

COMMISSIONERS' MEETING

July 19, 2021

The Bartholomew County Commissioners met on July 19, 2021, in the Commissioners Chambers of the Governmental Office Building, 440 Third Street, Columbus, Indiana. Commissioners Larry S. Kleinhenz, Carl H. Lienhoop and Tony London were present. Auditor Pia O'Connor, Attorney Grant Tucker and County Administrator Tina Douglas were also present.

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

The first item was the Approval of minutes of July 12, 2021. **Commissioner London motioned to approve the minutes as presented. Commissioner Lienhoop seconded the motion which passed unanimously.**

The next item was the approval of Claims. **Commissioner Lienhoop motioned to approve the Claims as presented. Commissioner London seconded the motion which passed unanimously.**

The next item was the weekly permit reports as read by Commissioner Kleinhenz:

<i>Time frame</i>	<i>New permits</i>	<i>Fees</i>	<i>Value</i>
<i>07/12/21 to 07/16/21</i>	<i>19</i>	<i>\$1,024.00</i>	<i>\$ 527,808</i>

The next item was the County Highway Weekly Crew Report presented by Engineer Danny Hollander. The following work had been completed last week: bermed in Wayne Township; chip-n-sealed in Rockcreek Township; patched with hotbox and dura-patcher; fixed field tile under 800 N & 200 S; put in drive-way pipe on 500 W; put up signs; mowed in Flatrock, German & Harrison Townships. Mark Webber asked about the new method of chip-n-seal that the State tried 3 years ago. Engineer Hollander stated that the state "fog seals" their roads but it wears-off. They did try SR 252, but had to come back and redo the entire road.

The next item was a Financial Commitment Letter to INDOT for the Community Crossing Matching Grant Application for 2021 as follows:

- *Financial Commitment Letter to INDOT for 2021*
 - *Bartholomew County has set aside the matching funds*
 - *Application #10986*

- *County match amount of \$137,210*

Commissioner Kleinhenz motioned to Approve the Financial Commitment Letter to INDOT for the 2021 CCMG Application as presented. Commissioner London seconded the motion which passed unanimously.

The next item was Consideration of Right-of-Way Dedication for the David & Christine Armuth Minor Subdivision as presented by Jeff Bergman (via Zoom) as follows:

- ***MI/P-2021-008: David & Christine Armuth Minor Subdivision***
 - 1. Request from David & Christine Armuth*
 - 2. Create 2 new lots*
 - 3. Total of 2 lots and Parent Tract Remainder of 31.18 acres*
 - 4. Totaling +/- 35.41 Acres*
 - 5. Located on 700 N, approximately 1,300' East of East Street*
 - 6. In German Township*
 - 7. Dedicating 0.23 Acres along 700 N*

Commissioner Lienhoop motioned to approve the Right-of-Way Dedication as presented. Commissioner London seconded the motion which passed unanimously.

The next item was a Resolution of the Board of Commissioners Approving the Sale of Real Estate owned by Columbus Regional Health as presented by CRH General Counsel Cindy Boll (via Zoom) as follows:

RESOLUTION 2021-13

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 2641 18th 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 Wen Chen (“Sale”);*
and
- (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 19th day of July, 2021.

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

Larry S. Kleinhenz, Chairman

Carl H. Lienhoop, Member

Tony London, Member

This makes the 6th 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. Commissioner Kleinhenz stated that the 3 required items were listed in the Resolution. **Commissioner London motioned to Adopt Resolution 2021-13. Commissioner Lienhoop seconded the motion which passed unanimously.**

The next item was the Consideration of a Resolution Approving a Statement of Benefits submitted by Georg Utz for property in an ERA and EDA area as presented by Greater Columbus Economic Development Chairman Jason Hester (via Zoom) 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).***
- *Georg Utz, Inc. filed an Application and a Statement of Benefits from dated May 20, 2021, Requesting the 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 and/or expanded facility within an established ERA located at 14000 N 250 W, Edinburgh, Indiana.*
 1. *The Application of Georg Utz, Inc., meets the requirements for filing of tax abatement.*
 2. *The Board of Commissioners makes the following findings:*
 - a. *The estimate of the value of the redevelopment or rehabilitation is reasonable for projects of this nature; and*
 - b. *The estimated cost of the installation of new manufacturing equipment, new research and development equipment, new logistical distribution*

- equipment, and information technology equipment is reasonable for this type of project and equipment; and*
- c. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed investment in real and/or personal property; and*
 - d. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed investment in real and/or personal property; and*
 - e. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed investment in real and/or personal property; and*
 - f. The totality of benefits is sufficient to justify the deduction.*
- 3. The Board of Commissioners of the County of Bartholomew, Indiana, does hereby approve the Statement of Benefits filed by Georg Utz, Inc.; and*
 - 4. The deductions allowed for real and personal property pursuant to Indiana Code 6-1.1-12-.2-4.5 and 17 and 18, et. Seq. shall be allowed for a period of years to be determined by the County Council as Designating Body.*

