

TIPTON COUNTY BOARD OF COMMISSIONERS' MEETING: 9-25-2023

REGULAR MEETING:

The Tipton County Board of Commissioners met in Regular Sessions on Monday, September 25, 2023, 9:00 a.m. Those in attendance were Dennis Henderson, Tracey Powell, Nancy Cline, County Attorney, Mark Regnier present via zoom.

The meeting was opened with a word of prayer by Reverend, Steve Brown and the Pledge of Allegiance was led by Commissioner Henderson.

IN THE MATTER OF APPROVAL OF MINUTES:

Commissioner Cline moves to approve meeting minutes for:
Regular Meeting Minutes for August 14, 2023
Regular Meeting Minutes for August 28, 2023
Regular Meeting Minutes for September 11, 2023
Special Meeting Minutes for September 20, 2023
Commissioner Powell second motion and the motion carried.

IN THE MATTER OF CLAIMS AND REPORTS:

The Payroll and Operating Claims were presented as follows:

Payroll Claims: The Commissioners' Payroll claims in the amount of \$209,050.29 (Pay 9-29-23) were approved on a motion made by Commissioner Cline and seconded by Commissioner Powell. The motion carried.

Operating Claims: Auditor Melissa Pickering presented the Regular Docket for the Board of Commissioners for approval for (9/25/2023) to be paid for the sum of \$92,537.62 were approved on a motion made by Commissioner Powell and seconded by Commissioner Cline. The motion carried. The second Docket for approval for (8-31-2023) is Big Cicero Joint Drainage Board for the sum of \$61,664.50 Commissioner Cline moved to approve and seconded by Commissioner Powell. The motion carried.

IN THE MATTER OF DEPARTMENT BUSINESS AND REPORTS:

Maintenance Department:

Maintenance Supervisor Rich Vautaw addressed the generator and the switchbox. We had a power outage over the weekend and Mr. Vautaw was receiving phone calls asking whether the generator would start on its own. The parking lot turned out great and he would like to put in for funds for a shed due to its almost wintertime. Kevin Bianchi with EADS Roofing Company presented a metal roof replacement; cost is to be determined to cover a 20-to-30-year roof and warranty. Which means anytime during the warranty the costs and labor would be covered. Currently the courthouse has a slate roof and there are several variations of roofs you could choose from, for instance slate, synthetic slate, standing sheet metal. Kevin stated the best and viable option for cost and maintenance wise, plus warranty. Commissioner Henderson

asked if the metal roof would affect the historic side of the courthouse. Kevin Bianchi stated there are several styles of metal roofing which would mimic the historical side of the building. On a project like this it's about safety and they will have to scaffold the whole building. The cost will depend upon what the commissioners want, warranty, style of product. It could cost one to two million.

Sheriff's Department:

Sheriff, Matt Tebbe stated the sheriff's department sold two vehicles. They received \$20,500.00 from the vehicles and applied the money to their current loan at Encompass. Sheriff Tebbe asked the commissioners if he could start bidding for next year's cars. Commissioner Powell moved to let Sheriff Tebbe start the process for next year's car and Commissioner Cline second the motion. The motion carried.

County Highway Engineer, Phil Beer:

The highway has now received payment for all the materials so they will be starting on the new fence, and they received \$300.00 for the old fence. Will be moving forward to get the work done on the east side later this fall. The Community Crossing matching grant project Old State Road 28 and 300 West. The start date has been reset, for April 2024 instead of this year, per Contractor Baumgardner. We did get approval from the council to appropriate the \$674,225.00. They will advertise for it and hopefully by October the funds will be ready, and we can get the project moving. The BOT Project. The council approved taking \$106,000.00 out of CCD to advertise for re-roofing West Doctor's Park Location & Community Center at the Fair Grounds Building roofing. Envoy has provided us with a guaranteed maximum price that is an Addendum # 2 to the Public Private Agreement that was sent to the Commissioners on Friday, September 22, 2023. The summary is in the back on page 5, "Development Budget Construction Contract", which states \$107,909.00. This includes part of their inspection fee. There's a development fee, development contingency fee, builders' risk liability fee, performance payment bond all included for \$119,308.00. The total will range between \$106,000.00 to \$119,308.00. The \$13,000.00 will come out of the approved \$374,000.00 ARPA FUND. Mr. Beer is asking for a signature from Mr. President Denny Henderson and approval of \$119,308.00. Commissioner Cline moves to approve, Commissioner Powell seconds the motion. The motion carried.

