

COMMISSIONERS' MEETING

September 6, 2016

The Bartholomew County Commissioners met in regular session on September 6, 2016 in the Governmental Office Building, 440 Third Street, Columbus, Indiana. Commissioners Rick Flohr, Larry Kleinhenz and Carl Lienhoop were present. County Attorney J. Grant Tucker and County Auditor Barbara Hackman were also in attendance.

Chairman Flohr called the meeting to order. Catherine Greenlee of the Auditor's Office gave the Invocation and led the Pledge of Allegiance.

The first order of business was the approval of the August 29, 2016 Commissioners' Meeting Minutes. Commissioner Lienhoop made a motion to approve the minutes. Commissioner Kleinhenz seconded the motion that passed unanimously.

Next was the approval of claims. The **Demolition Excavating** claim is still being held pending their payment to one last company. Commissioner Kleinhenz motioned to approve the claims. Commissioner Lienhoop seconded the motion which passed unanimously.

The next item was weekly reports. Chairman Flohr read the New Permit Report dated 8/29/16 to 9/2/16. Forty-five (45) permits were issued with fees collected of \$7,464 and estimated construction costs of \$3,796,419.

County Engineer Danny Hollander gave the Highway Weekly Crew Report which included the following work: patched roads; picked up trash; replaced pipes on Sawmill Road and 450E; mowed in Harrison, Clifty and Clay Townships; cut trees on Main Street in Newbern; and wedged on 450S, 550W, 300S and 500W.

Mr. Hollander also submitted the Highway Monthly Financial Report for August 31, 2016, which included the Financial Report, Budget Status Report and Revenue Comparisons for the Highway Fund, Local Roads/Street Fund and the Cumulative Bridge Fund.

Next on the agenda was the consideration of a **Joint Resolution with Columbus Regional Hospital Board of Trustees for the Transfer and Exchange of Real**

Property. *(See attached)* Exhibit A shows the legal descriptions of (1) the former location of the County's Annex Building on State Street, and (2) two irregularly shaped parcels that total 1.52 acres more or less along Haw Creek near the old Quinco Building and CRH. Exhibit B shows the legal description of CRH Schooler property on Fox Pointe. The State Street County Annex Building was razed leaving the lot vacant. The County's Health Department is the current lessee of Suites B and C at 2675 Fox Pointe. The exchange of these two properties seemed to be a good fit and was negotiated for no consideration of money or other compensation, said County Attorney Grant Tucker. This type of exchange is procured through a joint resolution. Audience member Pam Clark asked if appraisals had been performed to ensure an equitable exchange. Attorney Tucker said appraisals were not required for this transaction. CRH paid considerably more for the Schooler property than what the commissioners have been offered for the annex building and site in the past. Audience member Mike Lovelace felt the county should buy the property outright instead of trading. He felt CRH owns a lot of property and does nothing with it, thereby, indefinitely taking it off the tax rolls. Plus, the vacant annex site would be worth more now with the old structure having been razed. There being no other comments, Commissioner Lienhoop motioned to enter into the Joint Resolution with CRH Trustees to exchange properties. Commissioner Kleinhenz seconded the motioned that passed unanimously.

Next was the consideration of a **Resolution** Authorizing Completion of **Purchase of Real Property Located at 785 South Marr Road**, Columbus, and Authorizing the Expenditure of **Telecommunication Fund** Funds for the Purchase. *(See attached)* As discussed in the 7/5/16 Commissioners' Meeting, the subject property located at 785 S. Marr (owned by Premier Ag Co-op, Inc.) includes two turnkey buildings for a combined total of roughly 8,500 sq. ft. on 1.72 acres. The County intends to relocate the County Extension Office currently leasing space at 965 Repp Drive plus another office which leases. The following two requirements have been met: (1) the County Council passed a resolution on 7/12/16 for the intent to purchase, and (2) two independent appraisals performed by Don R. Scheidt & Company and First Appraisal Group, Inc. have been

