



**MINUTES
MONROE COUNTY BOARD OF COMMISSIONERS'
JULY 24, 2019
NAT U HILL III MEETING ROOM
COURTHOUSE
BLOOMINGTON, IN**

The Monroe County Commissioners met in a regular meeting on July 24, 2019 at 10:00 a.m. with the following members present: Julie Thomas, President; Lee Jones, Vice President; and Penny Githens, Commissioner. Also present: Jordan Miller, Payroll Administrator; Jeff Cockerill, Attorney; Angie Purdie, Commissioners' Administrator; and Anita Freeman, Deputy Auditor. Not present: Lisa Ridge, Highway.

I. CALL TO ORDER

The meeting was called to order by Thomas

II. COMMISSIONERS' PUBLIC STATEMENT

Statement read by Jones

III. AGENDA AMENDMENT

Jones made a motion to amend agenda. Githens seconded.

Remove item "G" as it was duplicated. See item "L". Also to add item "N" as an MOU regarding Convention Center.

All in favor, motion carried by voice vote.

IV. PUBLIC COMMENT – FOR ITEMS NOT ON THE AGENDA, LIMITED TO 3 MINUTES

Penny Caudill, Monroe County Health Department. I'm here with exciting news kind of a save the date for August 2nd. If you haven't been past the Health Building, the mural has started along the ramp entrance wall, and it's looking great. I want to give a shout out to our Maintenance Department for their power washing and priming to get it ready to go. Thank you to Bloomington Paint & Wallpaper for the donation of paint supplies and a big thank you to our

artist, Gypsy Schindler, for doing the work. We're very excited and it should be done by the end of the week, early next week at the latest depending on weather of course. August 2nd it will be our ribbon cutting at 3:45pm; from 2-3:45pm we will do an open house so that people can learn a little bit about what the Health Department does. We thought we would combine those and take that opportunity to provide that information to the public. We invite everyone to come by any time between 2 and 3:45pm learn a little more about the Health Department and at 3:45 pm we will do the ribbon cutting. We invite everybody to come and celebrate the beautiful Public Health art work on the building.

(Thomas) Thank you so much we're very excited about it.

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Jim Shelton, just a quick reminder to everybody that applications for the next CASA training are due tomorrow. You can go to www.monroecountycasa.org click on the volunteer link and actually fill it out online or download it and fill it out by hand and turn it in. The training will actually be August 8th through the 29th. We still need people to volunteer to help with kids that are in the juvenile justice system. Thank you.

(Thomas) Thank you so much.

V. APPROVAL OF MINUTES

Jones made motion to approve. Githens seconded.
Motion carried by voice vote.

VI. APPROVAL OF CLAIMS DOCKET

- **ACCOUNTS PAYABLE – JULY 24, 2019**

Jones made motion to approve. Githens seconded.

(Miller) Total for Accounts Payable - \$4,303,410.98

- \$3,291,407.58 – LIT Distribution
- \$197,916.48 – Bond Payment – State Road 46 Corridor
- \$163,266 – Central Dispatch Server Replacement

After call for public comment, carried by voice vote.

VII. REPORTS

- **TREASURER – JUNE 2019**
- **TRAFFIC/ROAD UPDATE - NONE**

VIII. NEW BUSINESS

A. MOVE TO APPROVE: SERVICE AGREEMENT WITH BLEDSOE RIGGERT COOPER JAMES. FUND NAME: NON-REVERTING FUND NUMBER: 1179-38110-000 AMOUNT: \$6,860

Jones made motion to approve. Githens seconded.

(Keli Witmer) The Park Board asked if you would approve a service agreement again with Bledsoe, Riggert, Cooper and James to provide conceptual design recommendations and construction cost opinion for synthetic turf and field lighting installation on select athletic fields. This augments the drainage analysis that you approved a couple weeks ago. They thought it would be best to have all the information because we in 30 years have done an analysis. So this way they would be able to give opinions on what needs to be done on the athletic complex. It doesn't mean it will be done they just don't have the information to make recommendations yet.

(Githens) On exhibit A from Bledsoe Riggert group under field lighting, it says for fields 9, 10, 11 and 12 and then something else was written in by hand-

(Witmer) Correct field 8 will be included for that lighting opinion.

(Githens) Ok.

(Thomas) So sort of a longer term question I have is do we have an estimated cost for installing the lighting and the turf and do we have funding identified?

