

**Hancock County Board of Commissioners**  
**Regularly Scheduled Meeting**  
**April 6, 2021**

Commissioners met for a regular session. Those present were Board of Commissioners President John Jessup, Commissioner Vice President Marc Huber, Commissioner Bill Spalding, County Attorney Scott Benkie and Auditor Debra Carnes. Commissioner Jessup called to order the April 6, 2021 Hancock County Commissioners Board meeting at 8:05 AM.

**Highway**

- Gary Pool (Highway Engineer) requested Commissioners sign the paragraph of the minutes with Highway for March 30, 2021 and approve the minutes.
- Commissioner Huber made a motion to approve the March 30, 2021 minutes as presented. Commissioner Spalding seconded the motion. **Motion carried 3-0.**
- Plan to send out Request for Proposals (RFPs) for countywide bridge inspection, Seg B inspection, Bridge 85 and Bridge 146. Municipal building RFP is out. Next week will send RFP for construction inspection, school and guard rail inspection.
- The 500 W base stabilization has been completed. Next week may start paving with a heavy base layer. We will encourage trucks not to use that road, but realistically the road will be used. May start paving next week, once the final check has been completed.
- Sidewalk repairs are active this week (Fox Cove, Richman Platz and a few others).
- Still working to get a bond for power poles in pavement.

**Clerk's Office**

- Lisa Lofgreen (Clerk) requested to transfer one employee and replace two employees.
- Commissioner Huber made a motion to approve the Hancock County Clerk to transfer one employee and replace two employees. Commissioner Spalding seconded the motion. **Motion carried 3-0.**

**Fire Fighter Mutual Aid Association**

- Dave Sutherland (representing Fire Fighter Mutual Aid Association) notified Commissioners he will be making a LIT request in May.
- Dave discussed a countywide fire ordinance and requested the Commissioners guidance with establishing the ordinance. Amazon and Walmart have installed amplifier systems to work with the fire fighters' radios. The system is helpful to police and fire fighters; it amplifies radio signals. Commissioners directed Dave to the Area Planning Commission and Tech Committee for approval.
- Dave also discussed sprinkler systems, some buildings built have no strobe lighting or fire alarms.
- Commissioner Spalding asked if Dave talked to Gregg Morelock (City Attorney) to craft those ordinances. Dave said yes. Commissioner Spalding recommended Dave go to Randy Sorrell (Director HEDC) because he maintains contracts with the builders and put in the contracts, they will be required to put specifics in the building. Commissioner Spalding asked if there was a fire fighter on the Tech Committee? Dave said yes.

**Building Maintenance Update**

- Dean Mullins notified Commissioners the Annex Building air conditioning should be running April 20<sup>th</sup>. PDF has turned on blowers to assist with air flow.

- The Prosecutors office has trim blowing off the building. Dean has a couple people giving estimates to put trim up on the North and South side.
- Dirt has arrived for the Purdue Building.
- Commissioner Spalding requested Dean meet Friday, April 9<sup>th</sup> at 9 AM to talk with a Greenfield representative regarding sidewalk repairs.
- Dean asked about the Memorial Building cleaning. Commissioner Jessup said they will handle the regularly scheduled cleaning themselves. County Attorney Benkie said the agreement requires them to do the routine cleaning. Commissioner Huber said Johnson Controls will do a thorough cleaning after work is completed in the building, but they are responsible for routine cleaning.

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

- Sheriff Burkhart presented Commissioners with a list of surplus items for his department.
- Commissioner Huber made a motion to declare surplus and allow to be sent for auction all the items on the 2021 County Auction #7 list as presented by the Sheriff; basically office furniture, tires, office equipment and laptops per the list presented. Commissioner Spalding seconded the motion. **Motion carried 3-0.**

#### **RQAW Update on New Jail**

- Dustin Frye, Director of Construction Services for RQAW reported the jail continues to progress on schedule.
- Admin building is framed; roof is 85% complete; the building will be weather tight soon. Dry wall will start soon. Masonry is finishing up. The painters will start soon.
- Dustin will meet with Bernie Harris (Director of IT) to coordinate IT needs.
- Dustin discussed the neighbor requesting dirt from jail site. Dustin informed Commissioners the project superintendent on site requested holding off on giving any additional dirt away, because final site work will require dirt. The superintendent does not want to give away something that he would then not have enough of. Commissioner Huber will talk to the homeowner who was requesting more dirt. Sheriff Burkhart said there have been many inquiries on the boulders at the jail and he would like to continue to hold off on decisions on the rocks. Commissioners agreed.

