

July 1, 2021

**BARTHOLOMEW COUNTY COUNCIL**  
**SPECIAL MEETING**  
**June 1, 2021**

<b>Name:</b>	<b>Representing:</b>	<b>Title:</b>	<b>Present:</b>
Matt Miller	At Large		Not Present
Bill Lentz	At Large	Pro-Tem	Present
Evelyn Strietelmeier Pence	At Large		Not Present
R. Scott Bonnell	District 1	President	Present
Greg Duke	District 2		Present
Mark E. Gorbett	District 3		Present
Jorge R. Morales	District 4		Present
Chris Monroe	- -	Attorney	Present
Pia O'Connor	Auditor	Secretary	Present

The Bartholomew County Council met on June 1, 2021 at 6:00 p.m. in the Council Chambers of the Governmental Office Building, 440 Third Street, Columbus, Indiana.

President Bonnell called the meeting to order.

Bill Lentz gave the Invocation and led the Pledge of Allegiance.

The first item on the agenda was the approval of the meeting minutes for May 11, 2021. **Bill Lentz made a motion to approve the minutes as presented. Jorge R. Morales seconded the motion which passed unanimously.**

The next item on the agenda was Discussion of an Economic Revitalization Area Request and subsequent Abatement Request within the “Bartholomew County I-65/US 31

July 1, 2021

Industrial Park” as presented by Jason Hester. He had a presentation (with handout) regarding a request for an Economic Revitalization Area (ERA) within German Township. In the past, the County Council has ERA’s in this area one parcel at a time. His presentation explained the steps involved to create an ERA. (see attached Exhibit “A”). If an ERA is passed, the Commissioners, as the Legislative Branch, would also have to approve any abatements as the abatements would fall within a TIF Allocation. (Matt Miller joined the meeting). The presentation showed how Indiana Code defined the requirements for an ERA. In 1999, the Comprehensive Plan showed this area as an area for growth through industry and commercial uses. This is the front door to Bartholomew County when you come from the North. A Land Use Plan in 2012 reinforced this thinking. In 1989 a Joint District was created due to legislation and an Interlocal agreement. This area was recently designated a TIF Allocation Area for the purpose of supporting development. They are asking the Council to name the TIF Allocation Area as an Economic Revitalization Area (ERA) in order to have the ability to grant abatements when requested. This would knock out a couple of steps and would streamline the process rather than granting ERA’s per parcel as requested. Abatements within a TIF Allocation Area also require the Commissioners to approve the abatement prior to the final determination by the Council. This is requirement by State legislation. Mark E. Gorbett asked if this would affect any existing property owners within this area. Mr. Hester stated it is just another invisible layer that allows for support of development. It does not change assessed valuations or taxes. Per Indiana Code, it states that there should be supporting estimates of the values that could

July 1, 2021

be obtained based on the area opportunities. There are approximately 670 acres of possible development sites within this area. Comparing that to Woodside and other areas currently at this exit. They have calculated what the increased value could be created by the complete development of the area in the next 20 years. They would expect it to be industrial and distribution with some commercial created as well. Bill Lentz stated with more business requires more infrastructure. He asked "how would the needed infrastructure improvements be paid for?" Mr. Hester stated that real property increment on building assessed value would be captured by the TIF. Personal Property assessed value is not captured by the TIF so it goes through to all the taxing units. Auditor O'Connor noted that the land value is not captured. Mr. Hester stated this is just another tool in addition to the TIF tool they now have available. TIF can be used for the infrastructure improvements. Bill Lentz stated that there is never enough money to start with. He asked "if a bond is issued, would there be enough money generated in the TIF to pay the bond payments?" Mark E. Gorbett clarified that they are wanting to know if it would pay for itself. Mr. Hester stated that is a separate question. The ERA allows for approval of abatements. Jorge R. Morales stated that in a discussion, if a TIF bond is issued and the company buys the bond, who is responsible if it goes belly up? Mr. Hester stated that their recommendation would be that the company purchase their own bond to prevent the loss to bond holders. Bill Lentz stated that if it goes belly up and they have already improved the infrastructure then the bond holders would be paid for by the taxpayers. Mr. Hester stated that Mr. Lentz should be a very big proponent of abatements as they are immediate

