

Boone County Board of Commissioners Minutes
March 19, 2018
Connie Lamar Meeting Room
Boone County Government Building

Commissioners Present: Marc Applegate, Jeff Wolfe and Donnie Lawson

Commissioners Absent: None

Staff Attending: Bob Clutter (County Attorney) and Kaylee Mullen (Executive Assistant)

Board President Marc Applegate opened the meeting at 9:16 am.

Approval of Minutes for March 5, 2018 (Regular Meeting):

Commissioner Jeff Wolfe made a motion to approve the minutes from March 5, 2018.

Commissioner Donnie Lawson seconded the motion. Motion carried 3-0.

In the Matter of Legal Issues

Attorney Bob Clutter presented the following items:

- a) Lebanon Utilities is investigating the placement of a new lift station along Indianapolis Ave. Their first choice is on the Bain Walker Property. As a backup, it is requested for the Commissioners' to consider placing the lift station on the property that is currently owned by RAMC, but will hopefully be transferred to the County's ownership in the near future.
- b) Due to the recent tragic loss of Deputy Jacob Pickett, Attorney Bob Clutter wanted to inform the Commissioners' that there is a State Law Provision that requires the County to offer health insurance to the surviving spouse and children.

In the Matter of a Request to use County Vehicle for out of State Travel – Craig Parks

Craig Parks requested to use County Vehicle for out of state travel to a conference at Wisconsin Dells from April 22, 2018 to April 26, 2018.

Commissioner Donnie Lawson made a motion to approve the request to use a County Vehicle for out of state travel. Commissioner Jeff Wolfe seconded the motion. Motion carried 3-0

In the Matter of a Procurement Policy for Public Transit for INDOT – Anita Bowen

Anita Bowen, Executive Director of Boone County Senior Services, Inc., has presented a request to approve the updated Procurement Policy for Public Transit for INDOT.

Attorney Bob Clutter has reviewed the Procurement Policy for Public Transit for INDOT and recommends the Commissioners' to adopt. Commissioner Jeff Wolfe made a motion to approve and adopt the Procurement Policy for Public Transit for INDOT. Commissioner Donnie Lawson seconded the motion. Motion carried 3-0

In the Matter of a Request Re-Titling of Vehicles – Anita Bowen

Anita Bowen, Executive Director of Boone County Senior Services, Inc., has presented a request to re-title five of the County vehicles to Boone County Senior Services, Inc.

Commissioner Donnie Lawson made a motion that the County declares the five County vehicles are surplus and authorizes them to be re-titled to Boone County Senior Service, Inc. Commissioner Jeff Wolfe seconded the motion. Motion carried 3-0.

In the Matter of Abatement Request of All Points at Anson Buildings 2 & 4 – Molly Whitehead

Molly Whitehead, Executive Director of Economic Development Corporation, presented an incentives request on behalf of Duke Realty and Browning Investments for All Points at Anson Buildings 2 & 4 for approval. Building 2 would be constructed north of Amazon on the northeast corner of Albert S. White and Anson Blvd., and Building 4 would be constructed north of Amazon on the northwest corner of Albert S. White and 500 East. Both buildings are approximately 151,000 square foot each.

Based on an estimated assessed value of \$5.67 million for each facility; a traditional 10-year real property tax abatement has been requested. This would save Duke/Browning an estimated \$710,000 over the course of 10 Years. It would be anticipated the real property levy at \$730,000 over this 10 year period.

Redevelopment Commission heard the proposals for these abatements at their hearing this past Friday, March 16, 2018 and voted to send a favorable recommendation to the Commissioners.

Commissioner Jeff Lawson made a motion to approve the Abatement Request of All Points at Anson Building 2 & 4. Commissioner Donnie Lawson seconded the motion. Motion carried 3-0.

