

COMMISSIONERS' MEETING

August 26, 2024

The Bartholomew County Commissioners met on August 26, 2024, in the Commissioners Chambers of the Governmental Office Building, 440 Third Street, Columbus, Indiana. Commissioners Larry S. Kleinhenz, Tony London, Carl H. Lienhoop, County Administrator Tina Douglas, Assistant County Administrator Brooke Bowers, Attorney J. Grant Tucker, and Auditor Pia O'Connor (via Zoom) were in attendance.

Commissioner Kleinhenz opened the meeting.

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

The next item was the Approval of Minutes for August 19, 2024. **Commissioner Lienhoop motioned to approve the August 19, 2024 Minutes, as presented. Commissioner London seconded the motion, which passed unanimously.**

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

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

<u>Time Frame</u>	<u>New Permits</u>	<u>Fees</u>	<u>Value</u>
8/19/24 to 8/23/24	31	\$5,284	\$2,548,167

The next item was the Highway Weekly Crew Report, presented by Highway Engineer, Danny Hollander, as follows: Replaced pipes on 700 S, 550 W, 500 W, and 800 E, and extended pipes on 500 N. Mowed in Ohio and German Townships. Put up signs. Commissioner London asked Engineer Hollander if all of the striping has been completed and Engineer Hollander said yes, he believes so. Commissioner Lienhoop clarified with Engineer Hollander that Chip and Seal would not be completed this week, Engineer Hollander confirmed and said they were close to being finished however they are currently short-handed and need all hands they can get when it comes to Chip and Seal.

The next item was the Highway Department Monthly Crew and Financial Reports for July 2024. **Commissioner Kleinhenz motioned to Accept the Monthly Crew and Financial Reports as presented. Commissioner Lienhoop seconded the motion, which passed unanimously.**

The next item was the Consideration of a Driveway Bond Release for the Highway Department presented by Highway Engineer, Danny Hollander. The Driveway Bond Release, 17B-09 is for 1200

East intersecting 300 South in Rockcreek Township, lot 5. The date issued for the bond release is for 12/12/2017, in the Charles Meier's Minor Subdivision.

- **Owner: Mark Brickens**

Bond Release: \$300.00

Commissioner Lienhoop motioned to Approve the Consideration of a Driveway Bond Release as presented. Commissioner London seconded the motion, which passed unanimously.

The next item was the Proposal/Agreement for one (1) generator presented by Maintenance Director, Rick Trimpe and E911 Director, Todd Noblitt. This Proposal/Agreement is for the Emergency Operations Center (EOC) and to be paid out of the E911 Budget, tower fund.

HUSTON POWERING INNOVATION (KOKOMO, IN)

- *Remove the existing generator and replace with a new 250kw Cummins Unit*
- *Cummins tech for standard startup and test*
- *Includes installation and removal*
- **TOTAL** **\$113,000.00**

CUMMINS SALES AND SERVICE (Cols, IN – equipment only)

- *Fuel Tank kit 550 gallon*
- *Battery charger*
- *Startup and test kit*
- *Training included*
- *Remove the existing generator and replace it with a new generator and tank*
- *Does not include installation*
- **TOTAL** **\$105,850.06**

FORESTER ELECTRICAL SERVICES, INC. (Cols, IN)

- *Remove the existing generator replace it with a new 250kw generator*
- *Cummins tech for standard startup and test*
- *Includes installation*
- **TOTAL** **\$128,011.00**

About one (1) or two (2) years ago, lightning struck the generator and caused it to be dysfunctional for seven (7) weeks and could not get the parts to fix the generator. With parts more difficult to obtain now, Cummins advised getting a new generator altogether. Director Trimpe tried to receive a free generator from Cummins to save money but they could not give one. Commissioner Kleinhenz took a moment to thank Director Trimpe for his efforts in trying to get a free generator. Commissioner London clarified

that the Cummins generator does not include installation/removal and asked if installation is pricey. Director Trimpe confirmed that the Cummins option does not include installation and that installation on its own is very pricey. Commissioner Kleinhenz included that the generator is very important and is used often for various reasons and important to have a backup. Commissioner Kleinhenz mentioned the generator will be paid entirely out of the E911 tower fund. The tower fund comes from renting out space at the Communications Center and generates revenue annually that is put into a fund so taxpayer dollars are not being used. **Commissioner London motioned to Approve the Proposal/Agreement with Huston Powering Innovation's for the Cummins Generator as presented. Commissioner Lienhoop seconded the motion, which passed unanimously.**