July 1, 2021

increase in taxes with no loss to taxpayers or taxing units. He presented the Findings of Benefits of the 5 items that need to be found in the affirmative in order to create an ERA. He stated that the information is their best guess. He showed possible timelines for the advancement of an ERA. After the approval of a Declaratory Resolution they have to give 10-days notice of a public hearing for the public to attend. Mark E. Gorbett asked why we would need a special meeting on July 29<sup>th</sup>. Can they act on this in their regular July meeting? Mr. Hester stated that they have the potential of 2 abatements coming forward in July. Not passing it until the July meeting would put the abatement requests off for another month. Jorge R. Morales stated that today, the only thing they would be creating tonight would be an ERA area that matches the TIF Allocation Area. Mr. Hester stated that if they do not approve it tonight, he would like them to consider it next week. Greg Duke asked if there were any issues with the area as it is mostly ag land and not an area that needs manufacturing revitalized. Mr. Hester stated that it fits because it is an area that is targeted for development by the Comprehensive Plan. Greg Duke asked how Edinburgh feels about this. Mr. Hester stated that they are very much in favor of this. They have been at the table with them during the TIF process and they provide some of the utilities for them. Jorge R. Morales agreed that Edinburgh was very in favor of the development of the area. Greg Duke asked about any ramifications with the City of Columbus in regards to any competition with Woodside and such. Does it fall within the City zoning? Mr. Hester stated this area is outside of the 2-mile planning jurisdiction of the City. Mark E. Gorbett asked if they expected any comments from the public if they move forward. Mr. Hester

July 1, 2021

stated that he deals with companies that are ready to make investments in an area. They do not recruit restaurants as they will come if there are people to serve. The companies would be happy that we are ready with the tools available. He stated that some people do not understand how abatements work. Jorge R. Morales stated that in the past, the abatements that they did approve never had anyone opposed to them. As far as the TIF, there were only people that were interested in seeing the area developed. He does not remember any issues. Mark E. Gorbett stated that he doesn't have a problem with it at this time. Greg Duke asked if they make the decision to go forward, are they cutting the Council out of the process and giving the approval to the Commissioners. Mr. Hester stated that they are not cutting themselves out of the process. Before an abatement application comes before the Council, the Commissioners would have to agree to it prior to the Council. Jorge R. Morales stated we have not followed this process before. Chris West stated that we have done the ERA designation just on a per parcel/request process. Mr. Hester stated that is correct but the Commissioners have never had to sign off on the abatements. Mr. West agreed. Greg Duke is uncertain about how the estimated numbers were created. Attorney Monroe stated that there is no law stating how the numbers have to be created. Mark E. Gorbett asked if future Councils can modify or make other changes to it. Mr. Hester stated that there are ways to revise it, but once it is created, the best way to stop it is to deny the abatement application. Attorney Monroe stated there is no statutory rules for undoing an abatement. Once an ERA has been granted, you cannot change that area. Jorge R. Morales noted that every year, the company has to fill out paperwork stating

July 1, 2021

where they stand with their process and how they are meeting their expectations. Those are reviewed by the Auditor's Office and the Council, if necessary. Bill Lentz stated that this does affect taxes. If a bunch of business hit at once, it will affect a wide area of services. If they were to do a bond for the infrastructure and the business has abatements, how does the bond get paid for. Mr. Hester stated that abatements do not take away tax dollars. When they estimate 2,500 new jobs over 20 years, it is incremental increases. They have never had it effect everything at once. Mr. Hester stated, if we don't grow the economy, the costs go up and the taxpayers will face the burden. Bill Lentz stated that he buys a lot of redevelopment bonds and in 2008 a lot of them went bankrupt. Mr. Hester stated that we are not talking about a bond tonight. Chris West reiterated the question by Bill Lentz. Mr. Hester again stated that they are not discussing a bond tonight. Mr. West asked what would happen with the existing ERA's in the area. Attorney Monroe stated that this would create one large ERA, encompassing the already existing ERA's within the area. Auditor O'Connor recommended that they make a decision on it tonight. **Mark E. Gorbett made a motion to Approve a Declaratory Resolution to this area as an ERA and they have found the 5 findings of fact to be in the affirmative. Jorge R. Morales seconded the motion.** For clarification, Attorney Monroe stated to include the points from the presentation slide pages including the findings on page 10 as well as the description on page 12. Mr. Hester stated that they still have time to review and change this before they take the final vote on it. **The vote was called for and passed unanimously.** Mark E. Gorbett asked Mr. Hester to follow up with Auditor O'Connor if there was any way to

July 1, 2021

avoid a third meeting this month and accept it at the July meeting. Mr. Hester stated that they would work with the companies as far as the abatement application requests based on which date the Council ended up using, whether it is June 29 or July 13.