In the Matter of Abatement Request of All Points at Anson Building 9 – Molly Whitehead

Molly Whitehead, Executive Director of Economic Development Corporation, presented an incentives request on behalf of Duke Realty and Browning Investments for All Points at Anson Building 9 for approval. This building will be constructed east of the new Brooks Sports facility, along the southwest corner of Albert S. White and 575 East.

Based on an estimated assessed value of \$16.1 million for this facility; a traditional 10-year real property tax abatement has been requested. This would save Duke/Browning an estimated \$2 million over the course of 10 years. It would be anticipated the real property levy at \$2 million over this 10 year period.

Redevelopment Commission heard the proposal for this abatement at their hearing this past Friday, March 16, 2018 and voted to send a favorable recommendation to the Commissioners.

Commissioner Jeff Wolfe made a motion to approve the Abatement Request of All Points at Anson Building 9. Commissioner Donnie Lawson seconded the motion. Motion carried 2-1.

In the Matter of Abatement Request of PTS Diagnostics – Molly Whitehead

Molly Whitehead, Executive Director of Economic Development Corporation, has requested to table this topic until further notice.

In the Matter of the Resolution 2018-02 Confirming the Proposed Exchange of Property with Reynolds Farm Equipment

Attorney Bob Clutter presented a Confirmatory Resolution for 2018-01 Resolution that was adopted on February 5, 2018. Attorney Bob Clutter read the Ordinance aloud (in pertinent parts) pursuant to state law. Resolution 2018-2 states now, therefore, be it resolved that Boone County Board of Commissioners do hereby confirm the matters contained in Resolution 2018-01 and do hereby approve and confirm the transaction to exchange the County Parcel for the RMAC Parcel, and further authorize the President of the Commissioners, Boone County Auditor, and any other Boone County official to execute and deliver any and all such documents to carry out and complete the transaction as set forth in Resolution 2018-01.

There was a Public Hearing held on February 5, 2018.

Commissioner Donnie Lawson made a motion to approve the Resolution 2018-02 confirming the Proposed Exchange of Property with Reynolds Farm Equipment. Commissioner Jeff Wolfe seconded the motion. Motion carried 3-0

Other Elected Officials

1. Michael Nielsen, Boone County Sheriff, presented to the public that trees will be planted with a plaque in Deputy Jacob Pickett's Memorandum.

In the Matter of Old Business

1. The Commissioners' discussed reaffirming all of the appointments of the individuals listed on the Board and Appointment List.

Commissioner Jeff Wolfe made a motion to reaffirm the appointments as they are listed on the Board and Appointment List. [*This will be attached as a reference, **Appendix #4***] Commissioner Donnie Lawson seconded the motion. Motion carried 3-0

2. Bond Release Request:

- Release Maintenance Bond for Clark Meadows Section 3 for Storm Sewers in the amount of \$41,480.41.
- Release Maintenance Bond for Clark Meadows Section 3 for Erosion Control in the amount of \$13,697.42

Commissioner Jeff Wolfe made a motion to release both bonds. Commissioner Donnie Lawson seconded the motion. Motion carried 3-0

In the Matter of Staff Reports

- a. Facility Maintenance – Mike Miller
- b. APC – Rachel Cardis
- c. IT Support – GUTS
- d. Health Department – Cindy Murphy/Greg Inman
- e. Highway Department – Nick Parr

1. Nick Parr, Operations Manager of the BCHD, presented the Contract for Project 2018-01, a Structural Overlay in Various Townships. It is recommended to execute the contract agreement with Calumet Asphalt for a total contract amount of \$1,170,900. This is for the Base Bid plus Alternates 1-4.

Attorney Bob Clutter has reviewed the contract. Commissioner Donnie Lawson made a motion to approve the Contract Agreement with Calumet Asphalt. Commissioner Jeff Wolfe seconded the motion. Motion carried 3-0

2. Nick Parr, Operations Manager of the BCHD, presented a contract for the design of curve correction at 96th and Moore Road. It is recommended to execute the contract agreement with CMT in the amount of \$82,950.