The next item was the Consideration of an Annual Service Agreement with TEK84, INC. for the body scanner at the Bartholomew County Jail presented by Justin Arnholt, the Jail Commander. This is an annual service agreement with TEK84, INC. for the TEK84 Intercept Whole Body Scanner at the Jail. The service agreement includes an annual radiation safety survey and recommended preventative maintenance. The current warranty on the scanner expired on 8/22/2024. The original contract was awarded on May 28th, 2019, which included installation, calibration, training and included a five (5) year parts and labor warranty on the entire system from the time of the installation. The Jail Commissary Fund paid fifty thousand dollars (\$50,000) and the remainder came from the LOIT, for the correction facilities fund. Commander Arnholt mentioned looking around for other options for the agreement, but the technology needed to operate and maintain the body scanner is not comparable to current software.

<u>ONE YEAR AGREEMENT (JAIL PAYS):</u>	\$10,900.00
<u>TEK84 San Diego, CA (original bid):</u>	\$179,000.00

Commissioner Lienhoop motioned to Approve the Consideration of an Annual Service Agreement as presented. Commissioner London seconded the motion, which passed unanimously.

The next item was a Proposal from the Sheriff's Department for Water Rescue Equipment, presented by Captain T.A. Smith and Sergeant Dane. The Sheriff's Department averages around twenty (20) water rescues per year. The current equipment to be replaced is worn and over fifteen (15) years old. Going through an Area Representative, made the items cheaper than ordering through the manufacturer because the distributors are able to offer a discounted price. The equipment has to be at a level five (5) Cost Guard rating in order to be used for water rescues, for safety reasons. The purchaser the Sheriff's Department received the quotes from is from the company and is an instructor who is local, making him closer for repairs or maintenance if needed. The Distributor beats the manufacturer's price

by seventy-nine dollars (\$79) per vest and five (\$5) per helmet. Purchase will be paid out of the Sheriff's Department's equipment fund. The Sheriff's Department is currently at twenty (20) water rescues for the current year, receiving help from Columbus Township and are looking to expand for more help from other local Fire Departments in the future. To be paid out of Sheriff's Department Equipment Fund.

RESCUE GEAR (Austin, TX)

- Twelve (12) Force 6 rescue OPS PFD (personal flotation devices)
 - o \$200 each **TOTAL:** \$2,400.00
 - Twelve (12) radio pouches
 - o \$29.66 each **TOTAL:** \$355.92
 - Twelve (12) custom name plates
 - o \$21.56 each **TOTAL:** \$258.72
 - Twelve (12) SAR backcountry helmets
 - o \$235 each **TOTAL:** \$2,820.00
- TOTAL RESCUE GEAR QUOTE:** **\$5,834.64**

FORCE 6 (online quote – Flotation devices ONLY)

- Twelve (12) force 6 rescue OPS PFDs
 - o \$229 each **TOTAL:** \$2,748.00

DIVE RESCUE INTERNATIONAL (online quote – Flotation devices ONLY)

- Twelve (12) force 6 rescue OPS PFDs
 - o \$279.00 each **TOTAL:** \$3,348.00

TEAM WENDY (online quote – Helmets ONLY)

- Twelve (12) SAR backcountry helmets
 - o \$240.30 each **TOTAL:** \$2,883.60

Commissioner London motioned to Accept the Proposal from Rescue Gear for \$5,834.00 as presented. Commissioner Lienhoop seconded the motion which passed unanimously.

The next item was Consideration of a Letter of Intent with the Columbus Redevelopment Commission for interest in buying the 2452 State Street property, formerly the County Highway Garage. The Redevelopment Commission will pay the County one million seventy-five thousand dollars (\$1,075,000) for the property. This is the average total of the two (2) appraisals that are required to get any time there is a purchase or selling of Real Estate. The County shall still have access to the storage facility and salt storage building on the property until October 1st, 2025. The closing will be completed