The next item on the agenda was a Discussion regarding Mental Health Services at the Jail as presented by Major John Martoccia, Judge Kelly Benjamin and Kelsey Gossett & Rachel Wunder from Advanced Correctional. They are asking for more hours for mental health at the jail. Currently they have 2 four hour sessions, one on Tuesday and one on Thursday. Judge Benjamin asked if CARES Act money could be used for mental health. They have asked this question but are awaiting an answer. They would like to go ahead with it at this time. Ms. Dossett has worked with Advanced Correctional as a Regional Manager. She explained that the population is currently 202 incarcerated. In 8 hours, the counselor was able to meet with 12 people in segregation, 3 people in high security areas and 2 on suicide watch. He had a list of 5 clinical contacts that 3 people refused. They can work with in-house substance abuse, mental issues including bi-polar and other types of mental issues, and linking them with help after they are released. They can reduce repeat incarcerations and improve the health and well-being of not only the inmates, but also the Jail staff. There are very specific details regarding the rights of inmates regarding mental and physical health within a jail. There are many people currently in the jail that are at high risk for suicide. Mark E. Gorbett asked about the contract and what the Grant information is. Judge Benjamin stated that there was a COVID grant that \$187,000 was not spent. That is the money they are asking to use. They are hoping to bring it up to 40

July 1, 2021

hours of service. Mark E. Gorbett asked what the cost would be. It was stated that it would be about \$8,000 more per month. Mark E. Gorbett asked if there was a \$10,000 cap on it in case an individual went to the hospital and on further. Major Martoccia stated that the grant, if they receive it for \$187,000, would cover them until the end of 2022. Bill Lentz asked if we are receiving any assistance from CenterStone. Major Martoccia stated they have not helped in any way since he has been at the Jail. Mark E. Gorbett asked if the City is going to participate in any way. Auditor O'Connor stated that when she heard about it, she initially wanted to wait until they heard about the grant. After talking with Judge Benjamin, she believed this to be an immediate need and it will be a budget issue. The County did receive Supplemental Correctional Facility LIT of approximately \$320,000. Mark E. Gorbett asked what the additional cost would be. Ms. Dossett stated it would be \$117,000 increase in the contract that is currently \$320,000. It was clarified that the additional time would result in a total of 40 hours per week; an increase of 32 hours per week. The 40 hours would also include afterhours emergency calls. Greg Duke asked what the rate would be if we purchased it by the hour. Ms. Dossett stated that it was difficult to price that out as they are currently using part-time but would like to use a full-time person so that the inmates have a consistent person during their counseling. Matt Miller asked how this would work with the current ASAP treatments. Major Martoccia stated that this is above and beyond that program. Matt Miller asked what percentage of the lawsuits is based on mental health issues. Major Martoccia stated that without doing research, he would not feel confident guessing at that number. Ms. Dossett gave an