#### **Claims & Payroll**

Commissioner Huber made a motion to approve claims and payroll. Commissioner Spalding seconded the motion. **Motion carried 3-0.**

#### **Letter to Residents Regarding Mask Mandate**

- Commissioner Jessup read into minutes a letter to the residents regarding the mask mandate.
- Letter to the Residents of Hancock County: Governor Holcomb has issued an Executive Order revoking the mask mandate effective April 6, 2021. The full text of the Order can be found at [www.in.gov/coronavirus](http://www.in.gov/coronavirus). It is recommended that all residents keep informed on the spread and trends of the virus. Notwithstanding, the Hancock County Board of Commissioners and the Hancock County Health Department urge all residents to continue to be vigilant by practicing social distancing, washing hands, wearing a face mask when appropriate, and looking out for one another as we have always done here in this community. The citizens and businesses in our County have reacted responsibly to the Governor's directives since the beginning of the Coronavirus crisis. It is your prerogative as to whether or not you will wear a mask based on the removal of the mandate, however, you are free to use

your own judgement, and local businesses may or may not require a mask to be worn when frequenting their premises. All residents who wish to be vaccinated should do so at their earliest opportunity. We ask that each individual make the determination themselves with the health and well-being of the entire community at the forefront of your thinking and consideration. The Commissioners remain very sensitive to the fact that it is of paramount importance, in conjunction with the health of our citizens, that we maintain commerce and business. We must continue to unite in our efforts and personal responsibility to fight the spread of this virus.

- Commissioner Huber made a motion to approve the statement just read into record regarding the Governor's mandate. Commissioner Spalding seconded the motion. **Motion carried 3-0.**

#### **Planning Department**

- Mike Dale (Director Planning Department) notified Commissioners there is a permit pending with Red Rock. The building is a 1M sq foot industrial warehouse. The neighbors met with Mike regarding lime dust on their houses, so Mike notified the developer and they are willing to provide a \$500 stipend to each homeowner (5 total) to power wash their homes after construction. Mike said this is new to him, he has never encountered this before. The money cannot go directly from the developer to the homeowner. The developer suggested the money could go through HEDC. Mike asked Commissioners for suggestions.
- County Attorney Benkie, said the developer can do this and have a liability waiver signed, the county does not need to be involved.

#### **Recess Board of Commissioners Meeting**

- Commissioner Jessup made a motion to recess the Hancock County Board of Commissioners at 8:57 AM for the Hancock County Regional Water & Sewer District.
- Commissioner Jessup reconvened the Hancock County Board of Commissioners at 9:01 AM.

#### **Emergency Management**

- Misty Moore (Director Emergency Management) requested Commissioners review and sign an updated Comprehensive Emergency Management Plan.
- Commissioner Huber made a motion to approve the updates to the Comprehensive Emergency Management Plan as presented. Commissioner Spalding seconded the motion. **Motion carried 3-0.**
- Misty requested 15 EMA radios that are no longer serviceable to be declared surplus
- Commissioner Huber made a motion to declare surplus 15 Maxion radios with serial numbers referenced in the April 2, 2021 email sent by Misty Moore to the Commissioners. Commissioner Spalding seconded the motion. **Motion carried 3-0.**
- Misty proposed to change the name Hancock County Emergency Management to Hancock County Homeland Security. Many Counties have made this change to reflect a consistent agency affiliation as their roles within their agency have expanded. Homeland Security entails a more comprehensive and accurate description of what our agency does and of our overall duties. Emergency Management is still a division under Homeland Security.
- Commissioner Spalding made a motion to change the county agency from Hancock County Emergency Management to Hancock County Homeland Security. Commissioner Huber seconded the motion. **Motion carried 3-0.**

### **E-911**

- John Jokantas (Director E-911) discussed a draft of the Hancock County E-911 Center Operations Board.
- Commissioners agreed the draft can go to County Attorney Benkie to introduce a new ordinance at the next Commissioners meeting.
- John discussed Greenfield Power and Light request to run circuits in the easement. Commissioner Huber said he probably would not be in favor this, since it will limit future growth. Commissioners will review the request.

### **County Copy Machines**

- John discussed county copy machines and notified commissioners the county spends a lot on copiers. Auditor Carnes said this came out of our department head meetings we have once a month. John said the best time to implement a change would be at budget time and not make a change mid-year. Currently for copier leases the county spends just under \$21,000 a year, not to mention copy expenses. Commissioners said this does not include the Purdue Extension copier. John said E-911 averages about \$7/month on copies, but other offices spend considerably more. The new Sheriff's department will require more machines soon. John said he will recommend to Bernie for the first year to see what we actually spend is to put \$32,500 in the budget and this should cover leases and copies. This would be listed as copiers under IT Department and removed from each department, then the Auditor would get one bill and save money.