completed to ensure that the sales price did not exceed the average of the two appraisals (\$725,000). The cash purchase price of \$700,000 plus closing costs will be funded through the Telecommunications Fund. Premier Ag will retain occupancy rights for one (1) year from the date of closing. Commissioner Kleinhenz motioned to sign the Resolution to Purchase Marr Road Property. Commissioner Lienhoop seconded the motion. Audience member Mike Lovelace suggested the appraisals should have been done before making an offer. There was some discussion of the purchase price compared to the County's assessed value of the property. He compared the purchase price of \$700,000 to the County's assessed value of \$396,500 for the property. However, assessed values are based on in-use market value, not sales price. He also stated that Premier Ag purchased the property for considerably less (\$500,000) than the County's offer, but Commissioner Kleinhenz responded that Premier Ag had since made roughly \$1 million improvements to the property. With a motion and second having been made, Chairman Flohr called for a vote which then passed unanimously.

Next item of business was the consideration of **two (2) Agreements with Sharp Business Systems for temporary IT support** needed in the wake of IT staff resignations. The outsourcing is an initial stop-gap measure for an immediate fix until the Commissioners can reassess and secure future, long-term IT operational support. The first agreement for \$2,500 provides up to 20 hours of IT consultative services related to IT staffing/processes/improvement recommendations. The second contract for \$9,800 provides up to 144 hours of IT Help Desk Level I support. Data Strategies, currently under contract, will also be tapped for higher-level assistance, e.g., virtual environment software (VMware). Magistrate Kelly Benjamin questioned if the upcoming courts' software transition to Odyssey would still occur. No definitive answers could be given at this time. The measures being taken are to shore up immediate needs. Chairman Flohr made a motion to sign both agreements with Sharp. Commissioner Lienhoop seconded the motion that passed unanimously.

Next, Bob Miller wanted to thank the Commissioners and the County for the support they provide to the veterans and for supporting the upcoming National

POW/MIA Recognition Day. The event is set for Friday, September 16th at 6:30 p.m. at the Memorial for Veterans on the Courthouse lawn. Rain would move the event to City Hall, Cal Brand Room. The day is observed annually on the third Friday of September to honor POWs/MIAs and help to provide closure for their families. Approximately 83,000 soldiers are unaccounted for since WWII. Mr. Miller was thanked for his efforts.

Commissioner Lienhoop acknowledged the receipt of the August, 2016, **Treasurer's Report** signed by County Treasurer Pia O'Connor. Commissioner Lienhoop made a motion to approve the August Treasurer's Report. Chairman Flohr seconded the motion that passed unanimously.

Commissioner Kleinhenz acknowledged the receipt of two (2) **Clerk's Monthly Reports** for the months of April and May, 2016. He motioned to accept the reports, as submitted by County Clerk Jay Phelps. Commissioner Lienhoop seconded the motion which passed unanimously.

Under Miscellaneous, Maintenance Department Supervisor Rick Trimpe brought his concerns to the Board regarding areas of **limestone erosion in the Courthouse's** foundation and tuck-pointing. Options will be discussed for possible repairs next spring/summer.

The next Commissioners' Meeting will be held on Monday, September 12, 2016 at 10:00 a.m. in the Commissioners' Chambers. There being no other business, the meeting was adjourned at 10:45 a.m.

BARTHOLOMEW COUNTY
COMMISSIONERS

RICHARD A. FLOHR, CHAIRMAN

ATTEST:

LARRY S. KLEINHENZ, MEMBER

BARBARA J. HACKMAN

CARL H. LIENHOOP, MEMBER

BARTHOLOMEW COUNTY RESOLUTION NO. 2016- 09

BOARD OF TRUSTEES OF COLUMBUS REGIONAL HOSPITAL
RESOLUTION NO. _____

JOINT RESOLUTION OF BARTHOLOMEW COUNTY, INDIANA
AND THE COLUMBUS REGIONAL HOSPITAL FOR THE
TRANSFER AND EXCHANGE OF REAL PROPERTY
PURSUANT TO I.C. 36-1-11-8

