

Hancock County Board of Commissioner's Minutes

March 01, 2016

Commissioners met in regular session. Those present were Commissioner Brad Armstrong, President and Commissioner Tom Stevens. Commissioner Marc Huber, Vice President was absent. Auditor Robin D. Lowder and Deputy Auditor Emily R. Moore were also present.

Hancock County Board of Commissioner's meeting began at 8:00 a.m.

Attorney Ray Richardson arrived at 8:13 a.m.

Commissioner President, Brad Armstrong recognized the passing of a previous, two term member of the Board of Commissioners, Jack Heiden with kind words and a moment of silence.

Highway Department

County Engineer Gary Pool appeared before the Hancock County Board of Commissioners to discuss:

Signatures:

Bond Release- Hancock County Engineer Gary Pool appeared before the Commissioners to request approval to release a bond to Smith Projects. This is a Permit Bond, for traffic improvements for Maxwell Intermediate School in the amount of \$58,222.15. Commissioner Stevens moved to release a bond in the amount of \$58,222.15 to Smith Projects. Commissioner Armstrong seconded. Motion carried 2/0.

Enforcement of Code- Hancock County Engineer Gary Pool appeared before the Commissioners to discuss enforcement of code. (to ticket or not to ticket) A discussion on different code violations and whether to ticket or not was had. First ticket would be for an amount of \$100 with a \$100 increase for each offense up to \$2,500.

House Bill 1001 and Senate Bill 67- Hancock County Engineer Gary Pool appeared before the Commissioners to discuss HB1001(wheel tax) and SB77 and if they pass what that may mean for Hancock County. (no money for salt for instance) The passing of these two bills may mean no allowance for several expenses that Hancock County currently has.

Additional Construction Beyond Appropriation- Hancock County Engineer Gary Pool appeared before the Commissioners to state that he will be pushing for additional construction beyond appropriation this year. (more cost efficient this year) County Engineer will be looking for Commissioners' support in this matter.

Steve Turner's Property- Hancock County Engineer Gary Pool appeared before the Commissioners with an update about Steve Turner's property. County Engineer did speak with Mr. Turner about his property. There is a difference of opinion about this matter. Hancock County Surveyor Susan Bodkin did have the drain tile cleaned out and the County Engineer hopes this will help with the situation.

Road School- Hancock County Engineer Gary Pool appeared before the Commissioners to state that he will be attending Road School 3-08-16 through 3-09-16.

Mt. Comfort Road Update- Hancock County Engineer Gary Pool appeared before the Commissioners with an update on the Mt. Comfort Road project. County Engineer stated that the project is moving on schedule. The County is the process of moving power lines now, there are no major issues, pipes will be installed next, and the goal is to pave when school is not in session.

600 South Bridge- Hancock County Engineer Gary Pool stated that the 600 South Bridge should be open in early summer.

Hancock County Sheriff's Department

Jail Bids for Plumbing- The following bids were presented and opened by the Commissioners at 8:30 A.M.

<u>Name</u>	<u>Base Bid</u>	<u>Alt. #1</u>	<u>Alt. #2</u>	<u>Total</u>
1.Mission Mechanical Corporation	\$233,503	\$147,196	\$130,443	\$511,142
2.Mission Mechanical Corporation	Duplicate of first packet			
3.Sexon Mechanical Corporation	\$239,850	\$158,400	\$127,700	\$525,950

Commissioner Stevens moved to accept all bids and turn over to RQAW and the County Attorney and allow for tabulation and a recommendation later in this meeting. Commissioner Armstrong seconded. Motion carried 2/0. Later in the meeting, Jack Pardow and Dan Panell, from RQAW, appeared before the Commissioners to explain the bids and to make their recommendation of Mission Mechanical Corporation. A discussion about what each alternate plan contained, what the jail plumbing currently consisted of, and the warranties included took place. Commissioner Stevens moved to accept the bid from Mission Mechanical Corporation accepting their base bid and Alternate #1 for an amount not to exceed \$380,699 for plumbing replacement to be paid for out of bond proceeds. Commissioner Armstrong seconded. Motion carried 2/0.

Courthouse Security/Metal Detector/X-Ray Machine- Major Brad Burkhart appeared before the Commissioners with a quote from Astrophysics for an X-Ray Inspection System – XIS -6040, an HI-PE Plus Multi Zone Walk-Through Metal Detector, and a Digital Hand Metal Detector, PD140N model for \$20,950. Freight from CA to IN, installation, training, and a warranty are included at no cost.

