

**MINUTES OF A REGULAR MEETING OF THE  
COMMON COUNCIL OF THE CITY OF JASPER, INDIANA  
APRIL 17, 2019**

A meeting of the Common Council of the City of Jasper, Indiana, was held on Wednesday, April 17, 2019, in the Council Chambers of City Hall located at 610 Main Street, Jasper, Indiana.

**Call to Order.** Presiding Officer Mayor Dean Vonderheide called the meeting to order at 7:00 p.m.

**Roll Call.**

Clerk-Treasurer Juanita Boehm called the roll.

Mayor Dean Vonderheide	Present
Council members:	
John Schroeder	Present
John Bell	Present
David Hurst	Present
Earl Schmitt	Present
Kevin Manley	Present
Nancy Eckerle	Present
Philip Mundy	Present
City Attorney Renee Kabrick	Present
Clerk-Treasurer Juanita Boehm	Present

Boehm announced that in order to have a quorum for the meeting, a majority of the council members must be in attendance. All seven council members were in attendance which is a majority; therefore, there was a quorum for the meeting.

**Pledge of Allegiance.** Mayor Vonderheide invited all those present to join him in reciting the Pledge of Allegiance.

**Approval of the Minutes.**

The following minutes were distributed to and examined by the Council:

1. March 20, 2019 regular common council meeting

A motion was made by Council member Kevin Manley and seconded by Council member John Bell to approve the minutes. Motion carried 7-0.

**Welcome Scouts.** Mayor Vonderheide welcomed the boy scouts from Holy Family Troop 185 who were in attendance.

**DUBOIS COUNTY ECONOMIC RESILIENCY STUDY PRESENTATION**

Amanda Straight and Chris Holcomb with Thomas P. Miller and Associates gave a power point presentation about the Dubois County Economic Resiliency Study that is one component of the Jasper comprehensive plan called IMPACT.

**REVIEW TAX ABATEMENT COMPLIANCE FORM [CF-1/REAL PROPERTY]-3 PEPLS PROPERTIES LLC. AND REVIEW TAX ABATEMENT COMPLIANCE FORM [CF-1/PP]-CASH WAGGNER & ASSOCIATES P.C.**

Copies of the Compliance with Statement of Benefits form for real property tax abatement [Form CF-1/real property] for 3 PEPLS Properties LLC and the Compliance with Statement of Benefits form for personal property tax abatement [Form CF-1/PP] for Cash Waggnar and Associates P.C. for 2019 pay 2020 were previously distributed to the council members for their review.

Roger Seng with Seng and Seng CPA Firm representing Cash Waggnar & Associates P.C. and 3 PEPLS Properties LLC reviewed the data on the CF-1 forms.

A motion was made by Council member Earl Schmitt and seconded by Council member Nancy Eckerle to find that Cash Waggoner and Associates P.C. is in substantial compliance with its statement of benefits for personal property [CF-1/PP] and that 3 PEPLS Properties LLC is in substantial compliance with its statement of benefits for real property [CF-1/real property]. Motion carried 7-0.

**REVIEW TAX ABATEMENT COMPLIANCE FORM [CF-1/PP]-  
KIMBALL FURNITURE GROUP INC.**

Copies of the Compliance with Statement of Benefits Form for personal property for 2019 pay 2020 from Kimball Furniture Group Inc were previously submitted to the council members for their review.

Tanya Mehringer, Steve Buechler, Chad Giesler, James Parker and Kevin Ward were present representing Kimball Furniture Group Inc. Mehringer then reviewed the data on the CF-1/PP form that was submitted.

A motion was made by Council member Nancy Eckerle and seconded by Council member Kevin Manley to find that Kimball Furniture Group Inc is in substantial compliance with its statement of benefits for personal property [CF-1/PP]. Motion carried 7-0.

**REVIEW TAX ABATEMENT COMPLIANCE FORM [CF-1/PP]-  
KIMBALL HOSPITALITY INC. RE: TO THE 2012 APPLICATION  
REQUEST**

Copies of the Compliance with Statement of Benefits Form for personal property for 2019 pay 2020 from Kimball Hospitality Inc were previously submitted to the council members for their review.

Tanya Mehringer, Steve Buechler, Chad Giesler, James Parker and Kevin Ward were present representing Kimball Hospitality Inc. regarding its 2012 application request. Mehringer then reviewed the data on the CF-1/PP form that was submitted.

A motion was made by Council member Kevin Manley and seconded by Council member Philip Mundy to find that Kimball Hospitality Inc is in substantial compliance with its statement of benefits for personal property [CF-1/PP]. Motion carried 7-0.

**REVIEW TAX ABATEMENT COMPLIANCE FORM [CF-1/PP]-  
KIMBALL HOSPITALITY INC. RE: TO THE 2017 APPLICATION  
REQUEST**

Copies of the Compliance with Statement of Benefits Form for personal property for 2019 pay 2020 from Kimball Hospitality Inc were previously submitted to the council members for their review.