WHEREAS, I.C. 36-1-11-8 permits governmental entities to transfer property with and to each other under terms upon which they mutually agree as evidenced by the adoption of substantially identical resolutions by the governing bodies of each entity; and

WHEREAS, Bartholomew County is the owner of the real estate described in Exhibit "A" to this Joint Resolution; and

WHEREAS, the Board of Trustees of Columbus Regional Hospital is the owner of the real estate described in Exhibit "B" to this Joint Resolution; and

WHEREAS, Bartholomew County has agreed to transfer the real estate described in Exhibit "A" to the Board of Trustees of Columbus Regional Hospital; further, that The Board of Trustees of Columbus Regional Hospital agrees to accept title to said real estate pursuant to this Joint Resolution; and

WHEREAS, the Board of Trustees of Columbus Regional Hospital has agreed to transfer the real estate described in Exhibit "B" to Bartholomew County; further, that Bartholomew County agrees to accept title to said real estate pursuant to this Joint Resolution.

NOW THEREFORE, BE IT RESOLVED that Bartholomew County agrees to transfer to the Board of Trustees of Columbus Regional Hospital the real estate described in Exhibit "A" and that the Board of Trustees of Columbus Regional Hospital agrees to accept title to said real estate.

BE IT FURTHER RESOLVED, that the Board of Trustees of Columbus Regional Hospital agrees to transfer to Bartholomew County the real estate described in Exhibit "B", and that Bartholomew County agrees to accept title to said real estate.

BE IT FURTHER RESOLVED that the parties hereto agree that the real property transferred to each by the other party represents reasonable and adequate consideration and that no additional consideration in the form of money or other compensation will be paid by either to the other.

BE IT FURTHER RESOLVED that each party is authorized to execute any documentation required to effectuate the transfer of the real estate.

That this Resolution shall be effective Immediately upon its passage.

PASSED AND ADOPTED THIS 6th DAY OF September, 2016.

BOARD OF COMMISSIONERS OF
BARTHOLOMEW COUNTY, INDIANA

Richard A. Flohr
Richard A. Flohr, Chairman
Carl H. Lienhoop
Carl H. Lienhoop, Member
Larry S. Kleinhenz
Larry S. Kleinhenz, Member

ATTEST:
Barbara J. Hackman
Barbara J. Hackman, Auditor

PASSED AND ADOPTED THIS ____ DAY OF _____, 2016.

BOARD OF TRUSTEES
COLUMBUS REGIONAL HOSPITAL

David Doup

Zack Ellison

Martha Hunt

Don Michael

Frederick Shedd, M.D.

Sherry Stark

EXHIBIT "A"

PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH OF
RANGE 6 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

FOR A PLACE OF BEGINNING MEASURE 1343.4 FEET NORTH OF THE SOUTHWEST
CORNER OF SAID QUARTER TO A METAL MARKER SET IN CONCRETE IN THE WEST
LINE OF SAID QUARTER SECTION ESTABLISHED AS THE NORTHWEST CORNER OF
THE BARTHOLOMEW COUNTY TROTTER ASSOCIATION ADDITION TO THE TOWN OF
EAST COLUMBUS, INDIANA; THENCE IN A SOUTHEASTERLY DIRECTION WITH AN
ANGLE TO THE RIGHT OF 119 DEGREES AND 42 MINUTES MEASURE 451.26 FEET
TO THE TRUE PLACE OF BEGINNING, BEING THE NORTHWEST CORNER OF THE
SCHOOL LOT AND ESTABLISHED BY A METAL MARKER SET IN THE CONCRETE
APRON OF THE ALLEY OPENING; THENCE SOUTH WITH AN ANGLE TO THE RIGHT
OF 60 DEGREES 26 MINUTES MEASURE 444.0 FEET TO AN IRON PIPE SET IN
CONCRETE OVER THE ORIGINAL STONE MARKING THE SOUTHWEST CORNER OF
SAID SCHOOL LOT, SAID CORNER ALSO BEING 575.8 FEET NORTH AND 392 FEET
EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE EAST
PERPENDICULAR TO THE LAST MENTIONED COURSE MEASURE 292 FEET TO AN
IRON PIPE SET IN CONCRETE BEING THE SOUTHEAST CORNER OF THE SCHOOL
LOT, THENCE NORTH PERPENDICULAR TO SAID LAST MENTIONED COURSE MEASURE
277.94 FEET TO A METAL MARKER SET IN CONCRETE SIDEWALK, BEING THE
NORTHEAST CORNER OF SAID SCHOOL LOT; THENCE IN A NORTHWESTERLY
DIRECTION WITH AN ANGLE TO THE LEFT OF 119 DEGREES 34 MINUTES MEASURE
336.23 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.42 ACRES, MORE OR
LESS.

