

Boone County Board of Commissioners Minutes
April 16, 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 9:02 am.

Approval of Minutes for April 2, 2018 (Regular Meeting):

Commissioner Jeff Wolfe made a motion to approve the minutes for April 2, 2018 meeting. Commissioner Donnie Lawson seconded the motion. Motion carried 3-0.

In the Matter of Legal Issues

Attorney Bob Clutter presented the following items:

1. Co-Alliance Energy Contract locking in prices per gallon for gas and diesel for the County.

Commissioner Donnie Lawson made a motion to approve the Co-Alliance Energy Contract. Commissioner Jeff Wolfe seconded the motion. Motion carried 3-0

2. The Board of Commissioners acknowledges that they have received and reviewed the Annual TIF Management Report at today's meeting.

3. Bonds:

- Release of Performance Bonds for Edmonds Creek at Anson in the amount of \$58,911 for erosion control and \$395,587 for storm drains.
- Accepting the Maintenance Bonds for Edmonds Creek in the amount of \$71,925 for storm drains/subsurface and \$13,390 for erosion control.

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

4. An Agreement with Earth Exploration for monitoring of ground vibrations during construction activities by others in the vicinity of the Boone County Courthouse. Craig Parks also presented a Task Order for a project review with BLN.

Commissioner Donnie Lawson made a motion to approve the Agreement with Earth Exploration and Task Order with BLN. Commissioner Jeff Wolfe seconded the motion. Motion carried 3-0

In the Matter of 2018-02 Animal Control Ordinance:

Marc Applegate, Board President, announced to the public that there will be a Public Meeting in regards to this matter on Thursday, April 26, 2018 at 6:30pm in the Community Building at the 4-H Fairgrounds.

In the Matter of 2018-03 Health Department Amending Food Ordinance:

Cindy Murphy, Health Department, has presented the request for approval of the 2018-03 Ordinance amending the Boone County Ordinance 2016-05 relating to food inspections and penalties for violations.

Commissioner Jeff Wolfe made a motion to approve Ordinance 2018-03. Commissioner Donnie Lawson seconded the motion. Motion carried 3-0

In the Matter of an Incentive Request for PTS Diagnostic – Molly Whitehead

Molly Whitehead, Executive Director of Economic Development Corporation, presented the following PTS Diagnostics incentives requests for approval.

Duke Realty and Browning Investments are requesting approval of the real and personal property tax abatements and are in favor of them. The Whitestown Redevelopment Commission and Whitestown Town Council have already approved these incentives. Redevelopment Commission Members also heard the proposals for these abatements at their hearing this past Friday, April 13, 2018 and voted to send a favorable recommendation to the Commissioners.

1. REAL PROPERTY REQUEST:

The proposed building would be approximately 135,000 square foot facility located at All Points at Anson Building 17. PTS Diagnostics anticipates a \$12.1 million real property investment. Molly would recommend the Commissioners to consider a 7 year real property tax abatement; a flat 70% over those 7 years. It's anticipated a real property levy at \$1.5 million over a 10 year period.

Commissioner Jeff Wolfe made a motion to approve the real property tax abatement. Commissioner Donnie Lawson seconded the motion. Motion carried 3-0.

2. PERSONAL PROPERTY REQUEST:

PTS Diagnostics anticipates hiring up to 194 new employees at the new facility with an average wage of more than \$40/hour by 2023. The company anticipates a \$13.5 million personal property investment as part of this project. PTS has requested a 10 year, 90% personal property tax abatement. It's anticipated a personal property tax levy at \$110,000 over a 10 year period. Per confirmation with Umbaugh, the personal property taxes do not flow through to the TIF District.

Commissioner Jeff Wolfe made a motion to approve the personal property tax abatement. Commissioner Donnie Lawson seconded the motion. Motion carried 3-0.

In the Matter of an Incentive Request for Royal Interpack – Molly Whitehead

Molly Whitehead, Executive Director of Economic Development Corporation, presented the Royal Interpack incentives request for approval. Royal Interpack is considering leasing the remaining space in All Points at Anson Building 19 (the other portion of the building is occupied by Telamon). The Company anticipates hiring up to 130 new positions at the new facility with an average wage of about \$19/hour by 2023.

