

COMMISSIONERS' MEETING

August 22, 2022

The Bartholomew County Commissioners met on August 22, 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, County Auditor Pia O'Connor, County Administrator Tina Douglas and Attorney Grant Tucker were in attendance.

Commissioner Lienhoop opened the meeting.

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

The first item was the Approval of Minutes of August 15, 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 the Payroll as presented. Commissioner London seconded the motion which passed unanimously.**

The next items were the Weekly Permits Report as read by Commissioner Lienhoop:

<i>Time frame</i>	<i>New permits</i>	<i>Fees</i>	<i>Value</i>
08/15/22 to 08/19/22	28	\$1,489.00	\$890,658

Of note: MAC Property Group – Single Family Addition - \$450,000

The next item was the Weekly Crew Report for County Highway as presented by County Engineer Danny Hollander as follows: side-winded on 400 S & 650 S; replaced culvert pipes on 700 N, 700 E & Lake Road; ditched in Baldwin Addition; worked on signs; and mowed in Flatrock & Hawcreek Townships. Commissioner Kleinhenz stated that they had a breakdown of a piece of equipment and Milestone came through with a loaner for the Highway so that they could continue to work.

The next item was Consideration on Second Reading of an Ordinance Amending the Permit Fees for the Bartholomew County Code Enforcement Department as presented by Chief Code Enforcement Officer Michelle Cox and Inspector Tony Darnall as follows:

- *Last time Permit Fees were increased: 1999*
- *Fees will be increased for the following:*
 - *Section One: Residential Structures*
 - *Section Two: Commercial, Industrial or Multiple-Family Structures*
 - *Section Three: Miscellaneous Fees and Charges*

Commissioner Lienhoop stated they had not received any comments in their office. Director Cox stated they had not had any comments either. Commissioner London asked when the new fees would go into effect. It would take effect October 1, 2022. Commissioner Lienhoop opened the “Public Hearing” portion of the meeting. Hearing no comments, the “Public Comments” portion of the meeting was closed. **Commissioner London motioned to Accept on Second Reading, the Ordinance Amending the Permit Fees of Bartholomew County Code Enforcement Department as presented. Commissioner Kleinhenz seconded the motion which passed unanimously.**

The next item was the Consideration on Second Reading of an Ordinance Amending Ordinance No. 1988-09 pertaining to Prohibited Health and Safety Hazards as presented by Chief Code Enforcement Officer Cox as follows:

- *Amendment empowering County Government (Code Enforcement) to notify property owners whose properties are deemed to be a health and/or safety hazard of the existence of such condition and provide a deadline to bring the property into compliance and inform the property owner that if they property is not brought into compliance, the County will cause the property to be brought into compliance and assess the cost there of against the owner and the property. (Homes in foreclosure, estate, abandoned)*

Inspector Darnall stated that this is a mechanism to allow them to go into a vacant or abandoned structure and secure it. We do not want to raze the building as done in other counties. There are currently 4 buildings in the County at this time. The owner will be notified and given ample time to make repairs before it would be brought to the Commissioners. They would then be given a second notice and time before they would actually take steps to board up the structure. If the County has to secure the building, the owner will get an invoice for the costs and if not paid, it will be placed on the

property tax rolls to be collected. Commissioner Lienhoop opened the “Public Hearing” portion of the meeting. Hearing no comments, the “Public Hearing” was closed. **Commissioner London motioned to Accept on Second Reading, the Ordinance Amending Ordinance No. 1988-09 pertaining to Prohibited Health and Safety Hazards as presented. Commissioner Kleinhenz seconded the motion which passed unanimously.**

The next item was the Considerations of Proposals for the Widening of 525 S in front of Ceraland as read by Attorney Grant Tucker as follows:

- *Milestone* *\$148,150.00*
- *Robertson* *\$180,987.35*
- *Dave O’Mara* *\$192,524.90*

Commissioner Kleinhenz motioned to Take the Bids Under Advisement. Commissioner London seconded the motion which passed unanimously.

