

COMMISSIONERS' MEETING

March 7, 2022

The Bartholomew County Commissioners met on March 7, 2022, in the Commissioners Chambers of the Governmental Office Building, 440 Third Street, Columbus, Indiana. Commissioners Larry S. Kleinhenz, Carl H. Lienhoop and Tony London. Attorney Grant Tucker and County Administrator Tina Douglas were also in attendance. Chief Deputy Auditor Dalene Pattingill was also in attendance (via Zoom).

Commissioner London gave the invocation and led the Pledge of Allegiance.

The first item was the Approval of minutes of February 28, 2022. **Commissioner London motioned to Approve the Minutes as presented. Commissioner Kleinhenz seconded the motion which passed unanimously.**

The next item was the Approval of Payroll. **Commissioner Kleinhenz motioned to Approve Payroll as presented. Commissioner London seconded the motion which passed unanimously.**

The next item was the Consideration of a Resolution of the Board of Commissioners Approving the Sale of Real Estate owned by Columbus Regional Health as presented by CRH General Counsel Katie Cordell & Misty Geppi (via Zoom) as follows:

RESOLUTION 2022-04

Board of Commissioners

Of Bartholomew County, Indiana

Approving Sale of Real Estate

WHEREAS, pursuant to IC 16-22-3-17 (“Act”), the Board of Trustees of Columbus Regional Hospital (“CRH”) has determined that certain real property located at **2550 16th Street** in the City of Columbus, Indiana (Property) is no longer necessary for hospital purposes and should be sold;

WHEREAS, the Act provides that CRH may establish the time, terms and conditions of the sale of the Property;

WHEREAS, the Act requires, prior to the sale of the Property:

- (i) *Appraisal of the Property by three (3) disinterested owners of taxable real property in Bartholomew County (“County”);*
- (ii) *Publication by CRH of a notice of the sale one (1) time at least seven (7) days before the date of the sale; and*
- (iii) *Approval of the sale by the Board of Commissioners of the County; and*

WHEREAS, CRH has:

- (i) *Received the appraisal of the Property;*
- (ii) *Negotiated the sale of the Property with Kyle Kirkhoff;*
- (iii) *Requested approval of the sale by the Board of Commissioners;*

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

Section 1. The Board of Commissioners hereby approves the sale of the Property.

Section 2. This Resolution shall be in full force and effect from and after passage.

Dated this 7th day of March, 2022.

**BOARD OF COMMISSIONERS OF
BARTHOLOMEW COUNTY, INDIANA**

Carl H. Lienhoop, Chairman

Larry S. Kleinhenz, Member

Tony London, Member

This makes the 9th of 13 homes to be sold due to a change in future planning that will see no further expansion at this location. Many of these properties have had renters that are now interested in purchasing the property. This sale will be for \$160,000. Commissioner Lienhoop stated that the 3 required items were listed in the Resolution. **Commissioner Kleinhenz motioned to Adopt Resolution 2022-04. Commissioner London seconded the motion which passed unanimously.**

The next item was the weekly permits report as read by Commissioner Lienhoop:

<i>Time frame</i>	<i>New permits</i>	<i>Fees</i>	<i>Value</i>
02/28/22 to 03/04/22	29	\$3,601.00	\$3,796,671

The next item was the Weekly Highway Crew Report as presented by Highway Superintendent Dwight Smith (via Zoom) as follows: ran ditcher in Harrison & Jackson Townships; patched with hot box; crack sealed in Columbus & Harrison Townships; ditched with the mini on 500 N, 580 W & 930 S; and worked on signs. Commissioner Kleinhenz asked if they were aware of the massive log jam at Lowell Bridge. Superintendent Smith stated he was. Commissioner London asked if they have all the High Water signs out. Superintendent Smith stated they were checking all of the areas and putting up signs as needed.

The next item was Proposals for the 2021/2022 Spring Road Striping for Highway as presented by Superintendent Smith and read by Commissioner Kleinhenz as follows:

- ***Indiana Traffic Services (Greenfield, IN)***

○ <i>Paint, Yellow, Center-line Striping 4"</i>	<i>Est 238,335 L Ft</i>	<i>\$ 30,268.55</i>
○ <i>Paint, White, Edge-line Striping 4"</i>	<i>Est 219,760 L Ft</i>	<i>\$ 27,909.52</i>
▪ <i>Total Quote</i>		<i>\$ 58,178.07</i>

- ***Indiana Sign & Barricade (Indianapolis, IN)***

○ <i>Paint, Yellow, Center-line Striping 4"</i>	<i>Est 238,335 L Ft</i>	<i>\$ 33,366.90</i>
○ <i>Paint, White, Edge-line Striping 4"</i>	<i>Est 219,760 L Ft</i>	<i>\$ 35,161.60</i>
▪ <i>Total Quote</i>		<i>\$ 68,528.50</i>

- ***Gridlock Traffic Systems (Indianapolis, IN)***

- *Paint, Yellow, Center-line Striping 4"* *Est 238,335 L Ft* *\$ 52,433.70*
- *Paint, White, Edge-line Striping 4"* *Est 219,760 L Ft* *\$ 48,347.20*
- ***Total Quote*** ***\$100,780.90***

Commissioner Kleinhenz motioned to Approve the low quote of Indiana Traffic Services in the amount of \$58,178.07 as presented. Commissioner London seconded the motion which passed unanimously.

