

## **Hancock County Council Minutes**

**March 10, 2021**

The County Council of Hancock County, Indiana met in the County Commissioner's Court in the Courthouse Annex located at 111 American Legion Place Greenfield, Indiana 46140 on the 10<sup>th</sup> day of March 2021 at the hour of 8:30 AM in accordance with the rules of the Council.

Councilmembers William Bolander, James Shelby, Kent Fisk, Jeannine Gray, Mary Noe, Robin Lowder, Keely Butrum, County Attorney Scott Benkie, Auditor Debra Carnes and Financial Administrator, Mary Bowmer were present.

*President Bolander opened the meeting with the "Pledge of Allegiance" followed by a moment of silence.*

### **Greenfield Public Library Annual Report**

Dave Gray (Director of Hancock County Public Library) and Michelle Hasty (Library Board Member) presented Councilmembers with the 2020 Annual Report and reviewed details with them.

### **Fortville Vernon Township Library Board Appointment**

Councilmember Fisk made a motion to appoint Michael Frischkorn to the Fortville Vernon Township Library Board. Councilmember Noe seconded the motion. **Motion carried 7-0.**

### **Additional Appropriation Fund 4616 \$488,766**

- Randy Sorrell (Director of Hancock County Economic Development Council) explained the forgivable loan process for Amazon that was approved and appropriated in 2020. The improvement was not formally accepted by the County and approved until three weeks ago. After Amazon completed their certificate of completion, the Board of Commissioners accepted those improvements and forgave the loan, funds could not be transferred with the calendar change, the appropriation expired and a Highway Account in Fund 4616 was used.
- Councilmembers agreed to advertise \$488,766 for Highway Department.

### **Council Minutes**

Councilmember Gray made a motion to approve the February 10, 2021 minutes with Councilmember Shelby's requested change. Councilmember Noe seconded the motion. **Motion carried 7-0.**

### **Probation Salary Ordinance Amendment**

Councilmember Gray made a motion to approve Ordinance 2021-3D a salary ordinance amendment for a secretary in Probation Department. Councilmember Fisk seconded the motion. **Motion carried 7-0.**

### **Public Hearing – Opus Development**

- Randy Sorrell (Director of Hancock County Economic Development Council) reminded Council last month he and Opus Development Company, LLC representatives requested designation of an economic revitalization area and qualifying that area for tax abatement. He provided proof of publication in the Daily Reporter February 23<sup>rd</sup> and said the formalities have been met and he was requesting final approval.

- Councilmember Bolander opened the Public Hearing at 8:48 AM for Opus Development Company, LLC. Councilmember Bolander asked for public comment, no comment. Councilmember Bolander closed the Public Hearing at 8:48 AM.
- Councilmember Fisk made a motion to pass Resolution 2021-3-2 confirming the abatement for Opus Development Company, LLC. Councilmember Butrum seconded the motion. **Motion carried 7-0.**

### **Community Corrections**

Wade Kennedy (Director of Community Corrections) presented County Council with a 2020 Annual Report and reviewed his past year with them.

#### **Public Hearing – Additional Appropriation Fund 1001**

- Councilmember Bolander opened the Public Hearing at 9:12 AM for Fund 1001 Benefits Resource Administrator \$32,310. Councilmember Bolander asked for public comment; no comments. Councilmember Bolander closed the Public Hearing at 9:12 AM.
- Councilmember Noe made a motion to appropriate \$32,310 for Fund 1001 for the Benefits Resource Administrator. Councilmember Lowder seconded the motion. **Motion carried 7-0.**

#### **Public Hearing – Additional Appropriation Fund 1001**

- Councilmember Bolander opened the Public Hearing at 9:13 AM for Fund 1001 Animal Control & Secured Detention \$220,572.44. Councilmember Bolander asked for public comment; no comments. Councilmember Bolander closed the Public Hearing at 9:13 AM.
- Councilmember Shelby made a motion to appropriate \$195,572.44 for Animal Control and \$25,000 for Secured Detention from General Fund. Councilmember Fisk seconded the motion. **Motion carried 7-0.**

#### **Public Hearing – Additional Appropriation Fund 1138**

- Councilmember Bolander opened the Public Hearing at 9:14 AM for Fund 1138 SAN Storage for IT Department \$175,000. Councilmember Bolander asked for public comment; no comments. Councilmember Bolander closed the Public Hearing at 9:14 AM.
- Councilmember Shelby made a motion to appropriate \$175,000 for 1138 SAN Storage for IT Department. Councilmember Burtrum seconded the motion. **Motion carried 7-0.**

