

COMMISSIONER'S MEETING
October 1, 2012

The Bartholomew County Commissioners met in regular session on October 1, 2012 in the Governmental Office Building, 440 Third Street, Columbus, Indiana. Chairman Larry Kleinhenz called the meeting to order at 10:00 a.m. Commissioners Paul Franke and Carl Lienhoop, County Attorney J. Grant Tucker and County Auditor Barbara Hackman were also in attendance. Chairman Kleinhenz gave the invocation and led the Pledge of Allegiance.

Next, Commissioner Franke made a motion to approve the September 24, 2012 minutes. Chairman Kleinhenz seconded the motion that passed unanimously.

The Payroll Claims were presented for approval. Commissioner Lienhoop made a motion to approve the Payroll Claims as presented. Commissioner Franke seconded the motion that passed unanimously.

Next, Chairman Kleinhenz read the New Permits Report from 9/24/2012 to 9/28/2012. Thirty-one (31) building permits were issued with a fee amount of \$2,712.00 and a valuation amount of \$1,181,201.

County Highway Engineer Danny Hollander requested that the Commissioners release Driveway Bond 12B-03, posted by Justin Sullivan. Commissioner Franke made a motion to release Driveway Bond 12B-03. Commissioner Lienhoop seconded the motion that passed unanimously.

After reviewing the bids for Bridge No. 206, Engineer Hollander recommended that the Commissioners approve the low bid from Dave O'Mara in the amount of \$296,227.05. Commissioner Franke made a motion to approve the low bid from Dave O'Mara in the amount of \$296,227.05 for Bridge No. 206. Commissioner Lienhoop seconded the motion that passed unanimously.

Engineer Hollander presented the final payment and final change order for Bridge No. 128 on 850 S. The final change was an overrun of \$2,267.80, which was less than 1% of the contract amount. There was some stone added to the field entrances and additional rip rap. Commissioner Lienhoop made a motion to approve the change order in the amount of \$2,267.80 bringing the total to \$291,995.35. Commissioner Franke seconded the motion that passed unanimously.

Engineer Hollander presented a Supplemental Agreement with Strand & Associates for the Newbern Bridge (No. 26) for right-of-way, which is the next phase. This changes the original agreement from \$45,000 to \$105,000. The appraising, buying and the acquisition are \$60,000. Commissioner Lienhoop made a motion to enter into the Supplemental Agreement with Strand & Associates for the Newbern Bridge for right-of-way in the amount of \$60,000. Commissioner Franke seconded the motion that passed unanimously.

Engineer Hollander gave the weekly crew report. Last week, they mowed in Clay, Rockcreek & Harrison Township, put up signs, patched roads, picked up trash,

ditched on 600 S., fixed pull off on 850 S. and cut trees under 10th Street Bridge and around guardrails.

Engineer Hollander announced that Highway Superintendent Dwight Smith won “Road Supervisor of the Year” from the Association of Indiana Counties.

County Assessor Lew Wilson was present to request approval of an Addendum to a Model Contract for Computer Software, Services and Equipment. He explained that the State has a model contract that requires the contractor and the County to issue payments each month as the software conversion goes on. The Addendum changes the model contract in which the County will not pay anything until the work is finished and Mr. Wilson is satisfied. Chairman Kleinhenz asked if Attorney Tucker had reviewed this yet and Mr. Wilson stated that he has and is fine with it. Chairman Kleinhenz made a motion to approve the Addendum to a Model Contract for Computer Software, Services and Equipment. Commissioner Lienhoop seconded the motion that passed unanimously.

The next item on the agenda was the consideration of an Agreement with Universal Valuation, Incorporated. Commissioner Franke explained that this agreement is for an appraisal on the Highway Department and the Youth Services Center buildings, since it has been several years since this has been done. Chairman Kleinhenz further explained that five or six years ago, since it had been several years since they had appraisals done, they had to spend a large amount of money to have all of the County Buildings reappraised and they had been paying \$200 or \$400 per year for annual paperwork. Commissioner Franke made a motion to approve the Agreement with

Universal Valuation, Inc. in the amount of \$1,250. Commissioner Lienhoop seconded the motion that passed unanimously.