THE ABOVE DESCRIPTION WAS TAKEN VERBATIM FROM DEED BOOK 268, PAGES
770-772 AS RECORDED IN THE OFFICE OF THE BARTHOLOMEW COUNTY RECORDER.

Alder

EXHIBIT "A"

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 6 EAST, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER, THENCE NORTH 00°-05'-05" WEST (ASSUMED BEARING) 1141 FEET ALONG THE EAST LINE OF SAID QUARTER TO THE NORTHEAST CORNER OF THE CURB LINE IN THE EXISTING PARKING LOT; THENCE NORTH 90° - WEST 30 FEET ALONG SAID CURB LINE TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING NORTH 90° WEST 352 FEET TO THE EAST BANK OF HAW CREEK; THENCE NORTHEAST WITH THE MEANDERINGS OF SAID EAST BANK AS FOLLOWS, NORTH 31°-30' EAST 143 FEET NORTH 47°-30' EAST 58 FEET, NORTH 62° EAST 97 FEET, NORTH 50° EAST 194 FEET TO A POINT 30 FEET WEST OF THE EAST LINE OF SAID QUARTER; THENCE SOUTH 00°-05'-05" EAST 331 FEET TO THE POINT OF BEGINNING, CONTAINING 1.52 ACRES, MORE OR LESS, SUBJECT TO ANY LEGAL EASEMENTS OR RIGHTS-OF-WAY.

EXHIBIT "B"

SUITE C-1 IN FOXPOINTE OFFICE PARK HORIZONTAL PROPERTY REGIME PURSUANT TO A DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED AS INSTRUMENT #98-11118 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED SEVEN PERCENT (7%) INTEREST APPERTAINING TO SUCH CONDOMINIUM UNIT IN THE COMMON AREAS IN FOXPOINTE OFFICE PARK HORIZONTAL PROPERTY REGIME.

SUITE C-2 IN FOXPOINTE OFFICE PARK HORIZONTAL PROPERTY REGIME PURSUANT TO A DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED AS INSTRUMENT #98-11118 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED TEN PERCENT (10%) INTEREST APPERTAINING TO SUCH CONDOMINIUM UNIT IN THE COMMON AREAS IN FOXPOINTE OFFICE PARK HORIZONTAL PROPERTY REGIME.

SUITE C-3 IN FOXPOINTE OFFICE PARK HORIZONTAL PROPERTY REGIME PURSUANT TO A DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED AS INSTRUMENT #98-11118 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED TEN PERCENT (10%) INTEREST APPERTAINING TO SUCH CONDOMINIUM UNIT IN THE COMMON AREAS IN FOXPOINTE OFFICE PARK HORIZONTAL PROPERTY REGIME.

SUITE C-4 IN FOXPOINTE OFFICE PARK HORIZONTAL PROPERTY REGIME PURSUANT TO A DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED AS INSTRUMENT #98-11118 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED SEVEN PERCENT (7%) INTEREST APPERTAINING TO SUCH CONDOMINIUM UNIT IN THE COMMON AREAS IN FOXPOINTE OFFICE PARK HORIZONTAL PROPERTY REGIME.