within ninety (90) days of full execution of the purchase agreement. The closing cost shall be shared equally between the Redevelopment Commission and the County. Commissioner London mentioned the County and the City have been in communication regarding this property and both parties felt as if selling the property to the City would be the best option. Mark Webber with the Republic asked if other bids were going to be sought out for the property and why there were no other bids collected. Commissioner London explained the County looked at all options and they felt like they received a great offer from the City. Most businesses that put in bids were interested in certain parts of the property instead of the whole property. The County was not comfortable splitting up the property into different parcels. The City has been inquiring about purchasing this property for a while due to needing more space with the appraisals coming in higher than expected, the County felt that it was best to let the City purchase the entire property because they had plans for the property. Commissioner Lienhoop brought attention to the fact that the property has been owned by the County for sixty-five (65) to seventy (70) years and has had equipment, trucks, fuel, and dispensing equipment that have led to a few spills that the Government stands a better chance at securing funds if any remediation is needed for cleanup. He also mentioned that if they decided to put out a more public notice for the property, a disclosure would have to be implemented saying that any bids could be rejected, there would need to be an agent to help go through bidders, or there could be a chance that an undesirable company put in a high bid for the property. Commissioner Kleinhenz summarized that all things considered, this was the safest option for the County. Mr. Webber brought up when the Salt Barn was originally built and people were wondering why it was built, and wanted to verify that the reason for the construction was due to other elements and the ground it sat on to prevent contaminating the salt/sand and asked if the County could get into legal trouble with that. Commissioner Kleinhenz confirmed that was part of it, and that the County was receiving fines for not having the salt/sand stored properly. **Commissioner Lienhoop motioned to Accept the Consideration of Letter of Intent with Columbus Redevelopment Commission as presented. Commissioner London seconded the motion which passed unanimously.**

The next item was a Consideration of an Agreement with DLZ, Indiana LLC., for professional architectural and engineering services for the Bartholomew County new salt/sand storage barn presented by Marketing Sales Coordinator, Charlie Day with DLZ. During the original construction of the new County Highway Garage, there was a section put aside for a new salt/sand storage barn if needed. The building will be approximately eighty feet (80') by one hundred forty feet (140') with a wooden frame, clad with a metal panel exterior and roof, and constructed on concrete walls that will extend fourteen

feet (14') above grade with the design to allow stored material to be stacked to the tops of the walls on the interior. The project will also require a concrete slab floor with appropriate drains. The salt barn will be located on the site of the "new" Bartholomew County Highway Garage. The water and electrical utilities have been stubbed out near the site of the salt barn as part of the Highway Garage Project. The facility is planned to contain three (3) sections anticipated to store salt or salt/sand mixture:

Section 1: *A footprint of thirty feet (30') by eighty feet (80') with the bottom of trusses at twenty-six feet (26') above the finished floor. This section will have an opening area that is fourteen feet (14') wide and twenty feet (20') high.*

Section 2: *A footprint of forty feet (40') by eighty feet (80') with the bottom of trusses at thirty-two feet (32') above the finished floor. This section will have an opening area that is twenty feet (20') wide by thirty feet (30') high.*

Section 3: *A footprint of seventy feet (70') by eighty feet (80') with the bottom of trusses at twenty-six feet (26') above the finished floor.*

SERVICES INCLUDED:

- Criteria document phase:	<i>\$31,000 (lump sum)</i>
- Bidding phase:	<i>\$4,500.00 (lump sum)</i>
- Expenses (printing/mileage):	<i>REIMBURSABLE AS REQUIRED</i>
- TOTAL agreement price:	<i>\$35,500.00</i>

Commissioner Lienhoop motioned to Accept the Consideration of an Agreement with DLZ Indiana, LLC. as presented. Commissioner London seconded the motion which passed unanimously.

The next item was a Consideration of Amended and Recertification of the 2025 CNAV (Certified Net Assessed Values) Report, presented by President Dan Botich and Golf Chairman Jack Montgomery from Development Economic Finance (DEF Consulting, LLC). A new DGLF ruling has been made that if there are any corrections made to the TIF Neutralization, there has to be a public hearing held and spoken on. The reports used to file the TIF Neutralizations from early July were outdated, meaning between the time the report was received and when the neutralizations were filed, there were changes to the Net Assessed Values due to recently approved appeals or numerous other factors. The changes in these values caused the reported base and incremental values to be misrepresented in the reports, also causing the TIF Neutralization factors to be miscalculated. The area that was specifically looked at was the Edinburgh District with one million dollars (\$1,000,000) in