The last item on the agenda was a discussion on the County Annex Building. Commissioner Lienhoop explained that the Commissioners have been discussing replacing the County Annex Building. The facility has many issues such as roof leakage, water infiltration through the walls and collapsing sewer lines (half of the restrooms are closed). This was an old school and does not have a lot of flexibility. There is a set of offices that do not have a second fire escape and 3 to 6 employees could be trapped in the event of a fire. The location is great, there is 2.95 acres of property, it has easy access in and out and State Street properties do not command high values. He concluded that the Commissioners feel it is time to replace the building, which will probably cost between \$3.5 - \$5 million dollars to build. They would like to build something respectable that will help uplift the community. He explained that they have looked at the old Irwin Union Bank facility as a possibility of purchasing to move the Annex offices to, but feel this building is too small.

Commissioner Franke stated that the size of the lot is such that a new facility could be built while continuing to use the present facility and once the new facility is completed, tear the old one down.

Chairman Kleinhenz stated that for several years, the Commissioners have chosen not to put a lot of money into the present building, because they knew they would have to replace it in the future.

Commissioner Franke stated that if the offer was large enough, they would consider selling the Annex Building.

Chairman Kleinhenz stated that they have considered, platting the school off of the property and building a new building on the remaining two acres, then tearing the school down and keeping the platted lot for future use, but they are trying to think of things that would be a catalyst for growth on State Street. Chairman Kleinhenz also stated that they are currently leasing space for \$17,000 that would be eliminated if they built a new building. They also feel that they have another tenant that would move in from the Conservation District and if there were a bond, the lease payments would service approximately one third of the costs of the bond.

Chairman Kleinhenz asked if anyone in the audience had comments:

Sandy Loveless, an Extension Homemaker, stated that she has noticed a need for replacement of the building for years. She explained that they use the big meeting room (upstairs) and it is hard for many of the ladies to climb the stairs especially if they are carrying something such as a sewing machine. She said that storage is also a problem due to the musty smell. She said there is no kitchen or facility to use for refreshments.

Commissioner Candidate Rick Flohr asked if they would finance the new building with a bond. Chairman Kleinhenz said that they are trying to schedule a meeting with the committee that the Commissioners are forming and they are going to invite Dan Eggerman to come with proposals on funding.

Environmental Health Director Collis Mayfield commended the Commissioners for trying to keep the current building up without putting much money into it. He also thanked the Commissioners for initiating the idea of replacing the building and for forming a committee.

Taxpayer Mike Lovelace stated that he would like to see the meetings on the replacement be continued and encouraged the Commissioners to stay positive. He also stated that he did not agree with spending taxpayer money by hiring private entities to give advice on funding.

Mark Webber, with the Republic, mentioned the nostalgic factor and the fact that it is the old State Street School. Chairman Kleinhenz told him that there would be a segment of the population that will fight to save the building, and the Commissioners will need to be prepared for that.

Commissioner Candidate Tony London asked the Commissioners if they thought they could build a building to serve the needs, having parking and keep the old building there. He felt that citizens may want to rent the building for artistic purposes, which may enhance the whole area. Chairman Kleinhenz said that the property is worth the same with or without the building, and the Commissioners feel that it would be better if the building was gone, but will consider his comment.

Mr. London asked how the Commissioners came up with the estimated price. Chairman Kleinhenz stated that they had the in-house assistant draw up some rough plans in 2009 and they have an idea of how many square feet they need.

Mr. London asked if the County Highway Building and the Annex Building could be combined since the Highway Building needs to be replaced as well. Chairman Kleinhenz stated that they have considered this and decided that it would be best to not.

Chairman Kleinhenz stated that someone had suggested leasing a building across town, but Chairman Kleinhenz said that they wanted to avoid “campus sprawl” (having the County buildings spread out).

Chairman Kleinhenz stated that through all of the uncertainties in Government with the taxing issues, he is very concerned about debt. He said that currently, the only debt they have is the current Jail project and that is a very good position for County Government to be in and therefore, would like to avoid going into debt.

Mike Lovelace asked what the timeline is on this project. Commissioner Franke stated that it depends on the support from the County Council. Chairman Kleinhenz stated that they had put money in their budget for architectural fees and it was cut out at budget time, however, they could ask for an additional to get things started. Chairman Kleinhenz said that they would like to be able to start construction in the Spring of 2014.

Commissioner Franke expressed his appreciation of the support from the Republic on the County Annex issue.

There being no other business, the meeting was adjourned by Chairman Kleinhenz at 11:06 a.m. The next Commissioners’ meeting will be on Monday, October 8, 2012 at 10:00 a.m. in the Commissioners’ Chambers.

BARTHOLOMEW COUNTY
COMMISSIONERS

LARRY S. KLEINHENZ, CHAIRMAN

PAUL FRANKE, MEMBER

CARL H. LIENHOOP, MEMBER

ATTEST:

BARBARA J. HACKMAN, AUDITOR