The Whitestown Redevelopment Commission and Whitestown Town Council have already approved this incentive. Redevelopment Commission Members also heard the proposal for this abatement at their hearing this past Friday, April 13, 2018 and voted to send a favorable recommendation to the Commissioners.

Molly would recommend the Boone County Redevelopment Commission and Commissioners consider a 6 year personal property tax abatement with an estimated savings of up to \$761,000; 6 year traditional scale. It's anticipated a real property tax levy at \$1 million over a 10 year period.

Commissioner Jeff Wolfe made a motion to approve the personal property tax abatement. Commissioner Donnie Lawson seconded the motion. Motion carried 3-0.

In the Matter of a Project Agreement:

Attorney Bob Clutter presented a Project Agreement that was negotiated with the City of Lebanon and the Lebanon Redevelopment Commission in regards to Courthouse Square Redevelopment Projects pending Commissioners approval. Mayor Gentry and the Redevelop Commission have executed this agreement. Bob Clutter has reviewed the agreement and would recommend the Commissioners to adopt.

Kevin Krulik spoke on the matter, discussing the expected road closures and detour signs for the construction projects that will occur around the Courthouse. The contractor is required to maintain pedestrian access to all local businesses and the courthouse at all times. They will only work on one side of the Courthouse at a time. This project is expected to be completed in 195 days and will begin the first week of May.

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

Other Elected Officials

1. Cindy Murphy, Health Department, presented the Boone County Health Department Annual Report for 2017 and spoke on what could be found in the report.

In the Matter of Old Business

There are none at this time.

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 – Craig Parks

Craig Parks, County Engineer and Director of Highway Department presented the following items:

1. Construction in Right of Way Permit (#201810008) with Indianapolis Power & Light for review and approval. The permit is for 1 bore and a pole. The BCHD recommends approval contingent on receipt of bond set at \$10,000.

Commissioner Jeff Lawson made a motion to approve the Construction in Right of Way Permit for Indianapolis Power & Light contingent on receipt of bond. Commissioner Donnie Lawson seconded the motion. Motion carried 3-0.

2. Construction in Right of Way Permit (#210810009) with Comcast for review and approval. The permit is for 1 bore. The BCHD recommends approval contingent on receipt of bond set at \$5,000.

Commissioner Donnie Lawson made a motion to approve the Construction in Right of Way Permit for Comcast contingent on receipt of bond. Commissioner Jeff Wolfe seconded the motion. Motion carried 3-0.

3. Road Closure Permit (#20183003) with Miller Pipeline for review and approval. The road closure is scheduled for one day on May 9th for Moore Road and 96th Street.

Commissioner Jeff Wolfe made a motion to approve the Road Closure Permit for Moore Road and 96th street. Commissioner Donnie Lawson seconded the motion. Motion carried 3-0.

4. BCHD recommends approval of the Professional Services Agreement with VS Engineering for the redesign of the structure for Bridge #207 (Holiday Road) in the amount of \$125,400.

Commissioner Donnie Lawson made a motion to approve the Professional Service Agreement for Bridge #207 with VS Engineering. Commissioner Jeff Wolfe seconded the motion. Motion carried 3-0.

5. BCHD recommends approval of a Task Order with Butler Fairman & Seufert for the 2018 Sign Inventory Project in the amount the \$45,254.
Commissioner Jeff Lawson made a motion to approve the Task Order Contract with Butler Fairman & Seufert. Commissioner Donnie Lawson seconded the motion. Motion carried 3-0.

6. Title Sheet for a reconstruction project on Bridge #72.

7. Future INDOT detour on State Road 39 north of Lebanon near Mechanicsburg is expected to be closed some time in 2019. BCHD is working with them to create an unofficial local detour.

Public Comments

There are none at this time.

In the Matter of Document Signing

1. Key request made for the following:
 - ProActive Resources to the entrance of Key Bank Building

Commissioner Jeff Wolfe made a motion to approve the key request. Commissioner Donnie Lawson 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.

With no further business, Commissioner Donnie Lawson made a motion to adjourn at 9:59 am. Commissioner Jeff Wolfe seconded the motion. Motion carried 3-0.