

# **BOONE COUNTY BOARD OF COMMISSIONERS**

## **MINUTES OF THE JULY 5, 2022 MEETING**

The Boone County Board of Commissioners met in regular session at 9:00 AM on Tuesday, July 5, 2022 in the Connie Lamar Meeting Room located on the main floor of the Boone County Annex Building at 116 W. Washington Street, Room 105, Lebanon, IN 46052 with the following personnel in attendance:

|               |                              |
|---------------|------------------------------|
| Jeff Wolfe    | Commissioner, President      |
| Donnie Lawson | Commissioner, Vice President |
| Tom Santelli  | Commissioner                 |
| Bob Clutter   | County Attorney              |
| Kaylee Jessie | Administrative Assistant     |

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### **DETERMINATION OF QUORUM AND PLEDGE TO THE FLAG**

Commissioner Wolfe opened the meeting at 9:05 AM with a quorum of all three (3) Commissioners present and led the Pledge to the Flag in unison.

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### **IN THE MATTER OF MINUTES**

Commissioner Lawson moved to approve the Minutes of June 6, 2022 (regular), June 7, 2022 (special) and June 20, 2022 (regular) Commissioners' Meetings as presented. Motion seconded by Commissioner Santelli; motion passed unanimously 3-0.

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### **IN THE MATTER OF LEGAL ISSUES**

#### ***Attorney Bob Clutter presented the following items:***

- 1) Disaster Recovery Services Agreement between CSI – Computer Systems, Inc and the Boone County Recorder's office. The DRaaS pricing for one year term is \$730.00 per year for the Base Cloud Backup Volume (170 GB). This is a budgeted item.

Commissioner Santelli moved to approve the Disaster Recovery Services Agreement with CSI and authorizes Debbie Ottinger to execute the agreement on behalf of the County. Motion seconded by Commissioner Lawson; motion passed unanimously 3-0.

- 2) Microfilm Services Agreement between CSI – Computer Systems, Inc and the Boone County Recorder's office. The microfilm services pricing for one year term is \$6,610.85 per year for the Base Microfilm Volume. This is a budgeted item.

Commissioner Santelli moved to approve the Microfilm Services Agreement with CSI and authorizes Debbie Ottinger to execute the agreement on behalf of the County. Motion seconded by Commissioner Lawson; motion passed unanimously 3-0.

- 3) The following bonds for acceptance:
  - a. Performance Bonds for Cardinal Pointe Section 3 (Golf Club of Indiana)
    - o Storm Sewer in the amount of \$845,435.80
    - o Erosion Control in the amount of \$101,100.00

- b. Maintenance Bond for The Heritage Section 6
  - o Storm Sewer in the amount of \$42,215.00
- c. Maintenance Bond for The Heritage Section 6
  - o Erosion Control in the amount of \$7,000.90

Commissioner Lawson moved to approve accepting the bonds as submitted. Motion seconded by Commissioner Santelli; motion passed unanimously 3-0.

- 4) NEOGOV Services Agreement and order form for CoreHR + Insight (ATS) + Onboard + E-Forms + Perform + Learn modules. This is an HRIS system that is a budgeted item approved by the County Council. It is a robust system designed for government.

Pricing is based on 36-month initial term:

- o **Year 1 invoice = \$60,000.00** (60% off annual subscription + \$28,161 one-time setup fee only)
- o **Year 2 invoice = \$59,899.00** (25% off annual subscription)
- o **Year 3 invoice = \$79,899.00** (annual subscription)

Commissioner Santelli moved to approve the NEOGOV Services Agreement and order form subject to Bob Clutter's final review. Motion seconded by Commissioner Lawson; motion passed unanimously 3-0.

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#### **IN THE MATTER OF REQUESTING COMMISSIONERS SUPPORT ON TRANSITIONING THE VETERAN'S AFFAIRS OFFICER POSITION FROM PART-TIME TO FULL-TIME**

Mike Spidel, Veteran's Affairs Officer, presented the request for support to transition the job status of the Veteran's Affairs Officer from part-time to full-time. A handout was distributed that highlights the programs offered to veterans and the forecast/goals for the Boone County Veteran's Affairs Office. Many of the Veteran's Affairs Officers in Indiana, out of 92 counties, are full-time officers. Only a handful remain part-time. Mike would like to better serve our veterans by increasing the hours of availability.

