

**Hancock County Board of Commissioners**  
**Regularly Scheduled Meeting**  
**August 1, 2023**

Commissioner President Spalding called to order the August 1, 2023, Hancock County Commissioners Board meeting at 9:14 AM. Those present were Board of Commissioners, Bill Spalding, John Jessup, Gary McDaniel, Auditor Debra Carnes, Executive Liaison Administrator Chyan Gilaspy, and County Attorney Scott Benkie.

**Highway Department**

County Engineer Gary Pool requested signatures for the Bridge 95 plan and discussed the Airport Road opening mid-August, negotiating bridge and roundabout projects, Next Level Trails Grant submitted, looking into solar hook-ups at the Highway Department, US 40 project curtailed, and loaning RDC \$2 million from the CumBridge fund for the CM(c) prep loan. Discussion had.

Commissioner Jessup motioned to accept the Bridge 95 plan Des. Number 1902796, as presented. Commissioner McDaniel seconded. **Motion carried 3-0.**

**Animal Control Agreement**

City of Greenfield attorney Gregg Morelock presented the amended animal control agreement for 2024. Discussion had regarding correcting the match amount to \$381,000, \$55,000 for a truck, and councilmember names.

Commissioner Jessup motioned to approve the amended interlocal agreement for 2024 animal management services between the Greenfield Board of Works and Hancock County Board of Commissioners in the amount of \$381,000 and \$55,000 for the purchase of a truck. Commissioner McDaniel seconded. **Motion carried 3-0.**

**Offer to Purchase Property**

Realtor Amy Borgmann discussed giving the County priority to purchase property at 4869 E US 40 since it borders the County Farm. Asking price is \$329,900 for 14.7 acres. Commissioners will discuss with Council and reach out within 30 days.

**Facilities Manager**

Facilities Manager Cory Taylor presented a quote from Day by Day Plumbing for \$48,000 and Electrical Solutions Service for \$13,613.56 for the Maintenance Office buildout. Commissioners will not pursue the plumbing quote at this time. Also discussed was the furniture left in the old Prosecutor's Office – if all documents have been removed, the furniture will remain.

Commissioner Jessup motioned to accept the quote from Electrical Solutions Service as presented, in an amount not to exceed \$13,613.56 to be paid from the 2022B GO Bond. Commissioner McDaniel seconded. **Motion carried 3-0.**

**DLZ/Envoy Request to Bid**

DLZ representative Scott Carnegie and Envoy representative Justin Nicol presented construction documents and requested to move forward in the bidding phase for the old jail and community corrections remodel projects. The bid's first notice would be August 15<sup>th</sup>, pre-bid meetings on August 22<sup>nd</sup> at 9:00 AM for the old jail and 10:30 AM for community corrections, second bid notice August 24<sup>th</sup>, bid due date September 7<sup>th</sup> with openings at 2:00 PM for the jail and 3:00 for

community corrections, bids would potentially be awarded on September 19<sup>th</sup>, with construction beginning in October. Commissioners informed DLZ the payment location for the supplemental agreement will be determined before payment is made.

Commissioner Jessup motioned to approve the bid process as presented by Envoy. Commissioner McDaniel seconded. **Motion carried 3-0.**

*Commissioner President Spalding recessed the Board of Commissioners meeting at 10:00 AM.  
Commissioner President Spalding reconvened the Board of Commissioners meeting at 10:25 AM.*

### **PTO Policy Discussion**

Payroll/Benefits Administrator Kelly Ellert discussed the proposed PTO policy. No employees would lose any time they have already earned and any earned hours over 500 would move into a “sick leave bank” reserve. Department heads would be able to put their own policies in place regarding how much notice and documentation needed to use PTO. Sheriff Burkart voiced concerns regarding staff not rationing their time and prefers the current PTO policy. Discussion had. County attorney Scott Benkie will draft an ordinance for the policy change.

Commissioner Jessup motioned to approve the PTO policy, as presented, to begin August 1, 2023. Commissioner McDaniel seconded. Commissioner Jessup stated there will be follow-up with the Sheriff’s Department to make sure all needs are met. **Motion carried 3-0.**

### **Unsafe Building Hearing**

Commissioner McDaniel motioned to recess for the public hearing. Commissioner Jessup seconded. **Motion carried 3-0.** Commissioner President Spalding opened the public hearing at 10:47 AM.

Commissioner President Spalding asked for public comment, no comment. Building Inspector Scott Williams petitioned to deem the house located at 8593 N 500 W unsafe due to major structural issues. The property owners have been relocated to temporary housing and did receive proper notice of the hearing but could not attend due to transportation issues. They have no means to fix the property and are not disputing the order. The unsafe building orders would stay on the property if it sold. The rehabilitation or demolish date is September 8<sup>th</sup>, but Mr. Williams would like to push it back at least one month. County attorney Scott Benkie asked how the Board finds the building in regard to being deemed unsafe: Commissioner McDaniel – yes, Commissioner Jessup – yes, Commissioner Spalding – yes. County attorney Scott Benkie asked how the Board finds the deadline for remedying the property: Commissioner McDaniel – follow recommendation, Commissioner Jessup – follow recommendation, Commissioner President Spalding – follow recommendation.

Commissioner President Spalding closed the public hearing at 10:57 AM. Commissioner McDaniel motioned to reconvene. Commissioner Jessup seconded. **Motion carried 3-0.**

### **Lauth for True Brands Fabrications EDA**

Barnes and Thornburg attorney Rick Hall discussed the EDA agreement and forgivable loan of \$424,377 that could be paid from a TIF with a forgivable date of 12/31/2024. Lauth representative Brady Jacoba introduced Kevin Kenny from True Brands to the Commissioners.