SUBJECT TO REAL ESTATE TAXES NOW DUE AND PAYABLE AND THEREAFTER AND COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

2016-08

**RESOLUTION AUTHORIZING COMPLETION OF PURCHASE OF
REAL PROPERTY LOCATED AT 785 SOUTH MARR ROAD,
COLUMBUS, INDIANA AND AUTHORIZING THE
EXPENDITURE OF TELECOMMUNICATION FUND
FUNDS FOR THE PURCHASE**

WHEREAS, the Bartholomew County Commissioners did, on the 29th day of June, 2016 enter into a purchase agreement with Premier Ag Co-op, Inc. for the purchase, by the County Commissioners, of real estate located at 785 South Marr Road, Columbus, Indiana for Seven Hundred Thousand Dollars (\$700,000.00) subject to the real estate being appraised by two (2) professional appraisers and the average of those two (2) appraisals being at least Seven Hundred Thousand Dollars (\$700,000.00), further subject to the Bartholomew County Council passing a Resolution evidencing its interest in purchasing the real estate at 785 South Marr Road and further subject to the utilization of funds from the Bartholomew County Telecommunications Fund to purchase the real estate; and

WHEREAS, the Bartholomew County Council did, on the 12th day of July, 2016, pass Resolution 2016-02, expressing its interest in purchasing the real estate located at 785 South Marr Road, Columbus, Indiana; and

WHEREAS, the real estate at 785 South Marr Road, Columbus, Indiana has been appraised by licensed, professional appraisers from Don R. Scheidt and Company and First Appraisal Group, Inc. and the average of the two (2) appraisals is Seven Hundred Twenty-Five Thousand Dollars (\$725,000.00). [Don R. Scheidt and Company, \$720,000.00, First Appraisal Group, Inc. \$730,000.00] and

WHEREAS by this Resolution, the Bartholomew County Commissioners are authorizing and directing the utilization and Expenditure of Seven Hundred Thousand Dollars (\$700,000.00) plus such incidental costs of closing as may be necessary to complete the purchase of the real estate located at 785 South Marr Road, Columbus, Indiana from the Bartholomew County Telecommunications Fund.

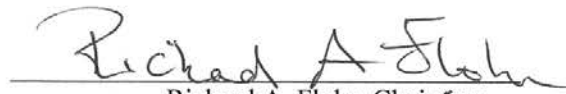
NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF BARTHOLOMEW COUNTY, INDIANA, AS FOLLOWS:

1. The Board of Commissioners is hereby authorized to take any and all action necessary to complete the purchase of real estate located at 785 South Marr Road, Columbus, Indiana from Premier Ag Co-op, Inc.
2. The Bartholomew County Auditor is hereby authorized and directed to make payment to Premier Ag Co-op, Inc. and/or Meridian Title Company in the sum of Seven Hundred Thousand Dollars (\$700,000.00) plus any incidental closing costs needed to complete the sale from the Bartholomew County Telecommunications Fund.

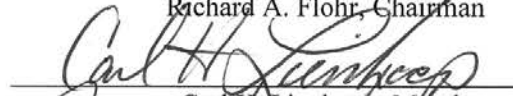
3. The Board of Commissioners is further authorized to enter into any agreements and/or sign any documents necessary to comply with the purchase agreement previously entered into with Premier Ag Co-op with respect to said real estate.

DATED THIS 6th DAY OF SEPTEMBER, 2016.

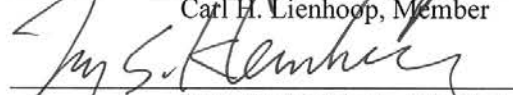
BOARD OF COMMISSIONERS OF
BARTHOLOMEW COUNTY, INDIANA



Richard A. Flohr, Chairman



Carl H. Lienhoop, Member



Larry S. Kleinhenz, Member

ATTEST:



Barbara J. Hackman, Auditor