Commissioner Stevens moved to accept quote from Astrophysics for X-Ray Machine, Metal Detector, Hand Wand, Training, and a Two Year Warranty at the Hancock County Courthouse for an amount not to exceed \$20,950 to be paid from Bond Proceeds. Commissioner Armstrong seconded. Motion carried 2/0.

County Auction- Major Brad Burkhart appeared before the Commissioners to share a target date of July 30, 2016 to hold an auction for surplus items for Hancock County.

Public Hearing

Commissioner Armstrong opened a Public Hearing at 9:00 a.m. for the authority under the unsafe building law and ordinance. (Larrison/Emerick/property at 2323 West U.S. 40, Greenfield IN 46140)

Commissioners, as the hearing authority under the unsafe building law and ordinance, opened the hearing on the matter of 2323 W. U.S. 40, Greenfield, Indiana, at 9:00 a.m. Those present were Commissioner Brad Armstrong, President, and Commissioner Tom Stevens.

Auditor Robin D. Lowder, Deputy Auditor Emily Moore, and attorney Ray Richardson were also present.

Attorney Ray Richardson read the Publication: "This is a hearing on an Unsafe Building order issued by the Hancock County Building Inspector to demolish and remove the building located at 2323 West U.S. 40, Greenfield, Indiana, presided over by the hearing authority as established by ordinance pursuant to Unsafe building Law found at IC 36-7-9."

The County Attorney ascertained who was present by calling 3 times:

Scott Williams, Hancock County Building Inspector, who is the enforcement authority under IC 36-7-9, present.

Loren R. Larrison, owner, present.

Bobbie R. Larrison, owner, absent.

Sherry Emrick, contract purchaser, present.

JP Morgan Chase, mortgage holder, present, represented by Brian Tekulve

County Building Inspector Scott Williams was sworn in. He offered proofs of service and publication on all of the above defendants. He introduced his order finding that the structure at 2323 West U.S. 40, Greenfield, IN, is an unsafe building under IC 36-7-9 and the corresponding county ordinance and should therefore be demolished and removed no later than April 15, 2016, because the general condition of the building warrants removal. He presented evidence to show that the structure:

1. Is in an impaired structural condition that makes it unsafe to a person or property,
2. Is vacant and not maintained in a manner that would allow human habitation, occupancy, or use under the requirements of a statute or an ordinance,
3. Is a fire hazard, and
4. Is dangerous to a person or property because of a violation of a statute or ordinance concerning building condition or maintenance.

The question was asked if anyone wanted to cross-examine Scott Williams or to testify. Loren R. Larrison and Sherry Emrick were sworn in and testified. Brian Tekulve answered questions on behalf of JP Morgan Chase.

Commissioner Stevens moved, and Commissioner Armstrong seconded a motion to affirm the order issued by the Building Inspector against Loren R. Larrison, Bobbie R. Larrison, Sherry Emrick and JP Morgan Chase to demolish and remove the building located at 2323 West U.S. 40, Greenfield, Indiana, on or after April 15, 2016. The motion was adopted by a vote of 2-0.

The Public Hearing for the authority under the unsafe building law and ordinance closed.

The March 01, 2016 Commissioners' Meeting reconvened at 9:24 a.m.

Hancock County Planning Department

Ordinance No. 2016-3B- Ron Pritzke appeared before the Commissioners on behalf of John B. Kelly to request rezoning of a property from Industrial Light (IL) to Residential (R1.0). Commissioner Armstrong introduced Ordinance No. 2016-3B an Ordinance amending Hancock County Zoning Ordinance No. 2007-1B rezoning property located at 9500 North 400 West (SW 18-17-6 3AC/ reflecting legal description Ex. A) from Industrial Light (IL) to Residential (R1.0). Commissioner Armstrong moved to adopt Ordinance No. 2016-3B. Commissioner Stevens seconded. Motion carried 2/0.