The council is going to hold a special meeting October 3, 2023, at 6:30pm. They have requested the commissioners to be at the meeting to move forward on how to fund other parts of the BOT.

Planning Commission:

Steve Niblick presented an ordinance to consider from the Planning Commission; it is not part of the County Zoning Ordinance. It consists of adding seven (7) new fees (a) it lowers some of the fees we are charging right now. Attorney Regnier asked if this would supersede the old ordinance, and Mr. Niblick stated yes. This ordinance will repeal the old ordinance. Ordinance No. 2023-13 would repeal Ordinance 2007-DS, 2009-01, & 2014-02. Commissioner Cline moves to approve the first reading of Ordinance 2023-13, Commissioner Powell seconds the motion. The motion carried. Commissioner Powell motions to suspend the rules for the second reading by title only, Commissioner Cline seconds the motion. The motion carried. Commissioner Cline moves to approve the second reading by title only 2023-13, Commissioner Powell seconds the motion. The motion carried. Commissioner Powell motions to approve 2023-13 and repeal BOC Ordinance 2014-02, Commissioner Cline seconds the motion. The motion carried.

Auditor's Office, Auditor Pickering:

2023-15 Resolution, Post Tax Sale Certificate properties that did not sale during the tax certificate sale located in Kempton, per taxing unit. Eligible for Certificate Sale if the commissioners decide to do so. Certificate Tax Sale process for the certificate sale is SRI facilitates the whole thing, must be advertised, the sale will take place in the courthouse, persons interested in the properties will be notified of the sale date and time. The commissioners will establish a minimum price, and then see if anyone will bid on the

properties. There are fees also involved as well. The sale would take place in February – March, before they end up in the tax sale again, and the properties are only a 120-day redemption, not one year. Commissioner Cline stated the commissioners need to set the minimum bid low enough so that they can get the properties sold. Then the county can get back the properties back on the tax roll. Commissioners will look at the properties, and at the next meeting set the fee price.

NEW BUSINESS:

Car Show:

Heath Morland asked if the restrooms would be open on the evening Friday October 6, 2023, if not he does have an alternate plan. We are looking to develop a kids' zone area and we don't want it too close to the cars parked or coming and going. We were hoping to bring in a bounce house. He stated he knows sometimes there may be liability. They are currently having a policy ready to go through Travis Pfifer Insurance. We are asking for permission to allow a bounce house in the green space closest to Court Street at the front side of the courthouse. We also have two plastic big wheels with peddles, and we have a forty-foot mat we are going to let kids drag race each other on hot wheels. They also have a forty-foot six (6) lane hot wheels racetrack. Mr. Moreland is asking for permission for the bounce house. Attorney Regnier stated for this one event the insurance coverage would be needed. Mr. Moreland stated the event is from 5pm to 8pm. With tear down time it would be 10pm the latest. Attorney Regnier stated for Mr. Moreland with Jack Wagons Car Club to have Pfifer Insurance to draw up the insurance policy to cover from 4pm to 10 pm October 6, 2023. Commissioner Cline moves to approve Jack Wagon Car Club to utilize the courthouse lawn area from 4 – 10 pm and to have the restrooms open from 5 – 8 pm on October 6, 2023, providing they obtain insurance, Commissioner Powell seconds the motion. The motion carried.

Ambulance ALS Bids, Allen Hensley:

Allen commented that a meeting was held with the Ambulance Oversight Committee. We have received two proposals for service for ALS Ambulance in Tipton County; one from Seals, our current provider, and one from the City of Tipton Fire Department. Financially Tipton Fire Department is the lowest bid. With your approval. In January, they will be ready to take over the ALS portion of the ambulance service. The bid from City of Tipton Fire Department is \$198,000.00 and from Seals is \$300,000.00 using the city and \$600,000.00 if they do it on their own. Commissioner Powell moves forward with the ambulance service with the City of Tipton, Commissioner Cline seconds the motion. The motion carried.