Attorney Bob Clutter has reviewed the contract. Commissioner Jeff Wolfe made a motion to approve the Contract Agreement with CMT. Commissioner Donnie Lawson seconded the motion. Motion carried 3-0

3. Nick Parr, Operations Manager of the BCHD, presented a John Deere Financial Lease Agreement with West Side Tractor Sales Co for the John Deere Graders.

Chuck Skelley, Sales Representative from West Side Tractor Sales Co., requested to have the check available the same day as the John Deere Financial Lease Agreement being signed by the Board of Commissioners.

Attorney Bob Clutter has reviewed the lease agreement from West Side Tractor Sales Co and would recommend approval and adoption. Commissioner Donnie Lawson made a motion to approve the Lease Agreement with West Side Tractor Sales Co and authorizes the Auditor's Office to release a check for the first payment today. Commissioner Jeff Wolfe seconded the motion. Motion carried 3-0

4. Nick Parr, Operations Manager of the BCHD, presented a Change Order 2 Contract requesting for an increase in cost for fuel canopy repair in the amount of \$4,100.
 - \$2,440 is due to excavation and disposal of contaminated soils found. Insurance company has been notified and has agreed to cover the cost.
 - \$1,380 due to construction having to shut down due to the events which occurred in Lebanon on March 2, 2018.

Commissioner Jeff Wolfe made a motion to approve the Change Order with Oscar W. Larson Co. Commissioner Donnie Lawson seconded the motion. Motion carried 3-0

5. Nick Parr, Operations Manager of the BCHD, wanted to notify the public that the frost ordinance is still in effect until April.
6. Nick Parr, Operations Manager of the BCHD, presented an update on Bridge #32. A group of active residents has worked with the Community Foundation to develop a preservation fund to raise money to assist the BCHD in repairing the Creek Road Bridge over Sugar Creek. They have already raised over \$30,000. Boone County Highway Department commends them for their efforts.

7. Nick Parr, Operations Manager of the BCHD, presented a project update on the following:
 - Jameson Street Bridge #303 has been closed.
 - Resurfacing project in various townships scheduled to start this week.
 - The selection committee has chosen Butler Fairman & Seufert for the Sign Inventory project. A contract will be prepared for the next Commissioners meeting.
 - RFP was out for request of proposals for addition bridge work being done this year. There were a total of 13 proposals submitted.

Public Comments

1. Cindy Murphy from the Boone County Health Department wanted to inform the Commissioners' and the public that Greg Inman has resigned as our Environmental Health Director. The Health Department has two available positions they are accepting applications for, Environmental Health Director and a Summer Intern Position.

Cindy also wanted to follow-up on the Vaccination Clinic. The Health Department has added two more dates for the Vaccination Clinic that will be setup at the Boone County Health Department location.

2. Jeff Wolfe, on behalf of the Boone County Board of Commissioners, would like to thank Greg Inman for his years of service at the Boone County Health Department. He has been a wealth of knowledge for our County. He was great to work with, very professional. We are going to miss him.

In the Matter of Document Signing

1. Key request made for the following:
 - Brandon Knight to the Elks Building
 - Lindsay Smith to the Key Bank Building

Commissioner Donnie Lawson made a motion to approve both of the key requests. Commissioner Jeff Wolfe seconded the motion. Motion carried 3-0.

In the Matter of Claims presented in today's meeting

See **(Appendix #2)**

Commissioner Jeff Wolfe made a motion to approve claims submitted. Commissioner Donnie Lawson seconded the motion. Motion carried 3-0.

In the Matter of Mail

See **(Appendix #3)** for a list of mail opened by the Commissioners on this date.

Included with this is a most recent statement from the Bank of New York Mellon with the balance of the 2014 COIT Bond. [*This was shared with the County Council*]

With no further business, Commissioner Donnie Lawson made a motion to adjourn at 10:06am. Commissioner Jeff Wolfe seconded the motion. Motion carried 3-0.