The next item was the Consideration of a Contractor Agreement for Appraisal Services for the Bartholomew County Assessor’s Office as presented by County Assessor Ginny Whipple as follows:

- *Agreement was on June 27, 2022 Agenda but was removed by Assessor as thought it was resolved. Determined it needs to be run through the Commissioners Meeting.*
- *Last Appraisal Agreement with Don R. Scheidt was done on March 21, 2022 for 6 properties.*
 - *Don R. Scheidt & Company*
 - *Appraisal Services with Don R. Scheidt & Co. for:*
 - *316 Flatrock Drive, Columbus, IN 47201*
 - *Fee amount includes all expenses such as travel, phone calls, mail, etc.*
 - *Agreement Amount: \$700.00*
 - *Fee does NOT include additional time for conference calls, follow up meetings, hearings, court testimony, or any modifications to the report due to any changes in the property after the report has been completed.*
 - *If any additional time is requested, the current hourly rate is \$200 per hour.*

Assessor Whipple stated that the PTABOA feels the property is grossly under assessed. Commissioner Kleinhenz stated he does not remember doing an appraisal on an individual property. Assessor Whipple stated that they can do this once the property is brought before the PTABOA. Commissioner London clarified that they appealed the value and this is the process to reach that value through the sales. Commissioner Kleinhenz asked if there was not a way to use sales values in the area. Assessor Whipple stated that for rental properties, the preferred method is to use a Gross Rent Multiplier. Once the PTABOA makes a determination, the home owner can then appeal it to the State. Commissioner Kleinhenz is hesitant to start appraising individual properties. Assessor Whipple stated they have a good PTABOA and they would not ask for this if they did not feel this was appropriate. **Commissioner London motioned to Accept the Contractor Agreement with Don R. Scheidt & Co. as presented. Commissioner Lienhoop seconded the motion which passed 2-1 with Commissioner Kleinhenz as the dissenting vote.**

The next item was the Consideration of Annual Software Maintenance Renewal with SHI for Microsoft Licensing as presented by IT Director Scott Mayes as follows:

- *With SHI*
 - *For Microsoft Licensing for All Bartholomew County computer equipment*
 - *Each user has either a laptop or desktop*
 - *SHI is the Reseller for Microsoft*
 - *The invoice is in line with the prior years and is budgeted in the IT Budget*
 - *Total Amount* *\$143,588.61*

Director Mayes stated that the cost has been flat over the years. Each component of Microsoft that is used requires a license and that license costs the County every year. Commissioner London asked why this is not paid directly to Microsoft. Director Mayes stated that they work through their partner companies such as SHI & CDW. **Commissioner London motioned to Approve the Annual Software Maintenance Renewal for Microsoft through SHI in the amount of \$143,588.61. Commissioner Kleinhenz seconded the motion which passed unanimously.**

The next item was the July 2022 Treasurer's Monthly Report as prepared by Treasurer Barb Hackman. Commissioner Kleinhenz had reviewed the report and found it to be in line. **Commissioner**

Kleinhenz motioned to Accept the July 2022 Treasurer's Monthly Report as presented. Commissioner London seconded the motion which passed unanimously.

The next item under Miscellaneous was Mr. Harold Force who wanted to follow up with some emails. He has concerns with INDOT plans for US 31 from South of 650 N to the interchange with I-65. He believes the best solution could involve the County Commissioners. He has spoken with the owners of Burger King, Hubler Honda and Speedway. What INDOT has proposed are a series of median U-Turns (Michigan Lefts) and altering the intersection at 650 N. He does not feel this is the most effective/efficient solution for the traffic issues. He has met with Adam Burns of CMT in Indianapolis, the INDOT Consulting Engineer. Mr. Burns indicated that the studies had included a round-about option, increased signalization options, and the Michigan Left options. They did not study a combination of the median modifications and property signalized intersection at Bear Lane, which he feels would be the best solution. It would be a compromise unless the old US 31 2 lane road on the West side is dealt with. That portion would fall to the County to maintain it. He would like to see a property signalized intersection at Bear Lane and a proper comparison to the items they have studied. He feels the development potential on both sides of US 31 is great. One significant project that was stopped after hearing plans for the Michigan Lefts in that they felt it would kill their potential. The Spragues, that own several hotels and own 10 acres in the area, feel this plan will be problematic to their business. Commissioner Kleinhenz had attended a meeting several months ago and it is very problematic for future development and safety. Mr. Force was referred to look at two existing locations, one on US 231 south of I-64 and one on US 41 north of Vincennes. He looked at the US 231 intersection. It is not comparable to US 31 in Taylorsville. He stated that INDOT has concerns with another light at Bear Lane due to the distance of only about 1,200 feet between there and 650 N. However, the distance between lights on US 46 West of Columbus is much shorter between lights with much higher traffic counts. He feels that proper management of highway speeds and a modifications of the off ramp from Northbound I-65 will work. He does not believe the median u-turns will not work due to the narrow median, it will be a big problem without additional lights. Commissioner London sees the same concern with semis trying to make median U-turns. Mr. Force stated all truck traffic coming from the West side of 31 has to go south and then do a median U-turn to go northbound. Again, old US 31 needs to be involved in the decision. There has been no discussion regarding additional right-of-way purchases. INDOT is hoping to have this out for bid by early 2023. Commissioner Kleinhenz asked if they are at a point where we need to meet with a specific group or just with INDOT