Mr. Hester explained that this is a new process for any abatement petition that is within an Economic Development Area (EDA). He stated that there are currently no TIF commitments at this time. Georg Utz, Inc. plans to grow their facility by an addition of 135,000 square foot. They will also add 46 new jobs. He stated that last year, this company paid almost \$100,000 in real and personal property taxes. Commissioner London stated this has been a good company for Bartholomew County. **Commissioner London motioned to Approve the Statement of Benefits for Georg Utz, Inc. as presented. Commissioner Lienhoop seconded the motion.** Jorge Morales (via Zoom) stated that this company has met and exceeded the expectations. **The vote was called for and passed unanimously.**

The next item was the Consideration of a Resolution Approving a Statement of Benefits submitted by Force Holdings for property in an ERA and EDA area as presented by Mr. Hester 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).***
- *Force Holding, LLC. filed an Application and a Statement of Benefits from dated May 20, 2021, Requesting the 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 50,000 square foot shell building within an established ERA located at on Lots 1 & 2 in Meadow Lawn Industrial Park, Edinburgh, Indiana.*
 1. *The application of Force Holdings, LLC meets the requirements for filing of tax abatement.*
 2. *The Board of Commissioners makes the following findings:*
 - a. *The estimate of the value of the redevelopment or rehabilitation is reasonable for projects of this nature; and*
 - b. *The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed investment in real and/or personal property; and*
 - c. *The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed investment in real and/or personal property; and*
 - d. *Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed investment in real and/or personal property; and*
 - e. *The totality of benefits is sufficient to justify the deduction.*
 3. *The Board of Commissioners of the County of Bartholomew, Indiana, does hereby approve the Statement of Benefits filed by Force Holdings; and*
 4. *The deductions allowed for real and personal property pursuant to INDIANA CODE 6-1.1-12.1-4.5 and 17 and 18, et. seq. shall be allowed for a period of years to be determined by the County Council as Designating Body.*

Mr. Hester stated that this is for a “shell” building that they have been asking developers for in this area. It is for 50,000 square feet but will be expandable up to 400,000 square feet. The idea is to save a company the time of constructing a building for companies that are looking to come to the area. Jorge Morales asked Mr. Hester about the property taxes currently paid versus what will be paid after the building is completed. Mr. Hester stated the 11-acre parcel is currently paying \$178 in taxes. With a 95% deduction, then it will pay somewhere around over \$1,000. This is just on the initial shell, so once

a company moves in, it will increase greatly. Jorge Morales added that there has been more activity in this area than in the last 20 years. Mr. Hester stated that they missed out on over 50 opportunities due to not having a building available. **Commissioner London motioned to Approve the Statement of Benefits for Force Holdings, LLC. as presented. Commissioner Lienhoop seconded the motion which passed unanimously.**

The next item was the Consideration of an Agreement with Resilient Strategies, LLC as presented by EMA Director Shannan Cooke as follows:

- *Agreement with Resilient Strategies, LLC.*
 - *For development of Continuity of Operations Plan (COOP) for the ARP Funds.*
 - *Will focus on 16 offices and conduct interviews.*
 - *State Board of Accounts requests we have this performed.*
 - *Will then write the plan for ARP funds.*
 - *\$25,000.00*

Director Cooke stated that this is in the event that if something happens to the office holder and how the office would continue to function. State Board of Accounts is requiring this for each of these offices when they do their Audits now. Recorder Tami Hines stated that she appreciated Auditor O'Connor bringing EMA Director on this. **Commissioner Lienhoop motioned to Approve the Agreement with Resilient Strategies, LLC in the amount of \$25,000. Commissioner London seconded the motion.** This will be an electronic document for every office. **The vote was called for and passed unanimously.** Auditor O'Connor stated that this will be paid for out of ARP funds.

The next item was the Consideration of a Contractor Agreement for the Public Health Nursing Department as presented by Director of Nursing Amanda Organist follows:

Contractor Agreement:

- *With Rodger Lawson.*
- *For Full-Time RN to assist in COVID-19 Clinics, investigations & other duties as assigned by the Director of Nursing.*
- *Compensation is \$28.00 per hour.*
- *Agreement is for June 28, 2021 through December 31, 2026.*

Director Organist stated that this is a full-time, Monday through Friday position. **Commissioner Lienhoop motioned to approve a Contractor Agreement with Rodger Lawson for the Public Health Department as presented. Commissioner London seconded the motion which passed unanimously.** Auditor O'Connor noted that this will be paid for out of the ARP funding and that is why the term ends in 2026.