Tanya Mehringer, Steve Buechler, Chad Giesler, James Parker and Kevin Ward were present representing Kimball Hospitality Inc. regarding its 2017 application request. Mehringer then reviewed the data on the CF-1/PP form that was submitted.

A motion was made by Council member Kevin Manley and seconded by Council member David Hurst to find that Kimball Hospitality Inc is in substantial compliance with its statement of benefits for personal property [CF-1/PP]. Motion carried 7-0.

**REVIEW TAX ABATEMENT COMPLIANCE FORMS [CF-1]-JASPER  
ENGINE EXCHANGE INC.**

Copies of the Compliance with Statement of Benefits Form for real property and for personal property for 2019 pay 2020 from Jasper Engine Exchange Inc for the 1220 Power Drive location were previously distributed to the council members for their review.

Ralph Schwenk representing Jasper Engine Exchange Inc gave an update on their abatement project.

Thereafter, a motion was made by Council member Kevin Manley and seconded by Council member Earl Schmitt to find that Jasper Engine Exchange Inc is in substantial compliance with its statement of benefits for personal property and for real property [CF-1/PP and CF-1/real property]. Motion carried 7-0.

**REVIEW TAX ABATEMENT COMPLIANCE FORM [CF-1/PP]-MEYER DISTRIBUTING INC. AND REVIEW TAX ABATEMENT COMPLIANCE FORM [CF-1/REAL PROPERTY]-TRANSIT PROPERTIES LLC**

Copies of the Compliance with Statement of Benefits Form for personal property for 2019 pay 2020 from Meyer Distributing Inc and copies of the Compliance with Statement of Benefits Form for real property for 2019 pay 2020 from Transit Properties LLC for property located at 30<sup>th</sup> and Mill Streets and at 1108 E 15<sup>th</sup> Street were previously submitted to the council members for their review.

Jeff Braun and Kristen Braun representing these businesses were present. Jeff said they have hired many new employees but still have many open positions.

A motion was made by Council member Nancy Eckerle and seconded by Council member John Schroeder to find that Meyer Distributing Inc is in substantial compliance with its statement of benefits for personal property [CF-1/PP] and Transit Properties LLC is in substantial compliance with its statement of benefits for real property [CF-1/real property]. Motion carried 7-0.

**REVIEW TAX ABATEMENT COMPLIANCE FORM [CF-1/PP]-MEYER DISTRIBUTING INC. AND REVIEW TAX ABATEMENT COMPLIANCE FORM [CF-1/REAL PROPERTY]-BRAUN FAMILY PROPERTIES LLC**

Copies of the Compliance with Statement of Benefits Form for personal property for 2019 pay 2020 from Meyer Distributing Inc and copies of the Compliance with Statement of Benefits Form for real property for 2019 pay 2020 from Braun Family Properties LLC for property located along 25<sup>th</sup> Street and Cathy Lane were previously submitted to the council members for their review.

Jeff Braun and Kristen Braun representing these businesses were present.

A motion was made by Council member Kevin Manley and seconded by Council member David Hurst to find that Meyer Distributing Inc is in substantial compliance with its statement of benefits for personal property [CF-1/PP] and Braun Family Properties LLC is in substantial compliance with its statement of benefits for real property [CF-1/real property]. Motion carried 7-0.

**REVIEW TAX ABATEMENT COMPLIANCE FORMS [CF-1]-JASPER CHAIR COMPANY INC.**

Copies of the Compliance with Statement of Benefits Form for real property tax abatement [Form CF-1/real property] and for personal property tax abatement [Form CF-1/PP] for Jasper Chair Company Inc for 2019 pay 2020 were previously distributed to the council members for their review.

Jeff Barth, president of Jasper Chair Company Inc, was present.

A motion was made by Council member Nancy Eckerle and seconded by Council member Philip Mundy to find that Jasper Chair Company Inc is in substantial compliance with its statement of benefits for personal property and for real property [CF-1/PP and CF-1/real property]. Motion carried 7-0.

**REVIEW TAX ABATEMENT COMPLIANCE FORM [CF-1/REAL PROPERTY]-GERMAN AMERICAN BANK**

Copies of the Compliance with Statement of Benefits Form for real property for 2019 pay 2020 from German American Bank were previously submitted to the council members for their review.

Because Council member John Schroeder is an officer with German American Bank, Schroeder recused himself from German American Bank's item of business and stepped away from his council seat before the item was brought before the council.

Scott Miller, representing German American, was present. Miller said this will be the first year for the property tax abatement.

A motion was made by Council member Earl Schmitt and seconded by Council member Nancy Eckerle to find that German American Bank is in substantial compliance with its statement of benefits for real property [CF-1/real property]. Motion carried 6-0.

**REVIEW TAX ABATEMENT COMPLIANCE FORM [CF-1/REAL PROPERTY]-JASPER LOFTS LLC**

Copies of the Compliance with Statement of Benefits Form for real property for 2019 pay 2020 from Jasper Lofts LLC were previously submitted to the council members for their review.