#### **Public Hearing – Additional Appropriation Fund 2501**

- Councilmember Bolander opened the Public Hearing at 9:14 AM for Fund 2501 Drug Court User Fees \$6,000. Councilmember Bolander asked for public comment; no comments. Councilmember Bolander closed the Public Hearing at 9:14 AM.
- Councilmember Butrum made a motion to appropriate \$6,000 for 2501 Drug Court User Fees. Councilmember Fisk seconded the motion. **Motion carried 7-0.**

#### **Public Hearing – Additional Appropriation Fund 8900**

- Councilmember Bolander opened the Public Hearing at 9:15 AM for Fund 8900 Bureau of Justice Grant \$32,016.27. Councilmember Bolander asked for public comment; no comments. Councilmember Bolander closed the Public Hearing at 9:15 AM.
- Councilmember Butrum made a motion to appropriate \$32,016.27 for 8900 Bureau of Justice Grant. Councilmember Fisk seconded the motion. **Motion carried 7-0.**

### **Circuit Court**

- Judge Sirk requested a replacement employee.

- Councilmember Fisk made a motion to allow Circuit Court to replace an employee. Councilmember Lowder seconded the motion. **Motion carried 7-0.**

#### **Prosecutor**

- Brent Eaton (Prosecutor) requested a replacement employee.
- Councilmember Fisk made a motion to allow the Prosecutor to replace an employee. Councilmember Butrum seconded the motion. **Motion carried 7-0.**

#### **Abatement Application – Mt. Comfort Buyback Becknell Industrial**

- Randy Sorrell (Director of Hancock County Economic Development Council) presented Briane House (Attorney) and Larry Siegler (Chief Officer for Peterson Property Services) for the Mt. Comfort Buyback Becknell Industrial abatement application. Derek Hawkins Senior Vice President with Becknell Industrial said this was the sixth project in the area since 2014. Derek was excited to grow their asset base.
- Councilmember Fisk made a motion to approve the Introductory Resolution 2021-3-8 for the Becknell Project. Councilmember Lowder seconded the motion. **Motion carried 7-0.**
- Councilmember Bolander set the public hearing for April 14, 2021 at 8:45 AM.

#### **Additional Appropriation Request – Fund 8891 Problem Solving Grant \$2,500**

Councilmember Gray made a motion to appropriate \$2,500 Problem Solving Grant from 2020 to 2021. Councilmember Lowder seconded the motion. **Motion carried 7-0.**

#### **Highway Update**

Gary Pool (Highway Engineer) updated Councilmembers on highway projects.

#### **Planning & Building 2020 Annual Report**

- Mike Dale (Director Planning Department) and Scott Williams (Building Official) presented Council with their 2020 Annual Report.
- Councilmember Shelby asked about an update on the Comprehensive Plan. Mike said the RFP was released in February and they received 13 proposals. Mike said himself, Randy Sorrell (Director of Hancock County Economic Development Council), Gary Pool (Highway Engineer) and Renee Oldham (Planning Commission) are in the process of scoring the 13 proposals. Randy said they are sorting through the RFP's for the top three for the Planning Commission to consider.

#### **Abatement Application – True Fabrications, Inc**

- Randy Sorrell (Director of Hancock County Economic Development Council) presented Briane House (Attorney). Briane introduced Alexis Sowder (Multistate Project Manager for KSM Location Advisor), she discussed a build to suit project. True Brands produce products for local gift shops, to Target & Walmart stores. They are designers and suppliers with headquarters in Seattle. Kevin Kenny (Head of Distribution for True Brands) said True Brands was founded in 2003 with aggressive growth, last year they were up 40%. In 2016, True Brands relocated to the Indianapolis metro area and they would like to stay centralized. This building would be customizing products. Alexis said this building would involve the relocation of 93 full-time jobs from Indianapolis to Hancock County. She requested real and personal property abatement with two different schedules.
- Councilmember Shelby asked if this was in the new TIF area. Randy said yes. Councilmember Fisk and Councilmember Bolander said personal property abatement is not something that has been approved before. Councilmember Noe said this is such a small

project, that personal property is not warranted and this is not something we have been doing currently. Briane House (Attorney) requested Council table the personal property abatement. Councilmember Butrum noted the percentages for real property abatement were not typical.

- Councilmember Noe made a motion to approve the Declaratory Resolution 2021-3-9 for True Fabrications, Inc for real property abatement following the 10 year schedule that reads 100%, 90%, 80%, 70% and down and Council does not approve the personal property abatement. Councilmember Gray seconded the motion. **Motion carried 7-0.**
- Briane House (Attorney) said he will rework the Resolution and bring to the next Council meeting. Mary Bowmer (Financial Administrator) gave Briane a Resolution number of 2021-3-9 and Council agreed to advertising for a public hearing at the next meeting pending changes.