Propel Studies/INDOT:

Cassidy Hunter Communications Manager for the Propel US 31 South Transportation Study, along with her colleague Dan Miller, and Kevin from the Indiana Department of Transportation: A brief update was given on the study, the work that has been done so far, and the next steps. Propel is an INDOT initiative for transportation planning, uses collaborative planning and environmental linkage studies, to consider environmental community and economic goals early in the transportation planning process. Public feedback is vital to the success of this study and will help inform future potential solutions that will guide the next twenty plus years of transportation investments in this area. The PROPEL Study will result in a reasonable set of alternatives, that will move forward as part of INDOT's regular call for projects, which is typically a five-year timeline. However, we are looking at transportation improvements through 2045. The US 31 study area extends from 276th Street in Hamilton County to south of the Eel River in Miami County. They are focusing on defining potential improvements and why potential improvements are important to local communities. They have asked for public input and have engaged with more than four hundred (400) community members, six (6) public meetings, twenty (20) community office hours events, and we have attended community events across our study area to meet residents. They have connected with business owners, farmers, school districts, emergency service providers, resource agencies, and the

US 31 Coalition to understand the community's transportation needs and why they are important. They have received hundreds of public comments, the public has focused on a variety of topics, three have been mentioned most frequently, 63% of comments have been related to mobility and access to, from, and across, US 31, 11% focused on safety concerns, 10% talked about the travel along the corridor. They also were told about other things such as environmental concerns, economic development and redevelopment, and bike and pedestrian travel. The study team has contacted each of the seven school districts in the study area to understand where bus routes intersect on US 31. They have had conversations with emergency management directors in all four of our study counties to learn about fire, police, and ambulance needs. They have met with local economic development organizations, farm bureau representatives, and other county officials. They have reviewed past plans, collected traffic data and spent significant time in the corridor to view these issues firsthand. All the feedback and analysis were used to inform our purpose and need, which is the issues and desired outcome for the study. Based on the feedback they identified, there were more than 1500 crashes in the study area from 2017 to 2021. More than half of them 56% were right end and rear angle crashes, so their desired outcome is roadway safety by reducing the numbers and severity of these crashes. There were 5 study areas that were graded F in current or future traffic models (i.e. like a school grading scale, so an F is bad) so the outcome would be to reduce the delay at those five intersections that graded F. There are 125 direct access points to US 31 in our study area, and 91 of those access points do not meet INDOT access management guidelines. To improve local mobility and safety by reducing the number of potential conflict points and amount of traffic moving at different speeds. Mobility issues crossing the corridor was brought to their attention, their main objective is to maintain or improve east and west mobility and that is particularly for school buses, agricultural equipment, and emergency service providers. Long distance passenger and freight trips were important. The outcome is to improve or maintain along US 31 to enhance passenger long term freight mobility through the corridor. They just concluded their purpose and need milestone and that is the foundation for the alternatives and evaluation process. Alternatives will be developed and evaluated based on how they address the identified issues and outcomes they just reviewed. Potential alternatives that do not meet the purpose in need will be eliminated for further consideration. We are at the beginning of this process right now where there are many potential improvement options that INDOT could consider, we call this starting point the universe of alternatives. It represents all the solutions, so at this point everything is on the table. They will go through a screen process to reduce the number as they move forward in the study and because of the size and complexity of US 31 and our study area. The screening process will involve three steps at each step they will come back to the public and stakeholders with opportunities to review the drafted reports and submit official public comments. Those will be announced via our website, our social media channels, press releases, public notices, and stakeholder email blasts. At the end of each screening step, they will have a smaller number of alternatives with details increasing. They will evaluate each benefit and costs, it's a paired down version of what they gave in June meeting. Commissioner Powell asked Cassidy and Kevin about Division Road having 1100 cars a day and now it is nearly 3000 a day. The fall of 2024 the study will be finalized, and this is when the call for projects goes into effect, with more public information meetings.

COMMISSIONERS COMMENT:

Commissioner Cline stated we need a manager/promoter for the Community Event Center and fairgrounds. The council decided they didn't want it in the budget as an employee. Looking into the contract of an employee. Money will need to come from the EDIT Fund.

PUBLIC COMMENT:

Commissioner Cline moves to close public comment. Commissioner Powell seconded the motion and the motion carried.

ADJOURNMENT:

There being no further discussion, the meeting was adjourned on a motion made by Commissioner Powell. The motion was seconded by Commissioner Cline, and the motion was carried.

Approved this 21st, day of November 2023.

Dennis Henderson
Dennis Henderson, President

absent
Tracey Powell, Vice President

Nancy Cline
Nancy Cline, Commissioner

Attest:

Melissa D. Pickering
Melissa D. Pickering, Auditor
Secretary of the Tipton County Board of Commissioners
Meeting: September 25, 2023