### **Greenfield Resident Concern**

- Charlie Cook (Greenfield Resident) expressed concern over trash blowing on his property from developers not covering their dumpsters. Farmers and residents are left to pick up the trash from the developers. He also expressed concern with trash trucks not covering their loads. Charlie requested Commissioners to assist with his concerns.
- Commissioner Huber said it is a problem and he has seen it; this would be Building and Planning or Surveyor's office. Commissioner Jessup suggested a snow fence may be required and policing. Charlie said it is not a good look for Hancock County with trash all over the roads. Commissioner Spalding said we could have the Sheriff's road patrol to look for vehicles losing trash, there is a citation for this. Charlie said the best law enforcement is here in Hancock County. Charlie thanked Commissioners for their time.

### **Vacate Alley**

- Mike Gibson (with Harold Gibson Land Surveying) discussed vacation of Pearl Street from Walnut Street South to the railroad tracks in Philadelphia and an alley that is just grass. The two plats will be added together, so it can be a platted lot.
- Commissioner Spalding asked if the neighbors were in support of the vacations? Mike said yes neighbors were in support. Mike told Commissioners he would get the paperwork taken care of and will return with completed paperwork.

### **County Cell Phones & Amazon County Account**

- Auditor Carnes updated Commissioners her inquiry into cell phones and Amazon Credit Cards. She said she will meet with Amazon on Thursday. She is still working on the cell phones.
- Commissioner Huber said he talked to Dean Folkening (Weed Specialists) regarding a cell phone. Dean will get a cell phone through Highway Department for \$69.99 with \$37.99

monthly service. Commissioner Huber told him to go ahead and proceed with cell phone through Highway Department.

### **Stimulus Funds**

- Commissioner Spalding said he thought forming a group to discuss stimulus funds is a good idea. Commissioner Jessup said a comprehensive plan will be needed. The meetings will provide documentation of discussions and assist with transparency. Ultimately it has to be over accounted; this will be on Commissioners and the Auditor. Commissioner Huber would like a mechanism that something gets completed and not held up. Commissioner Spalding said one thing it can be spent on is necessary investments in water, sewer, broadband and infrastructure. Commissioner Jessup added and not for profit. Commissioner Spalding said if they audit and find a problem, the Auditor is on the hook. Auditor Carnes said it has to be in the plan or it will not be processed.
- Commissioner Spalding asked if the Auditor had a sample of the ordinance. Auditor Carnes will forward the sample ordinance to commissioners to review. Commissioners will discuss with County Council on April 20, 2021 at 12 Noon.

### **Johnson Control Update**

- Russ Patrick (Construction Manager for Johnson Controls) updated Commissioners on work in the county buildings. He will forward a breakdown to Commissioner Spalding and Auditor Carnes with dollar amounts. As discussed, lighting will continue on April 19<sup>th</sup> they are still waiting on parts.
- **Purdue Building:** Mechanical installation completed. Lighting upgrades punch list items remain.
- **Highway:** Mechanical systems have been completed. Lighting upgrades completed with punch list items. Some fixtures are on back order; should have answers by 19<sup>th</sup>.
- **Memorial Building:** Boiler room demo will tentatively begin the end of March. Asbestos inspection was completed. Abatement company has submitted their quote and will be ratified in Commissioners meeting April 6<sup>th</sup>. Abatement will begin in about two weeks (around April 20<sup>th</sup>). Boiler replacement will follow as weather permits. Steam trap replacement will happen at the same time as the boiler replacement. New thermostat control valves for radiators will be installed as the new traps are installed. Building exterior improvements (lintel repair, tuck pointing, etc.) started on March 30<sup>th</sup>. Lighting upgrade will begin April 19<sup>th</sup>. Ordered new fixtures for the room and punch list items. The windows are permanently closed, so screens will be removed.
- **Community Corrections:** Mechanical (RTU's) installation has been completed. PDF Mechanical has completed commissioning of controls.
- **Courthouse:** Replacement of VAV box reheat will be scheduled after Community Corrections is complete. Lighting upgrades in process. Fixture at the top of the dome was not in the scope of work. Cove out of scope. Check with customer on adding into scope. Other areas can be looked at to add to the scope. Commissioners questioned why they weren't in the scope of work. Russ will look into this and report back to the Commissioners.
- **Annex:** Lighting upgrades have begun and will continue on April 19<sup>th</sup> on second shift. Additional material is needed for the Commissioners meeting room. The material will be delivered to the Annex building as soon as the week of March 19<sup>th</sup>. Issues with diffusers may cause damage due to age of fixture.
- Auditor Carnes asked Johnson Controls to check with Trish George or herself to be sure Commissioners Court it available on April 19<sup>th</sup> to replace lighting.