#### **Assessor Update**

- Councilmember Shelby said we asked you, Katie Molinder (Assessor), to come because the Financial Consultant said we should be aware there are unusual circumstances going on with commercial property values trending down within the state. Katie said her and the contractor for Boone County, have brought together four other county Assessors to go in on a huge commercial report for the Indianapolis area. The report was \$40,000 and the cost was shared. We are trying to get out in front of this. The contractor went through all the major commercial groups and looked at Indianapolis MSA specifically and our county. From this she was able to get out ahead of what all of the sales this year did, so when she submitted her ratio study and trended commercial property, she has data information to substantiate where we are. The only commercial data that went down were hotels. Hotels went down 10%. Warehouses are currently booming, so those are up 5%. As far as Hancock County is concerned every single one of our commercial groups are either stable or stayed the same or increased.
- Councilmember Shelby asked if they were getting challenges. Katie said those will come in May and June. She has received some, but some were also withdrawn. She spoke with some lobbyist for Assessors and they are working hard for legislation that says it has to be physical damage, not hypothetical COVID damage. Katie said the market is booming residentially and commercially, as you can see with all of the warehouses coming in, everything has increased substantially.
- Councilmember Noe said we have created an application for the abatement that they have to complete and sign with the 5% rule. They cannot appeal their assessment during the abatement period, unless it comes back to the 5% rule. That was the only time before the exception of the 5% rule, was if they had completed an addition. Katie was appreciative of this information. Councilmember Shelby requested Katie let Council know if she sees any suspicious activity in 2022. Katie agreed.

#### **Abatement Application – Transport Enterprise Leasing LLC**

- Briane House (Attorney) representing Transport Enterprise Leasing LLC said they are engaged in leasing and supply of truck, cabs and trailers to truckers and independent operators. They are proposing a significant maintenance and staging area. They are relocating and expanding on a new facility in Marion County, the new facility will include administrative office space, truck repair base, paint and body shop, trailer repair and contemplated future expansion. There will be some retail office space related to their business. Also a significant tractor trailer parking area. The statement of benefits seeks a 10 year property tax abatement. This site will employ 30 people, 15 will transfer from Marion

County. They expect an additional 10 employees will be needed later. The jobs pay an average \$52,000 a year.

- Randy Sorrell (Director of Hancock County Economic Development Council) said the Planning Commission approved and received support from neighbors on the rezone. Councilmember Shelby asked if this was in the north TIF area. Randy said this property is in the long term TIF area. Councilmember Noe discussed amending the Abatement Application to more specifically define jobs to be hired and retaining jobs for a total full-time employee's listed.
- Councilmember Shelby made a motion to approve the Preliminary Resolution 2021-3-10 for Transport Enterprise Leasing LLC with the exception of personal property. Councilmember Gray seconded the motion. **Motion carried 7-0.**
- Briane House (Attorney) said he will rework the Resolution. Mary Bowmer (Financial Administrator) scheduled Transport Enterprise Leasing for April 14<sup>th</sup> at 8:55 AM.

***Councilmember Gray left the meeting at 10:46 AM.***

#### **Budget Meeting Update**

- Councilmember Shelby reported the budget committee and County Council reviewed all the county fund balances and no problems were reported, they were in good shape. He noted Fund 5901 will be changed.
- Councilmember Shelby reminded Councilmembers of the special meeting March 16, 2021 at 12 Noon in the Commissioners Court Room.
- Councilmember Shelby reminded Councilmembers the next Budget Meeting will be May 3, 2021 at 1:30 PM.
- The new CARES Act money will be discussed. Councilmember Shelby suggested using the money to balance accounts as a one time infusion, rather than spending in a sustainable way because it would not be sustainable. This should allow the county to have more operating funds like increases in salary. Think about the Sheriff's retirement fund, possibly the health claims fund. He mentioned starting an economic development revolving loan fund or just put more in the rainy day; could use for Capital cost rather than GO Bond, could use for buildings or to rehab building; but for primarily 2022-2023 budget shortfalls.
- Councilmember Noe asked what date they want salary recommendations or proposals. Councilmember Shelby said in order to look at the sustainability of the request we have for the Sheriff's Department, the Financial Consultant needs your input, he can't respond to half of the information, he needs the entire report. The Financial Consultant is ready when the information becomes available. Councilmember Noe said it will be 30 days.

**Adjourned 11:18 AM**

Councilmember Noe made a motion to adjourn. Councilmember Butrum seconded. **Motion carried 6-0.**

**Approved this day:**

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William Bolander

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Mary Noe

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James Shelby

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Robin Lowder

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Kent Fisk

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Keely Butrum

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Jeannine Gray

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