difference between the report received and the report conducted by DEF Consulting. After catching that difference, there was another discovery for Columbus as well that had to be rectified. Once the report was reworked for the most Current Assessed Values, the neutralization reports were updated to reflect the accurately captured amounts for 2024 pay 2025 property taxes. Commissioner Kleinhenz opened the public hearing. Commissioner London clarified that five (5) weeks ago Bartholomew County approved a TIF Neutralization for this year to make sure the right money is going into the correct bucket. President Boitch confirmed that is one reason for TIF Neutralization and also to amend the Base Assessed Values to correct and adjust them for changes due to annual trending or general reassessment. Including any adjustments for private properties that are sold to nonprofits, new property that has been demolished, or when new growth occurs. In addition to that, adjusting for any roll-offs that tax abatements may have occurred within those allegation times. Commissioner London clarified that from the time Bartholomew County approved and filed the TIF Neutralization, there had been a change made to the base value. President Boitch said there were changes made due to adjustments, correction of errors, or any appeals that were applied from the time of the July report that DEF Consulting received to the August submission of the CNAV to the state. This caused the DGLF to notice what they had reported was conflicting with Bartholomew County's report. President Boitch also commented that the CNAVs are a rolling value, essentially a snapshot for that specific date. Commissioner Kleinhenz asked that with the Assessed Value change, would a Corporation/Business still receive the same amount of money from their property since that amount is supposed to be maintained? President Boitch confirmed that the amount should relatively stay the same since the base is being adjusted. There would be no increase for the Business/Corporation because TIF Neutralization captures the increase. If the Base Assessed Value stayed the same annually, over time, a Business/Corporation would then see a decrease in profit due to the discount and the time value of money. Mark Webber with the Republic asked if this process is something that is completed yearly. The Commissioners as well as the representatives from DEF Consulting, LLC confirmed that this is something completed yearly. The only reason the meeting is being held is because of the new DGLF rulings. Commissioner Kleinhenz closed the public hearing due to no further questions/comments.

The next item was the Veteran's July Monthly Report as prepared by Veteran's Service Officer Larry Garrity and presented by Commissioner London as follows:

July Monthly Report

<i>Item</i>	<i>Monthly</i>	<i>YTD</i>
<i>In Office Interviews</i>	43	282
<i>Out-of-Office Interviews</i>	2	21
<i>Walk-ins</i>	52	313
<i>Incoming Phone Calls</i>	253	1973
<i>Outgoing Phone Calls</i>	51	362
<i>Outgoing Mail</i>	4	47
<i>Incoming Fax</i>	UNABLE TO TRACK	IT has changed our format no longer have a fax log
<i>Outgoing Fax</i>	UNABLE TO TRACK	" "
<i>Trips to VA Hospital</i>	14	93
<i>Mileage on Van</i>	1370	8602
<i>New Claims Filed</i>	9	49
<i>Veteran Disability Compensation Claims Filed</i>	22	140
<i>Veteran/Surviving Spouse Pension Claims</i>	1	25
<i>Burial Appropriations</i>	15	66
<i>All Forms Filled Out for Veterans</i>	168	961
<i>Miscellaneous (see below)</i>	0	5

Commissioner London motioned to Accept the Veteran's Monthly Report as presented. Commissioner Lienhoop seconded the motion which passed unanimously

The next item was the Animal Control July Monthly Report as prepared by Director Dean Satterfield and presented by Commissioner Lienhoop as follows:

July Monthly Report

<i>Action</i>	<i>Dogs</i>	<i>Cats</i>	<i>Other</i>	<i>Total</i>
<i>Picked Up</i>	20	20	1	41
<i>Audits</i>	117	0	0	117
<i>Violations</i>	3	0	0	3
<i>Fines</i>	1	0	0	1
<i>Bite Cases</i>	2	0	0	2
<i>Door Hangers</i>	11	0	1	12

<i>Animals Reclaimed</i>	0	0	0	0
<i>Traps Loaned</i>	3	3	0	6
<i>Total Cases</i>	73	34	20	127
<i>Mileage for the month</i>	Van 1 =	2685	Van 3 =	587

Commissioner London motioned to accept the Animal Control Monthly Report as presented.

Commissioner Lienhoop seconded the motion which passed unanimously.


Under miscellaneous,

Commissioner Kleinhenz announced all County offices will be closed Monday, September 2nd, 2024, in observance of Labor Day. The next meeting will be Monday, September 9th. Commissioner London mentioned this Saturday, August 31st, is the annual Our Hospice of Indiana Labor Day concert. It will be held inside the Circle K Field House at Nexus Park, entry is ten dollars (\$10) a ticket and you can register online and at the Hospice Center. This is the biggest fundraiser that Bartholomew County puts on, with proceeds going to a very beneficial cause.

There being no other business, the meeting was adjourned.

BARTHOLOMEW COUNTY
COMMISSIONERS


LARRY S. KLEINHENZ, CHAIRMAN


TONY LONDON, MEMBER


CARL H. LIENHOOP, MEMBER

ATTEST:


PIA O'CONNOR, AUDITOR