- **911 Building:** Lighting upgrades completed. Punch list items remain. Mechanical system completed. Building envelope completed.
- Commissioner Huber made a motion to ratify the approval for Aerco to do the Asbestos Abatement in the Memorial Building in the boiler room job #21-310 in the amount of \$5,500 to be paid out of the 2019 GO Bond. Commissioner Spalding seconded the motion. **Motion carried 3-0.**

### **Economic Development Council**

- Randy Sorrell (Director HEDC) said there was an initial request for road construction assistance on Buck Creek Road by Red Rock. It was thought, we would do for them what was done for the Amazon project; let them build a road and we reimburse them. This was completed through the Economic Development Commission (EDC). The EDC would like to come back to the Commissioners in a couple weeks for approval to add to the current project list.
- Commissioner Huber asked how this would be funded, how do you anticipate this functioning? Randy said this would be paid out of TIF funds, whether it is the new TIF funds or existing TIF funds. Commissioner Huber said there has not been a clear direction; his frustration is how will the TIF be broken down. Commissioner Huber doesn't want 100% going into the TIF; what about fire departments, schools, law enforcement, public safety and roads.
- Randy said he has the Economic Development Plan for the new TIF area. The project description for the west allocation; construct/reconstruct or extend sewer infrastructure, construct/reconstruct or extend water infrastructure, including water towers, utility relocation, construct/reconstruct road infrastructure and associated storm water drainage, construct/reconstruct buffer zones, mounding, landscaping, construct/reconstruct beneficial environmental projects, purchase or lease of public safety equipment to serve the west allocation area, assist Mt. Vernon Community School Corporation meeting the needs of the employers in serving or benefiting the west allocation area through funding of the educational programs under Indiana Code 36-7-25-7, Economic Development supported capital projects for the Mt. Vernon Community School Corporation.
- Commissioner Jessup said we were told going into this that the allocation could be split up by percentage or dollar amounts. We were told by RDC's counsel that this will be discussed later and we are almost to the end of this; at this point Commissioner Jessup said he will not sign off any documents until allocations are defined. Commissioner Huber agreed. Randy said how do you specify that? Commissioner Huber said you can allocate a percentage or dollar amount to public safety or law enforcement; it needs specified. If a territory collects X, then they will get a percentage or X amount of dollars. You have estimates on what that area will bring in, you can allocate a percentage or a dollar amount. I am tired of someone requesting assistance and getting turned down. Randy said I understand, but it's complicated when you lock in a percentage for a specific area and they don't need it.
- Commissioner Huber said last month there has been nearly 70 runs to Amazon alone and this increases the Sheriff's and Fire Departments workload. This takes away from deputies and fire departments. Randy said that was the old TIF, not new TIF. Commissioner Huber said, I know, but I don't want this to happen to the new TIF. Commissioner Jessup said the new TIF is to offset where the School, Fire and Sheriff's Department have been left behind; they have had reduced funding and increased workload due to the development. The point of the new TIF area is to get more funding for these areas. Randy said ok.
- Sheriff Burkhart said we cannot continue to grow the western corridor as it is and not have the people to support the growth. Randy said the TIF cannot be spent on operations.

Commissioner Huber said if they were getting a percentage out of the TIF area they could use it for whatever they wanted. Randy said true. Commissioner Huber said it needs to be a percentage or allotment. Commissioner Spalding said if you do the math you get less money as a pass through, than if you made an agreement to give them money. Commissioner Huber said but then you can't use the money for operating cost. Commissioner Huber said on the record he will not approve another TIF district if there is no specific dollar amount or acceptable percentages for public safety and the schools.

- Randy asked about putting Red Rock into the existing EDC project list. Commissioner Jessup asked for more information before it could be added to the list.
- Commissioner Huber made a motion the Commissioners acknowledged receipt of the TIF Management Reports as presented. Commissioner Spalding seconded the motion. **Motion carried 3-0.**

**The Hancock County Board of Commissioners meeting adjourned at 11:25 AM.**

**Hancock County Commissioners**

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Commissioner John Jessup, President

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Commissioner Marc Huber, Vice-President

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Commissioner Bill Spalding

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