July 1, 2021

example where increasing mental health hours at another facility showed that it directly correlated to a reduction in Workers Compensation claims from their employees. Auditor O'Connor stated it may also help reduce employee turnover. Ms. Dossett stated that every 48 to 72 hours in the United States, a law enforcement officer takes his/her own life. ACH is in 300 Counties within 15 States serving approximately 33,000 patients. Bill Lentz asked what would happen if they did not have the employees to meet the 40 hours. Ms. Wunder stated that they would be able to fill in if needed. Ms. Dossett stated that she works one-day a week in Morgan County. She stated that it is a difficult job because of the personalities of those incarcerated individuals. Auditor O'Connor stated that tonight is just for discussion. She recommends that at the July 13 meeting we either have an Additional Appropriation of the Grant, if we receive it, or an Additional Appropriation of the Supplemental LIT. Auditor O'Connor stated that the Council needs to understand that this will also be a part of the 2022 Jail Budget. Matt Miller expects the answer to his question about the lawsuits to be a high percentage. He stated that we brought in an in-house person for the ASAP drug treatment in the Jail. He wonders if we would end up at \$117,000 if we hire our own person as we did with the ASAP treatment. Major Martoccia stated it will be better if the Mental and Medical Health are tied together. There are medications that coincide with mental health issues. Ms. Dossett stated that mental health treatment at the jail is very different than mental health treatment outside of the jail. A background in incarcerated treatment is a very important qualifier for the counselor. Jorge R. Morales asked why this cannot be part of ASAP treatment. Judge Benjamin stated that it is not the

July 1, 2021

same. They are separate issues. She stated there are very distinct issues and steps that must be followed for mental health versus the different issues and steps for addiction treatment. There are lawsuits regarding incarcerated people not receiving the mental health care they needed while in jail. Mark E. Gorbett stated that someone that is brought in due to a battery and could use some counseling, will not get it currently and could be released and kill someone the next time. Bill Lentz stated that a religious organization that helps with mental health issues have always stated that they put men with men and females with females. Major Martoccia stated that he doesn't believe that the person is a professional. Jorge R. Morales stated that he is in favor of allowing the additional. Auditor O'Connor stated that her recommendation is to wait until the July 13 meeting as we should know about the grant by that time. Greg Duke stated that he believes the lawsuit issue is if you get one person that files, all of them will. He will get with Major Martoccia. He asked Attorney Monroe where the lawsuits are filed, are they in Federal Court. Judge Benjamin stated that they can file them here and they are increasing.

The next item on the agenda was a Discussion regarding a New IT Position as presented by IT Director Scott Mayes. Director Mayes had a power point presentation. Auditor O'Connor had stated that they had an opportunity to have this position request come to fruition this year rather than waiting until next year. The power point listed the history of the IT Department since 2016. He believes that there are not any areas in the County that have not had requests for upgrades of some sort. Eighty-five percent of their daily time is just to keep up with the employees' day to day functions. They are running

July 1, 2021

with 2,542 hours in deficit without adding in the projects that have been requested. He presented the peak capacities on the Work Order by Quarter page. He had a page that outlined the current percentage of work concentration and the desired percentage he would like to see. He is concerned that they have 0% that focuses on Cybersecurity at this time with this staffing. He used an example of getting time sheet information into the Auditor's Office. There is a way to do a sharing system, but they do not have the time, with the current staff, to accomplish this as of today. Jorge R. Morales stated that they spent a lot of money on the body cameras. Due to communication and lack of staff, we basically lost 6 months of warranty due to them not being installed when they arrived. Matt Miller stated that it could have been prevented as when the Council approved it, the IT Director had not been approached about this project. Bill Lentz asked about the remodel of the buildings and how much did that take time from he and his staff. Director Mayes stated that last year he stated he could not define his staffing needs, as he thought that COVID would end and things would go back to normal. COVID only brought about new solutions. Auditor O'Connor stated it is not a Bartholomew County issue, it is an issue for everybody. She stated that we have our hair on fire about cybersecurity due to a ransomware act against a pipeline and today she is concerned about a run on beef due to another ransomware attack. She stated that she had a scare today as something very weird happened on her computer. IT support told her not to shut her computer down if it happened again as they want to see what happened. Mark E. Gorbett stated that Director Mayes has proven they need another employee. In 2020 for 2021, Director Mayes came in with a \$50,000 reduction that the

