a revenue stream. It is simply a savings in our debt service and reduces the length of time of debt service to 2027. That is a good statement to make. He again thanked the banks for sticking with us through all of the financing and refinancing's.

Commissioner Baker told Mark Lundquist that he, Chris Brewer and the banks have done an outstanding job in putting this process together and the advice has been not only great for the Commissioner but invaluable to the taxpayers.

Commissioner Evanko said that not only do we lower our payments but also are but putting the debt to sleep a little earlier than has been planned is a great statement. She said also by going with the local banks, other counties are starting to take our lead by going with local banks instead of going with a bond.

LEASE EXTENSION...WALTER STANLEY REALTY / TAX ASSESSMENT

At the request of Frank Sisko, Chief Assessor, a motion was made by Mr. Baker, seconded by Ms. Evanko and unanimously carried to approve a lease extension with Walter Stanley Realty for the extension of the current lease through November 30, 2015. The motion also allows Commissioner Ruddock to sign the lease on behalf of the County. The lease is for office space at Townplace Victoria located at 9 North 7th Street, Indiana, PA and is used by the reassessment vendor, Evaluators Services and Technology (EST). The monthly rent for the five month term shall be \$3,120.00 per month including utilities.

AGREEMENT...ZAMIAS SERVICES, INC. / TAX ASSESSMENT

At the request of Frank Sisko, Chief Assessor, a motion was made by Mr. Baker, seconded by Ms. Evanko and unanimously carried to approve an agreement with Zamias Services, Inc. for rental of mall space for the informal administrative reviews and formal appeals for the reassessment. The informal reviews with EST representative will address issues with data and things they did not know about the property. He explained that although many owners may file an appeal to protect their options they will need actual hearings before an appeal board. The mall space contains 3,933 square feet and the rent for the space will be \$2,200.00 per month including utilities. The terms of the agreement are from May 1, 2015 through November 30, 2015. EST has estimated as many as 20% of the total parcels may apply for an informal and/or an appeal resulting in approximately 9,000 to 10,000 appeals.

Commissioner Ruddock said the location has the benefit of being with a well-known shopping center with ample parking, public transportation, and ample opportunities for refreshments and shopping for those putting in time. There will be a waiting area with 14 stations where property owners can meet with the reassessment team and formal appeal boards.

Mr. Ruddock said he feels this stage is the most critical stage in the assessment process. We are moving from the data collection to the decision making process and that is a demanding kind of assignment knowing we have residential, commercial, agricultural and mineral assessments we

must make decisions on. We want to make sure we are set up to do the right thing for the people coming in.

Mr. Ruddock announced that there will be an informational meeting regarding the Clean & Green program at the KCAC on March 19th from 7:00 p.m. to 9:00 p.m. The state director of the Clean & Green Program, Mr. Doug Wolfgang, will be in attendance to speak regarding the program.

Mr. Sisko gave an update of the reassessment process. He said the data collection will be coming to an end. Residential properties have been completed but currently are doing quality control check to make sure all information they have is as accurate as possible. The commercial data collection is currently being conducted. The reassessment is currently on schedule with the next phase being the neighborhood delineations refinements and sales studies.

AGREEMENT...CULINARY SERVICES GROUP, LLC / INDIAN HAVEN

At the request of Kim Cobaugh, Indian Haven, a motion was made by Mr. Baker, seconded by Ms. Evanko and unanimously carried to approve a contract with Culinary Services Group, LLC to provide Culinary Services for the Communities at Indian Haven. This will provide an enhancement to the Dietary Department providing management personnel to oversee the Food Service Department. The term of the agreement will be from March 25, 2015 rough February 28, 2018 in the amount of \$40,120.92 per month.

LIQUID FUELS ADMINISTRATION

At the request of Byron Staffer, Office of Planning & Development, a motion was made by Mr. Baker, seconded by Ms. Evanko and unanimously carried to approve that the necessary Liquid Fuels documentation be submitted to PennDOT District-10 for a \$9,661.20 Application for County Aid on behalf of Young Township to offset eligible project costs to repair/replace the Iselin Drainage issues. The total estimated project costs are \$9,661.20. The proposed County Aid allocation represents 100% of the total estimated project costs.

At the request of Byron Stauffer, Office of Planning & Development, a motion was made by Mr. Baker, seconded by Ms. Evanko and unanimously carried to approve that the necessary Liquid Fuels documentation be submitted to PennDOT District-10 for a \$75,000.00 Application for County Aid on behalf of Homer City Borough to partially offset eligible project costs for the Homer City Borough Main Street Enhancement project. The total estimated project costs are \$1,278,000.00. The proposed County Aid allocation represents approximately 6% of the total estimated project costs. The County Aid funds will be used as matching funds for other State and Federal grant funding opportunities.

Commissioner Ruddock said the board is excited to help Homer City with their downtown renovation project. He said the county has done similar programs from liquid fuels for Cherry Tree, Blairsville and Indiana Borough for this type of project. Commissioner Evanko said as a board they support the outlying areas and by bringing money to Young Township and Homer City Borough is a commitment to those areas and other areas.

COOPERATION AGREEMENT – RACP GRANT – INDIANA COUNTY CONVOCATION CENTER (KOVALCHICK CONVENTION & ATHLETIC CENTER)

At the request of Byron Stauffer, Office of Planning & Development, a motion was made by Mr. Baker, seconded by Ms. Evanko and unanimously carried to approve a Cooperation Agreement between the Indiana County Commissioners and the Indiana County Development Corporation, as Sub-Grantee, to outline compliance responsibilities of the terms and conditions and the administration of a \$1,000,000 Redevelopment Assistance Capital Program (RACP) grant contract with the Commonwealth of Pennsylvania. The RACP grant will provide funding reimbursements related to property acquisition, infrastructure and related site work for the Indiana County Convocation Center, now known as the Kovalchick Convention & Athletic Complex. The Office of Planning & Development will be designated to administer the RACP grant.

APPOINTMENT...DIRECTOR OF INFORMATION SERVICES – ERIC LEONARD

A motion was made by Mr. Baker, seconded by Ms. Evanko and unanimously carried to appoint Eric Leonard as the Director of Information Services, replacing Mr. John Luko retired on January 30, 2015.

OTHER BUSINESS

Commissioner Ruddock announced that there will be a Stormwater Management Workshop on March 13th from 9:00 a.m. to 3:30 p.m. at the KCAC. The League of Women Voters along with the Office of Planning & Development is hosting the event. This will allow municipal leaders to come and hear about changes that have occurred for this management plan.

NEXT REGULAR MEETING...MARCH 25, 2015 AT 10:30 A.M.

The next regular scheduled Commissioners' Public meeting will be held on Wednesday, March 25, 2015 at 10:30 a.m. in the Commissioners' Hearing Room.

ADJOURNMENT

With no other business to come before the Board at this time, Commissioner Ruddock adjourned the meeting at 11:05 a.m.

Patricia A. Evanko, Secretary

Rodney D. Ruddock, Chairman