Commissioner Santelli moved to approve making a recommendation to the County Council to transition the job status of the Veteran's Affairs Officer from part-time to full-time effective January 1, 2023. The request will go before the County Council during their meeting/budget workshops next week. Motion seconded by Commissioner Lawson; motion passed unanimously 3-0.

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#### **IN THE MATTER OF BUILD-OPERATE-TRANSFER PUBLIC HEARING**

Greg Martz with GM Development gave a brief presentation outlining the history of the project and next steps. GM Development responded to an RFP advertisement put out by the Boone County Board of Commissioners a year ago. They have attended several meetings over the past year to put together a design and budget for commissioners and councils' approval. Greg wanted to extend a special thank you to Sheriff Mike Nielsen and Boone County Sheriff Department staff. It has been a very pleasant experience working with all of them. The Boone County Sheriff Department has provided excellent communication and responsiveness over the past year, which has made their jobs easier for this project. Next steps are to end the procurement process of the Build-Operate-Transfer (BOT), complete the design, achieve permitting over the next couple of months. The construction should begin in the fall and will be completed in phases over the course of about 2 years.

As required by Ind. Code §5-23-5-9, notice was given that the Boone County Board of Commissioners that they were holding a public hearing this morning concerning the recommendation to award a public-private agreement for the construction, financing, operation, and transfer of a public safety project in accordance with Ind. Code §5-23, and the pledge by the Boone County Council of property taxes to the payment of the obligations of the Board under such agreement. The notice was published in The Lebanon Report and Indy Star on June 23, 2022.

***\*\*The public hearing was opened at 9:28am. No response from the members of the public – in person or online via BlueJeans. The public hearing was closed at 9:30am\*\****

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### **IN THE MATTER OF RESOLUTION 2022-09 AWARDING BUILD-OPERATE-TRANSFER TRANSACTION AND TAKING CERTAIN OTHER RELATED ACTIONS**

Bob Clutter, County Attorney, presented Resolution 2022-09 awarding Build-Operate-Transfer (BOT) transaction and taking certain related actions and read it aloud entirely in detail. The BOT Agreement was also presented. Bob recommends the approval and adoption with the included exhibits as supplemented.

Commissioner Santelli moved to approve Resolution 2022-09 awarding Build-Operate-Transfer transaction and taking certain related actions, and the BOT Agreement. Commissioner Wolfe thanked the team for the amount of work that has already gone into this project. Motion seconded by Commissioner Lawson; motion passed unanimously 3-0.

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### **IN THE MATTER OF RESOLUTION 2022-10 RELATING TO THE JAIL PROJECT LEASE**

Bob Clutter, County Attorney, presented Resolution 2022-10 relating to the jail project lease and read it aloud in pertinent parts pursuant to state law.

Commissioner Lawson moved to approve Resolution 2022-10 relating to the jail project lease. Motion seconded by Commissioner Santelli; motion passed unanimously 3-0.

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### **IN THE MATTER OF RELOCATION STRATEGIES PROPOSAL**

David Rainey with Veridus Group, Inc. presented the Relocations Strategies proposal for the upcoming expansion and renovation of the Boone County Jail/Justice Center. They will be inventorying all the furniture in different facilities determining what should/should not be used. An FFE program will be developed for the facility expansion. The amount of the proposal is \$68,185. An additional has been submitted to the County Council for consideration to be heard at their next meeting. This is a reimbursable amount from the bond.

Commissioner Lawson moved to approve the Relocations Strategies proposal. Motion seconded by Commissioner Santelli; motion passed unanimously 3-0.

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### **IN THE MATTER OF RUNDELL ERNSTBERGER ASSOCIATES, INC. AGREEMENT FOR PROFESSIONAL SERVICES**

Bob Clutter, County Attorney, presented the Rundell Ernstberger Associates, Inc. (REA) Agreement for Professional Services related to the LEAP Project, west of I-65, to Boone County Innovation Planned

Development District Project. Cynthia Bowen, Partner / Planner at REA, explained the scope of the services is to help Boone County develop a vision, regulating plan, and innovation planned development district northwest of Lebanon, north of SR32 and south of West Hazelrigg Road. This will be created through direction of a small task force, with input from key stakeholders and check-in points with the public.