Ordinance No. 2016-3C- Ron Pritzke appeared before the Commissioners on behalf of Celadon Trucking Services to request rezoning of a 166 Acres to the Planned Unit Development (PUD). Commissioner Armstrong introduced Ordinance No. 2016-3C an Ordinance amending title XV, chapter 156, of the Hancock County code rezoning of a 166 Acres located at approximately 6500 West 300 North to the Planned Unit Development (PUD). Commissioner Armstrong moved to adopt Ordinance No. 2016-3C. Commissioner Stevens seconded. Discussion: Commissioner Armstrong feels this is the ideal sight for this project. His only concerns were the truck traffic and drainage. All issues have been addressed. Commissioner Armstrong is excited that Celadon is coming to Hancock County. Commissioner Stevens is proud Celadon has chosen Hancock County for their location. Motion carried 2/0.

Hancock County Prosecutor's Office

Out of State Travel for Request- Brent Eaton appeared before the Commissioners to request permission for Georgeanna Teipen to travel to Washington, D.C. between 3/21/16 to 3/24/16. She would be receiving training on sexual assault and domestic violence in order to meet requirements of the STOP Grant. Commissioner Stevens moved approval for Georgeanna Teipen to travel to Washington, D.C. between 3/21/16 to 3/24/16 for training. Commissioner Armstrong seconded. Motion carried 2/0.

Plat Signatures

Eason Minor Subdivision ROW Dedication- Phil Goings appeared before the Commissioners to request Eason Minor Subdivision Plat signatures and to dedicate 50' ½ Right of Way for Lots 1 and 2 (100' total) off of County Road 300 South New Palestine. Commissioner Stevens moved approval of dedicated ROW for Eason Minor Subdivision of dedicated 50' ½ ROW for Lots 1 and 2 off of County Road 300 South. Commissioner Armstrong seconded. Motion carried 2/0.

Greenfield Main Street

Use of Courthouse Lawn and Annex Exterior- Shelly Swift from Greenfield Main Street appeared before the Commissioners to request approval of placing one to four bikes in front of the Courthouse Annex, attaching them to the pillars out front for Bikes in Bloom from April 9, 2016 through May 21, 2016. Approval requested for use of the Courthouse Lawn on the North side for the National Road Yard Sale on June 4, 2016. Approval is also requested for use of the sidewalks on the South side of the courthouse, possibly wrapping around to both sides, for Chalk Fest and the Back to School Bash on July 30, 2016. Commissioner Stevens moved approval of the request from Greenfield Main Street for Bikes in Bloom from April 9-May 21, the National Road Yard Sale on June 4, and Chalk Fest/Back to School Bash on July 30 all in 2016. Commissioner Armstrong seconded. Motion carried 2/0.

Liability and Workers' Compensation Insurance

County Insurance/Renewal- Doug Walker of Walker & Associates, Incorporated appeared before the Commissioners to discuss the renewal of the Liability and Workers Compensation Insurance for the County. Mr. Walker presented two proposals. The first was with Bliss-McKnight (Bituminous Ins. Co.) for an amount of \$642,831. The second was with Burnham & Flower (Travelers Ins. Co. for liability/Downey Public Risk for workman's compensation/Indiana Public Employers Plan) for an amount of \$581,041. A discussion was had about the binder that was handed out and the specifics of each plan. (binder located in Auditor's Office) Commissioner Armstrong made motion to accept a property and liability coverage proposal from Burnham & Flower for the term that expires in 2017 and Downey Public Risk as the workman's compensation carrier for a total estimated premium of \$581,041. Commissioner Stevens seconded. Motion carried 2/0.

Hancock County Regional Water and Sewer District

Recess- Commissioner Armstrong recessed the March 01, 2016 Hancock County Board of Commissioners' Meeting at 11:00 a.m. in order to open up the Hancock County Regional Water and Sewer District Board for a Public Hearing.

Reconvene- Commissioner Armstrong, President reconvened the Hancock County Board of Commissioners' Meeting at 12:27 p.m.

Action Items

Claims and Payroll- Commissioner Stevens moved approval of the claims and payroll as presented. Commissioner Armstrong seconded. Motion carried 2/0.

Minutes- Commissioner Stevens moved approval of the February 16, 2016 Commissioners' Minutes as presented. Commissioner Armstrong seconded. Motion carried 2/0.

Ordinance No. 2016-3A- Commissioner Stevens introduced Ordinance No. 2016-3A an Ordinance Adopting Internal Control Standards.

The Hancock County Board of Commissioners meeting adjourned at 12:50 a.m.

Hancock County Commissioners

Commissioner Brad Armstrong, President

_____absent_____
Commissioner Marc Huber, Vice President

Commissioner Tom Stevens

Attest: _____

Robin D. Lowder
Hancock County Auditor