The next item was the Consideration of Right-of-Way Dedication as presented by Ashley Beckort of the Planning Department (via Zoom) as follows:

1. *MI/P-2022-003: Jay & Emily Phelps Minor Subdivision*
 - a. *Request by JoAnn Keller*
 - b. *Create 1 new lot for total of 1 lot & parent tract remainder*
 - c. *Totaling +/-37 acres*
 - d. *Located at the corner of 700 N & 425 E*
 - e. *Flatrock Township*
 - f. *425 E requires 25' of Right-of-Way*
 - g. *Dedicating 0.269 acres on 425 E*

Commissioner Kleinhenz motioned to Accept the Right-of-Way Dedication for the Jay & Emily Phelps Minor Subdivision as presented. Commissioner London seconded the motion which passed unanimously.

The next item was the Consideration of Right-of-Way Dedication as presented by Ashley Beckort of the Planning Department (via Zoom) as follows:

1. *MI/P-2022-004: Fugate Minor Subdivision*
 - a. *Request by Mari Fugate*
 - b. *Create 2 new lots for total of 2 lots*
 - c. *Totaling +/-17 acres*
 - d. *Located at 10241 N 600 E*
 - e. *Hawcreek Township*

- f. *600 E requires 25' of Right-of-Way*
- g. *Dedicating 0.328 acres on 600 E*

Commissioner London motioned to Accept the Right-of-Way Dedication for the Fugate Minor Subdivision as presented. Commissioner Kleinhenz seconded the motion which passed unanimously.

The next item was the Consideration of a Resolution Approving a Statement of Benefits Submitted by Tsune America, LLC/TBS, LLC/Tsune Realty, LLC for Property in a Previously Designated Allocation Area and Economic Revitalization Area as presented by Jason Hester, Director of the Greater Columbus Economic Development Commission, and Mike Riebl, with Tsune, as follows:

- *Resolution that allows for an abatement of property taxes attributable to the redevelopment and/or the rehabilitation of real property and/or the installation of new personal property in an Economic Revitalization Area (ERA).*
- *Tsune Realty distributes Tsune saw blades currently at 12550 N Presidential Way, near Edinburgh. They have plans to build a new 18,000 SF facility located on the adjacent, vacant lot, Lot 20A, Market Place Industrial Subdivision, Section 8. The cost of construction for the new building is expected to be \$3,000,000. The project also calls for the installation of new manufacturing equipment at a cost of \$1,000,000 for a total cost for the planned investment of \$4,000,000.*
- *As a result of this expansion, 31 jobs will be retained and 4 new jobs will be added by the summer of 2023 with an expected average blended wage of \$28.88 per hour.*
- *Tsune America filed an Application and a Statement of Benefits form dated February 23, 2022, requesting the Approval of a Real Property Tax Deduction pursuant to Indiana Code 6-1.1-12.1 et. Seq., for Installation of new manufacturing, research and development, logistical distribution equipment, and/or information technology equipment within an established ERA to be located at a company facility at or near 12550 N Presidential Way, Edinburgh, IN 46124.*
- *Tsune America also filed a Statement of Benefits for Real Property form dated February 23, 2022 requesting Approval of a real property tax deduction pursuant to Indiana Code*

6-1.1-12.1 et. Seq., for the purpose of building construction of a new facility within an established ERA on vacant Lot 20A in Marketplace Industrial Subdivision, Section 8, next to its operation at 12550 N Presidential Way, Edinburgh, IN 46124.