to put the brakes on this. Mr. Force stated that would be their call. Commissioner Kleinhenz asked Engineer Hollander to get a meeting together regarding this, as soon as possible. Commissioner Lienhoop stated that when they first heard of this, Commissioner Kleinhenz pitched a fit in that first meeting, but INDOT stated that the Michigan Left was the way to go. He has been at the intersection in Dale, but that was out in the country with much less traffic.

The next item under Miscellaneous was Mike Crawl and Paula Jones, both members of the Hartsville Town Board and Matt Wirth of Common Wealth Engineering. Mr. Wirth stated that Hartsville was given a Grant from Office of Community and Rural Affairs (OCRA) to update their waste water treatment and storm water. This was a planning grant obtained with the help of ARA. IDEM is concerned with what is going in that shouldn't and what is not going in that should. There are approximately 124 customers. In cost estimates, they have included plant, collection system and storm water that is getting into the waste water treatment plant. It is approximately a \$4,000,000 project. They are looking into any and all funding available to them. There is one option of the USDA Small Facilities Program at a low interest loan for 40 years with some grant money mixed in. Another option is through the Indiana Finance Authority called the State Revolving Loan Fund. This is more of a 20 year program with a low interest loan mixed with grant money. A third option is OCRA which has construction grants up to \$700,000. One thing all 3 options look at is matching funds. They are wondering if there is any ARP money that would be available as a grant or low to no interest loan. They are looking for financial help. They will be applying for everything that they can. They currently have a flat rate structure of \$44 a month for sewer. They have engaged a rate consultant to see what new rate they can get. They are not crazy about having to do that, but something has to be done as they are having significant failures. Commissioner London stated that unfortunately, the ARP funds have all been spent. Commissioner Kleinhenz has seen some very hefty awards for projects through ARA. Mr. Wirth stated that the Town has asked ARA to review what options they would qualify for. Commissioner Kleinhenz stated that anything they can do to help them, they will do. Mr. Wirth stated that the do nothing option is on the table as well. Commissioner Kleinhenz asked them to keep them in the loop. Commissioner London stated they have the right to ask County Council as they hold the purse strings. Commissioner Lienhoop stated that costs for improvements in these small towns have mushroomed. Tripling that cost would be very significant to someone on a fixed income. Mr. Wirth stated that they had even looked into running a line to Hope and letting their station deal with it but it was very cost prohibitive. Commissioner Lienhoop stated that if they require a pass through agency or

a sponsorship of any kind, the Commissioners can help them with that. Auditor O'Connor asked about amounts for matching funds. Mr. Wirth stated that the OCRA matching grant would require 20% of the \$700,000 grant. Commissioner Kleinhenz advised them to also get with their State Representatives for assistance as well. They may be able to open other doors for them.

The next Commissioner's Meeting will be Monday, August 29, 2022.

There being no other business, the meeting was adjourned at 11:02 a.m.

BARTHOLOMEW COUNTY
COMMISSIONERS

CARL H. LIENHOOP, CHAIRMAN

LARRY S. KLEINHENZ, MEMBER

TONY LONDON, MEMBER

ATTEST:

PIA O'CONNOR