The next item was the Consideration of a Contractor Agreement for the Auditor's Office as presented by Auditor Pia O'Connor as follows:

Contractor Agreement:

- *With Catherine Greenlee.*
- *To work outside of the office.*
- *For a maximum of 24 hours' weekly.*
- *To assist in property tax deductions and specifically Ineligible Homesteads.*
- *Compensation is \$25.00 per hour.*
- *Agreement is for July 20, 2021 through December 31, 2026.*
- *Agreement can be cancelled by either party with a 30-day notice.*
- *All County equipment must be returned to Bartholomew County at the expiration of this Contract.*

Auditor O'Connor stated that this employee retired but there is still work that needs accomplished. This will be paid for out of the Ineligible Homestead funds. **Commissioner Kleinhenz motioned to Approve the Contractor Agreement with Catherine Greenlee for the Auditor's Office as presented. Commissioner Lienhoop seconded the motion which passed unanimously.**

The next item was the Consideration of the 2022 County Holiday Schedule as follows:

2022 Holidays

<i>December 31, 2021</i>	<i>Friday</i>	<i>New Year's Day</i>
<i>January 17, 2022</i>	<i>Monday</i>	<i>Martin Luther King Jr. Day</i>
<i>February 21, 2022</i>	<i>Monday</i>	<i>President's Day</i>
<i>April 15, 2022</i>	<i>Friday</i>	<i>Good Friday</i>

<i>May 3, 2022</i>	<i>Tuesday</i>	<i>Primary Election Day</i>
<i>May 30, 2022</i>	<i>Monday</i>	<i>Memorial Day</i>
<i>June 20, 2022</i>	<i>Monday</i>	<i>Juneteenth Day</i>
<i>July 4, 2022</i>	<i>Monday</i>	<i>Independence Day</i>
<i>September 5, 2022</i>	<i>Monday</i>	<i>Labor Day</i>
<i>November 8, 2022</i>	<i>Tuesday</i>	<i>General Election Day</i>
<i>November 11, 2022</i>	<i>Friday</i>	<i>Veteran's Day</i>
<i>November 24, 2022</i>	<i>Thursday</i>	<i>Thanksgiving Day</i>
<i>November 25, 2022</i>	<i>Friday</i>	<i>Day After Thanksgiving Day</i>
<i>December 23, 2022</i>	<i>Friday</i>	<i>Christmas Eve Day</i>
<i>December 26, 2022</i>	<i>Monday</i>	<i>Christmas Day</i>
<i>December 30, 2022</i>	<i>Friday</i>	<i>New Year's Eve Day</i>
<i>January 2, 2023</i>	<i>Monday</i>	<i>New Year's Day</i>

Commissioner London motioned to Approve the 2022 County Holiday Schedule as presented. Commissioner Lienhoop seconded the motion which passed unanimously.

The next item was the Consideration of the 2022 County Commissioner's Meeting Schedule as follows:

SCHEDULE OF COMMISSIONER'S MONTHLY MEETINGS FOR 2022
(All meetings will be held on Monday, unless otherwise indicated)

JANUARY MEETINGS

3 10:00 A.M.
10 10:00 A.M.
17 No Meeting (Martin Luther King Day)
24 10:00 A.M.
31 10:00 A.M.

FEBRUARY MEETINGS

7 10:00 A.M.
14 No Meeting (President's Day)
21 10:00 A.M.
28 10:00 A.M.

JULY MEETINGS

4 No Meeting (July 4th Holiday)
11 10:00 A.M.
18 10:00 A.M.
25 10:00 A.M.

AUGUST MEETINGS

1 10:00 A.M.
8 10:00 A.M.
15 10:00 A.M.
22 10:00 A.M.
29 10:00 A.M.

MARCH MEETINGS

7 10:00 A.M.
14 No Meeting (Spring Break)
21 10:00 A.M.
28 10:00 A.M.

APRIL MEETINGS

4 10:00 A.M.
11 10:00 A.M.
18 10:00 A.M.
25 10:00 A.M.

MAY MEETINGS

2 10:00 A.M.
9 10:00 A.M.
16 10:00 A.M.
23 10:00 A.M.
30 No Meeting (Memorial Day)

JUNE MEETINGS

6 10:00 A.M.
13 10:00 A.M.
20 No Meeting (Juneteenth Day)
27 10:00 A.M.

SEPTEMBER MEETINGS

5 No Meeting (Labor Day)
12 10:00 A.M.
19 10:00 A.M.
26 10:00 A.M.

OCTOBER MEETINGS

3 10:00 A.M.
10 No Meeting (Fall Break)
17 10:00 A.M.
24 10:00 A.M.
31 10:00 A.M.

NOVEMBER MEETINGS

7 10:00 A.M.
14 10:00 A.M.
21 10:00 A.M.
28 10:00 A.M.

DECEMBER MEETINGS

5 10:00 A.M.
12 10:00 A.M.
19 10:00 A.M.
26 No Meeting (Christmas)

County Administrator Tina Douglas stated this is a list of all of their scheduled meetings for 2022. **Commissioner Kleinhenz motioned to Approve the 2022 County Commissioner's Meeting Schedule as presented. Commissioner London seconded the motion which passed unanimously.**

Commissioner Kleinhenz stated they are working on the culvert situation that was brought up at last week's meeting. Mark Webber stated that it was said they could totally replace it but there would be no guarantee that it would fix the issues. Commissioner Kleinhenz stated that is correct. He added that there are additional issues due to the dead ash trees. He stated there are multiple issues at this location.

The next scheduled Commissioners Meeting will be **Monday, July 26, 2021 at 10:00 a.m.**

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

BARTHOLOMEW COUNTY
COMMISSIONERS

LARRY S. KLEINHENZ, CHAIRMAN

CARL H. LIENHOOP, MEMBER

TONY LONDON, MEMBER

ATTEST:

PIA O'CONNOR