Commissioner Jessup introduced Resolution 2023-8-1. Commissioner Jessup motioned to adopt Resolution 2023-8-1, as presented. Commissioner McDaniel seconded. **Motion carried 3-0.**

Commissioner Jessup motioned to accept EDA RDC2023.8.1A, as presented. Commissioner McDaniel seconded. **Motion carried 3-0.**

#### **E911 Updates**

Director John Jokantas presented a quote for Central Indiana Hardware for the rekey project. Also discussed was Central Indiana Hardware wanting to be our exclusive key and core provider - Commissioners declined at this time, and getting a quote for remodeling Judge Combs office.

Commissioner Jessup motioned to approve the quote from Central Indiana Hardware in the amount of \$62,365.54 to be paid from the 2022A GO Bond. Commissioner McDaniel seconded. **Motion carried 3-0.**

#### **Stickford Lot 3 Replat**

Commissioner Jessup motioned to approve the replat of lot 3 for the Stickford Subdivision, as presented. Commissioner McDaniel seconded. **Motion carried 3-0.**

#### **Sheriff's Department**

Sheriff Burkhart presented an out of state travel request for Sergeant Richard VanOsdol, a surplus request for a 2017 Chevy Tahoe, and discussed moving the obstacle course from the Hancock County F.O.P. to the shooting range.

Commissioner Jessup motioned to approve the out of state travel request for Sergeant Richard VanOsdol to attend the Less Lethal training from 7/31-8/4 2023. Commissioner McDaniel seconded. **Motion carried 3-0.**

Commissioner Jessup motioned to declare surplus for the 2017 Chevy Tahoe last six of VIN 245213. Commissioner McDaniel seconded. **Motion carried 3-0.**

#### **County Parks Department Discussion – Baker Tilly**

Baker Tilly representative Matt Eckerle discussed implementing impact fees on new build homes as a revenue source. Impact fees cannot be used to fund any shortfalls found in the impact fee analysis and have to be used for capital costs. The financial study lasts 8-10 weeks and the impact fee study 3-12 months. Commissioners discussed a parks board vs department and not giving a board imminent domain or statutory powers.

Commissioner Jessup motioned to approve the Baker Tilly proposal in an amount not to exceed \$30,000 for financial and tax impact analysis to be paid from Commissioners' Food and Beverage line and not to exceed \$40,000 for recreational impact fee services to be paid from Commissioner contractual, as presented. Commissioner McDaniel seconded. **Motion carried 3-0.**

#### **Public Health Funding Discussion**

Hancock County Health Officer Dr. Gary Sharp discussed Indiana is the 45<sup>th</sup> state in the Country in the amount of funding given to health departments. Hancock County gets \$9 per person for the public health fund and if the County opts-in for the funding it will raise to \$20 in 2024 and \$33 in 2025, the national average is \$91 per person. If the County opts-out, our share will go to the counties who opted-in and our tax money will go to other counties. Restrictions are 60% of funds would go to core services and no more than 10% can go for capital expenditures. Hancock

Regional Hospital Director Steve Long also spoke in favor of the public health funding. Health Department Office Manager Crystal Baker discussed the County's match would be equivalent to the average Health Department budget of the last three years. The minimum funding the County would receive is \$778,000 for 2024 and \$1.5 million in 2025. Funding is currently slated through the end of 2025. Commissioners discussed what happens if funding ran out and concerns about the State directing the use of funds.

Commissioner Jessup introduced Resolution 2023-8-2. Commissioner Jessup motioned to adopt Resolution 2023-8-2, as presented. Commissioner McDaniel seconded. **Motion carried 3-0.**

#### **Commissioner Business**

Commissioner Jessup motioned to approve claims and payroll as presented. Commissioner McDaniel seconded. **Motion carried 3-0.**

Nexus Group representative Brian Cusimano discussed the current contract with the County and the bid submitted for cyclical reassessment. Commissioners discussed insurance limits and DLGF contract requirements.

Commissioner President Spalding motioned to accept the Nexus bid contingent on legal review and receiving the DLGF contract. Commissioner Jessup seconded. **Motion carried 3-0.**

Commissioners discussed the sole bid for the purchase of the old Prosecutor's office and sending the bid to Council for discussion at the joint meeting on August 29<sup>th</sup>.

Commissioner Jessup motioned to accept the performance bond for KC Real Estate Holdings in the amount of \$15,000 for the Preserve at Brookside centerline monuments. Commissioner McDaniel seconded. **Motion carried 3-0.**

Auditor Carnes discussed a shortfall in the utility line and bringing it to the next Budget meeting. Commissioners discussed reviewing the County's insurance requirements for County vendors.

Commissioner President Spalding motioned to send the RFP for owner's representation services today, August 1, 2023, for the Amplify Hancock project (innovation and education center). Commissioner McDaniel seconded. **Motion carried 3-0.**

Commissioner Jessup motioned to allow Commissioner President Spalding to sign the Envoy contracts for the renovation of the old jail and Community Corrections buildings, pending legal review. Commissioner McDaniel seconded. **Motion carried 3-0.**

Commissioner Jessup motioned to adjourn until the next regularly scheduled meeting. Commissioner McDaniel seconded. **Motion carried 3-0.**

**The Hancock County Board of Commissioners meeting adjourned at 1:00 PM.**

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Commissioner Bill Spalding, President

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Commissioner Gary McDaniel, Vice-President

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Commissioner John Jessup

Attest: \_\_\_\_\_  
Debra Carnes, Hancock County Auditor