The Boone County Innovation District is a planned development district that will foster innovation and of a mix of development that will protect the rural and agricultural character of Boone County while also providing for future employment and residential growth in an orderly and prosperous manner.

The intent of this district is to develop a vibrant vision for the future; to guide elected and appointed officials, staff, developers, and the public with goals and objectives to support innovative land use, transportation, and quality of life frameworks; craft an overall concept plan for the area; and a detailed set of regulations to ensure that vision becomes reality along with an implementation strategy to ensure that growth is fiscally sound; all while thoughtfully integrating community values and input to guide the development of the regulating plan and ordinance.

The total for the project is \$798,000. An additional is being submitted to the County Council for their consideration at their August meeting.

Commissioner Santelli moved to approve the Rundell Ernstberger Associates, Inc. (REA) Agreement for Professional Services, subject to the approval of funding. Motion seconded by Commissioner Lawson; motion passed unanimously 3-0.

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**IN THE MATTER OF VS ENGINEERING  
BRIDGE 70 PRELIMINARY ENGINEERING REPORT AGREEMENT**

Nick Parr, Director of Highways, presented the VS Engineering agreement for consultant services to evaluate possible solutions for Bridge 70 on CR 600 E just south of CR 250 N. This is an historic select bridge built in 1930 that spans twenty-five (25) feet over Mounts Run Ditch and has been on the County's capital improvement plan for many years. According to the latest inspection report, it is generally in poor condition, its deficiencies include advanced deterioration of the girders and abutments, and it is on a twelve (12) month inspection cycle.

Commissioner Lawson moved to approve VS Engineering agreement for consultant services. Motion seconded by Commissioner Santelli; motion passed unanimously 3-0.

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**IN THE MATTER OF CC&T CHANGE ORDER  
FOR PROJECT 2022-05 SIDEWALK REPLACEMENT**

Nick Parr, Director of Highways, presented the CC&T Construction Inc. Change Order #1 to amend the original contract amount by \$21,413.74. Additional work was found to be necessary during the construction to comply with the Americans with Disabilities Act and our ADA transition plan.

Commissioner Santelli moved to approve the CC&T Construction Inc. Change Order #1. Motion seconded by Commissioner Lawson; motion passed unanimously 3-0.

## IN THE MATTER OF OLD BUSINESS

There was none at this time.

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## IN THE MATTER OF STAFF REPORTS

- APC – Rachel Cardis
- Facilities / Capital Investments – Max Mendenhall
- Health Department – Lisa Younts / Abby Messenger
- Highway Department – Nick Parr
- Human Resources – Megan Smith
- IT Support – GUTS
- Other Elected Officials

***Mike Goralski, County Engineer presented the following items:***

- 1) Construction in right-of-way permit (#202210037) for Everstream to install 1 – 2” duct with FOC by directional boring at CR 1200 E and heading south to CR 500 N. The Boone County Highway Department recommends approval with a \$70,000 bond.

Commissioner Santelli moved to approve the construction in right-of-way permit (#202210037) for Everstream. Motion seconded by Commissioner Lawson; motion passed unanimously 3-0.

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## IN THE MATTER OF OTHER ELECTED OFFICIALS

No Elected Officials came forward at this time.

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## IN THE MATTER OF DOCUMENT SIGNING

- 1) Key request forms for: Joshua Cook, Randy Waltz, Chase Cunningham, and Brent Haag. Commissioner Santelli moved to approve the key request forms submitted. Motion seconded by Commissioner Lawson; motion passed unanimously 3-0.
  - 2) Affidavit for payment to Lochmueller Group in the amount of \$6,476.90 for the Boone County Bridge SC015 Replacement Project. Commissioner Santelli moved to approve the affidavit for payment to Lochmueller Group. Motion seconded by Commissioner Lawson; motion passed unanimously 3-0.
  - 3) Claims Dockets – regular, prepaids, payroll, and insurance. Commissioner Santelli moved to approve Budgetary Claims presented from the Auditor’s Office. Motion seconded by Commissioner Lawson; motion passed unanimously 3-0.
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## IN THE MATTER OF MAIL

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

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## **IN THE MATTER OF ADJOURNMENT**

With no further business, Commissioner Santelli moved to adjourn the Boone County Commissioners' Meeting at 10:00 AM on Tuesday, July 5, 2022. Motion seconded by Commissioner Lawson; motion passed unanimously 3-0.