Mr. Hester explained that this will be on the vacant lot they own next to their current facility. They are asking for 10-year real property and 5-year personal property abatements. Commissioner Kleinhenz asked if Tsune is a Japanese based company. Mr. Hester stated yes. **Commissioner Lienhoop motioned to Approve the Statement of Benefits for Tsune as presented. Commissioner Kleinhenz seconded the motion which passed unanimously.**

The next item was the Consideration of a Resolution Approving a Statement of Benefits Submitted by Drug Plastics Closures, Inc. for Property in a Previously Designated Allocation Area and Economic Revitalization Area as presented by Jason Hester, Director of the Greater Columbus Economic Development Commission, Rick Biesecker, with Drug Plastic Closures, and Attorney Jeff Rocker as follows:

- *Resolution that allows for an abatement of property taxes attributable to the redevelopment and/or the rehabilitation of real property and/or the installation of new personal property in an Economic Revitalization Area (ERA).*
- *Drug Plastics Closures, Inc. plans to build a new 60,000 SF facility connecting 2 existing plants, calling for a real property investment of \$14,715,000. In addition, the proposed project calls for the installation of new manufacturing equipment, calling for an investment of \$11,000,000 for a total investment of \$25,715,000.*
- *As a result of this expansion, 99 jobs will be retained and 35 new jobs will be added by 2023 with an expected average wage of \$21.84 for 2022, scaling up to \$24.30 by 2023.*
- *Drug Plastics Closures filed an Application and a Statement of Benefits form dated February 28, 2022, requesting the Approval of a Real Property Tax Deduction pursuant to Indiana Code 6-1.1-12.1 et. Seq., for Installation of new manufacturing, research and development, logistical distribution equipment, and/or information technology equipment within an established ERA to be located at 2875 W 800 N, Edinburgh, IN 46124.*

- *Drug Plastics Closures also filed a Statement of Benefits for Real Property form dated February 28, 2022 requesting Approval of a real property tax deduction pursuant to Indiana Code 6-1.1-12.1 et. Seq., for the purpose of building construction of an expanded facility within an established ERA located at 12550 N Presidential Way, Edinburgh, IN 46124.*

Mr. Hester stated that they will be adding on at their current location which will connect their 2 existing buildings. They are asking for a 10-year real estate and a 5-year personal property abatements. **Commissioner Kleinhenz motioned to Approve the Statement of Benefits for Tsune as presented. Commissioner London seconded the motion which passed unanimously.** Mark Webber of The Republic, verified that they will be adding at this site. Mr. Biesecker stated they have a parallel path at Phoenix, Arizona, but if they receive Council Approval tomorrow night, he expects this to be done here. Mr. Hester stated that they are also working with Indiana Economic Development for incentives to Drug Plastic Closures. Mr. Tom Heller asked if the IEDC included the 25% Income Tax. Mr. Hester stated no. Mr. Heller asked if these abatements were 100% each year. Mr. Hester stated they are not, they are requesting the standard phase-in schedule.

The next item was Proposals for the Bartholomew County Fairgrounds Sanitary Sewer & Water Improvements Project as presented by Eric Brunn & Steve Ruble of Strand Associates. There were no bids received. Due to no bids, they did not act on this item. It is believed that schedule may played very heavily in the no bids response.

The next item was the Clerk's January 2022 Monthly Report. **Commissioner Kleinhenz motioned to Approve the Clerk's January 2022 Monthly Report as presented. Commissioner London seconded the motion.**

There will be NO Commissioner's Meeting on Monday, March 14, 2022 due to Spring Break.

There will be a meeting on Thursday, March 10, 2022 for the Approval of Claims ONLY.

The next item, under Miscellaneous, Commissioner London stated that they had had a free viewing of the movie “The Addict’s Wake” last month. Due to the response, they will have 2 more viewings on March 21 and March 22, 2022 at YES! Cinema starting at 7:01 p.m. both nights.

Commissioner London introduced Mr. Scott Rudd (consultant regarding Broadband project) to give an update on the Broadband Project. Mr. Rudd stated that Bartholomew County is creating a model as very few Counties across the nation have done this. As to the 2 proposals, they have completed their data gathering. The next step would be the creation of a small scoring team to review the information to make a decision regarding the project. Commissioner London asked if we are where we should be in this process. Mr. Rudd stated that we are creating this path as it has not been done before. Commissioner Kleinhenz asked what a scoring team would give them that he cannot provide. Mr. Rudd stated that they just want to do their Due Diligence. This would be a process similar to awarding bridge contracts. Commissioner Kleinhenz asked who would be on this scoring teams. Commissioner London stated he is working on that. Mark Webber asked if they were hoping to announce the partner by the end of this month. Commissioner London thinks that would be pushing it. Mr. Rudd is a member of the Brown County Council so he does have ties to local government. Mr. Heller asked where the funds were coming from. Commissioner London stated this would be 100% Federal money from the American Rescue Plan (ARP) Funds. They earmarked \$4,000,000 for this project.

The next Commissioners Meeting will be **Monday, March 21, 2022 at 10:00 a.m.**

There being no other business, the meeting was adjourned at 10:37 a.m.

BARTHOLOMEW COUNTY
COMMISSIONERS

CARL H. LIENHOOP, CHAIRMAN

LARRY S. KLEINHENZ, MEMBER

TONY LONDON, MEMBER

ATTEST:

PIA O'CONNOR