July 1, 2021

Council left in his budget for consulting work if he needed it. They approved the Level II Administrator in a previous meeting. That position is still vacant as he is having trouble finding a high level person with the needed experience. Today, they want to change the contracted position to a full-time position. Auditor O'Connor stated he is asking to transfer money from contract employees to salaries to offer the person a full-time position. Bill Lentz asked if they could use any of the ARP money for IT salaries. Auditor O'Connor stated no. She stated that the CARES Act money was utilized for IT through laptops. Mark E. Gorbett asked if they would be increasing the budget for 2022. Auditor O'Connor stated that we would be covered for 2021 but would need to work through it for the 2022 budget. Greg Duke asked where the open position salary has gone. Director Mayes stated that it is still in the fund. The \$50,000 for the approved Level II position only was enough to hire in July of this year. Auditor O'Connor stated they would need a motion and a second to approve the Transfer of Funds. Director Mayes also pointed out the "yellow" positions are those he will be requesting during budget times. **Mark E. Gorbett made a motion to approve the Transfer of Funds as presented. R. Scott Bonnell seconded the motion.** Director Mayes stated that 2 new positions are as much as he could handle bringing on at this time. **The vote was called for and passed unanimously.**

Auditor O'Connor passed around the ARP plan for their review before the next meeting. The Commissioners will approve this in their Monday meeting and the Council will be asked to approve it next Tuesday. The Commissioners also are planning to go ahead with the purchase of the building at Foxpointe for the Nursing Division of the Health

July 1, 2021

Department. Jorge R. Morales stated that he had an issue with singling out the Health Department and Jail for employee bonuses. He also had an issue with singling out Mill Race Center and the Visitors Center for Not-For-Profit Revenue Replacement. Auditor O'Connor asked Attorney Monroe if the Council has the authority to do a line-item veto of the ARP. She would like him to research this and give his advice prior to the June 8<sup>th</sup> Council meeting. (Jorge R. Morales left the meeting). Bill Lentz asked about the plan. Auditor O'Connor stated that the Highway Department lost revenue due to the decrease in the demand for gasoline and Community Corrections lost revenue in their user fee accounts. The amounts were what she could identify. There may have been lost revenue with the Parks, but that was hard to determine. They did put in some money in the plan for Parks improvement projects. The ARP is 600+ pages, 151 pages of a Department of Treasury Directive followed up with an 18 page FAQ's and then 2 pages of pictures. One very specific item in the plan was to help tourism and those industries that had lost revenue. Matt Miller asked about the \$100,000 for IT. Auditor O'Connor stated that she would have to look at her supporting document. The \$300,000 for other is a place holder to get us to \$0 remaining funds. Some of these items are ball park ideas such as the HVAC at the jail. Matt Miller asked how the rural fire departments will be divided up. Auditor O'Connor stated they have not determined that at this time. There is one-line item for the Trustees is \$1,200,000 and was talked about \$100,000 per Township. No one knows if the end to the rent moratorium is going to affect people. If it causes a lot of possible evictions, then the Trustees are the logical place to have this funding available as they deal with these kind of

July 1, 2021

issued every day. She stated that the Nursing Department location is over run with the vaccination clinics. The building the Commissioners want to purchase has a garage with a drive through lane that would be great for vaccinations. Greg Duke cannot see a situation where the Council cannot say NO to spending 1/4 of the funding on broadband. Auditor O'Connor stated that it was one item that was very specifically spelled out in the ARP. Director Mayes does not know if new technology being advertised on the websites and Facebook is the end all solution, but it may be a part of the solution. He can't speak to the performance of this system. He also stated that the new 5G technology is also possibly a part of the solution. Light internet work could be accomplished via wireless technology while school work and other tasking items will need wire. Greg Duke believes the Federal Government will give up money for broadband but that it will come with many restrictions.

The next item was an update from the Job Review Committee's recent meeting. They will discuss this at the next meeting

The next meeting will be on June 8, 2021 at 6:00 p.m.

There being no further business to come before the Council, **Mark E Gorbett made a motion to adjourn at 8:33 p.m. Bill Lentz seconded the motion which passed unanimously.**

**BARTHOLOMEW COUNTY COUNCIL**

By: \_\_\_\_\_  
R. Scott Bonnell, President

July 1, 2021

By: \_\_\_\_\_  
Bill Lentz, Pro-Tem

By: \_\_\_\_\_  
Matt Miller, Member

By: \_\_\_\_\_  
Evelyn Strietelmeier Pence, Member

By: \_\_\_\_\_  
Jorge R. Morales, Member

By: \_\_\_\_\_  
Greg Duke, Member

By: \_\_\_\_\_  
Mark E. Gorbett, Member

ATTEST: \_\_\_\_\_  
Pia O'Connor, Auditor  
Bartholomew County