Pete Schwiegeraht with Miller Valentine Affordable Housing [MVAH] Partners LLC, formerly the Miller-Valentine Group, was present. He said they use the rent income approach when determining the assessed value.

A motion was made by Council member Nancy Eckerle and seconded by Council member David Hurst to find that Jasper Lofts LLC is in substantial compliance with its statement of benefits for real property [CF-1/real property]. Motion carried 7-0.

**REVIEW TAX ABATEMENT COMPLIANCE FORM [CF-1/REAL PROPERTY]-VINE STREET LOFTS LLC**

Copies of the Compliance with Statement of Benefits Form for real property for 2019 pay 2020 from Vine Street Lofts LLC were previously submitted to the council members for their review.

Pete Schwiegeraht with Miller Valentine Affordable Housing [MVAH] Partners LLC, formerly the Miller-Valentine Group, was present. He said they use the rent income approach when determining the assessed value. He also said this is their first year of operation and they are looking for ways to get the word out about leasing these units to seniors and finding people.

A motion was made by Council member Earl Schmitt and seconded by Council member John Schroeder to find that Vine Street Lofts LLC is in substantial compliance with its statement of benefits for real property [CF-1/real property]. Motion carried 7-0.

**PROPERTY UPDATE**

Pete Schwiegeraht with Miller Valentine Affordable Housing [MVAH] Partners LLC gave an update on the Jasper Lofts and Vine Street Lofts housing projects. He also said their firm is considering a future development phase on the additional land located along 14<sup>th</sup> Street. They may consider building 20-30 town houses whereby each house would have a separate entry. It would consist of 6-8 units and they could be lease-to-own units.

**UTILITY SERVICE BOARD REPORT**

General Manager of Utilities Gerald 'Bud' Hauersperger gave a report on the regular monthly Utility Service Board meeting held on April 15, 2019. A copy of the Utility Service Board minutes is supplied to each council member.

**2018 RDC REPORT**

Indiana code states that not later than April 15 of each year, the redevelopment commissioners shall file with the unit's fiscal body a report setting out their activities during the preceding calendar year.

A motion was made by Council member Kevin Manley and seconded by Council member Earl Schmitt to acknowledge receipt of the 2018 annual activity report from the redevelopment commission. Motion carried 7-0.

**AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE/  
ORDINANCE NO. 2019-8**

Second consideration for signage amendments to the Unified Development Ordinance. A Notice of Intent to consider the ordinance was sent to the news media and was posted at city hall.

City Attorney Renee Kabrick said this ordinance is the exact ordinance that was presented at the March 20, 2019 meeting but since she forgot to do a 'Notice of Intent to Consider' prior to the March meeting, the council must once again consider the amendments to the Unified Development Ordinance regarding Signage by making a motion to [1]accept, [2]reject, or [3]amend Ordinance No. 2019-8.

Thereafter, a motion was made by Council member John Schroeder and seconded by Council member Kevin Manley to accept Ordinance No. 2019-8 as presented. Motion carried 4-3 with Council members John Schroeder, John Bell, Kevin Manley, and Nancy Eckerle voting aye while Council members David Hurst, Earl Schmitt, and Philip Mundy voted nay.

**RESOLUTION NO. 2019-5 A RESOLUTION OF THE COMMON  
COUNCIL OF THE CITY OF JASPER, INDIANA, TERMINATING  
DEDUCTIONS PURSUANT IC 6-1.1-12.1-4.5**

(Voluntary withdrawal of SERVUS, INC. and LV Associates, LLC from tax abatement program)

This resolution repeals Resolution No. 2017-9 that designates an economic revitalization area for SERVUS Inc and terminates the property tax abatement program deductions.


A motion was made by Council member Nancy Eckerle and seconded by Council member David Hurst to consider the resolution for one reading only. Motion carried 7-0. Thereafter, a motion was made by Council member Nancy Eckerle and seconded by Council member Philip Mundy to read the resolution by title only. Motion carried 7-0. The city attorney so read the resolution. Thereafter, a motion was made by Council member Earl Schmitt and seconded by Council member Nancy Eckerle to pass and adopt Resolution No. 2019-5. Motion carried 7-0.

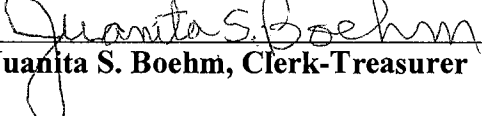
**IFI TOUR**

Council member Nancy Eckerle distributed a list of tentative dates and times for council members to take a tour of the Indiana Furniture Industries facility that received a property tax abatement.

**Adjournment.** There being no further business to come before the board, a motion was made by Council member Kevin Manley and seconded by Council member John Bell to adjourn the meeting. The motion carried 7-0 and the meeting adjourned at 8:17 p.m.

The minutes were hereby approved \_\_\_\_\_ with  without corrections or clarification this 22<sup>nd</sup> day of May, 2019.

  
\_\_\_\_\_  
Mayor Dean Vonderheide, Presiding Officer

Attest:   
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Juanita S. Boehm, Clerk-Treasurer