(Witmer) We have no funding identified. This analysis will give us choices. Like do we renovate field one for this cost this might be reasonable or do we do this. We don't know. The Park Board does not have the answers or recommendations. They understand that everything we're doing here costs a lot of money. But without the information and to recommended it to people and you know what everyone might say the cost is too much we're not going to do any of it. They don't know until they do the analysis and they've never done an analysis. The facility is approaching 30 years old and we're having drainage problems the soil is compacted. We need to know do we put new drainage between the other drainage or more irrigation. What can help the situation? Right now we're just pushing clay down and it's like a bowl of water coming up. So we're not playing a lot in the summer because of the rain and because of our problems. But, we don't know the options and Bledsoe will give us a cost analysis, well maybe you should do this it might be a better bang for your buck. We don't know it until we get the analysis. We understand the limitations on this.

(Thomas) That's really great to hear that the Parks Board is willing to do this piecemeal if the cost is exorbitant. But you're right this analysis needs to happen and also with the understanding that our beliefs in how much rain we're going to get year to year is no longer reliable.

**B. MOVE TO APPROVE: ASCENT ANALYTICS AGREEMENT FOR YOUT SERVICES BUREAU.
FUND NAME: LIT-SPECIAL PURPOSE/PER DIEMS FUND NUMBER: 1114/4903
AMOUNT: \$30,000**

Jones made motion to approve. Githens seconded.

Vicki Thevenow, Youth Services Bureau. We are federally mandated to do this if we want to receive per diems from the Department of Child Services. We've put it off as long as we could knowing that we've put a lot of energy into getting the building ready getting programming ready for when the building is finished. When we looked into the amount of work that this would take to complete and to be successful in our accreditation I called some other youth services bureau around the state to see how they accomplished it. One hired a full time person with benefits, which was way more than the \$30,000 for the contract. The others hired this person. So I interviewed this person to see what I thought and he is clearly an expert. He's been involved in Youth Services for many years. Everyone he has contracted with has had a successful accreditation through CARF. If we don't get our accreditation we will not be able to receive Department of Child Services funding, so it's worth it to me to invest this money to make the \$400,000 or \$500, 000 we are capable of getting.

(Githens) So this is another federally funded mandate basically?

(Thevenow) Yes it is.

(Jones) Looks like you've ended up between a rock and a hard place.

(Thevenow) Well the money to pay him is coming out of the per diem fund, so it felt like an appropriate use of that money.

After call for public comment, motion carried by voice vote.

C. MOVE TO APPROVE: RATIFICATION OF ADDENDUM #1 TO ENHANCE 9-1-1 SERVICE AGREEMENT.

Jones made motion to approve. Githens seconded.

FUND NAME: N/A FUND NUMBER: N/A AMOUNT: N/A

(Margie Rice) This is the third time I have talked to you about this addendum to a contract that the Commissioners' entered in 2014. It's simply to allow IU to move their dispatch center to a new location and there is a cost associated with moving the equipment. AT&T is going to do the move, IU is going to pay for it, but because you guys approved the original contract we need legally for you to approve the addendum. There is no other county involvement other than approving this addendum.

After call for public comment, motion carried by voice vote.

D. MOVE TO APPROVE: AGREEMENT WITH FIRST APPRAISAL GROUP AND GILBERT S MORDOH & CO.

FUND NAME: CUMULATIVE CAPITAL FUND NUMBER: 1138 AMOUNT: \$3,250

Jones made motion to approve. Githens seconded.

(Cockerill) This agreement, \$750 is for the First Appraisal Group and \$2,500 is for Gilbert Mordoh & Co, Inc. The reason we got a discount with First Appraisal Group is that they had recently looked at this property and therefore didn't need to spend as much time doing this appraisal. Both these appraisals are for the two parcels near the NAPA building that we have done the offer to purchase from the property owners with, so these are a required step in order to continue to move forward with that purchase.

(Githens) These are for getting the two different appraisals?

(Cockerill) Correct.

(Githens) They're legally required.

(Thomas) Two different appraisals yes.

After call for public call for public comment, motion carried by voice vote.

E. MOVE TO APPROVE: AGREEMENT WITH FINANCIAL SOLUTIONS GROUP FOR FINANCIAL SERVICES RELATED TO POTENTIAL WESTSIDE TIF.

FUND NAME: TBD FUND NUMBER: TBD AMOUNT: NOT TO EXCEED \$35,000

Jones made motion to approve. Githens seconded.

(Cockerill) And that number for the record is not to exceed amount.

(Thomas) Would you amend your motion?

(Jones) I would like to amend my motion to say that the amount \$35,000 is not to exceed.

(Githens) Second the amendment.

(Thomas) All in favor of amending the motion.

All in favor by voice vote.

(Cockerill) And much of my comments will also fit for the next agenda item. In this case the Monroe County Redevelopment Commission is looking at issuing bonds in order to complete two different road projects, the Sunrise Greeting Extension and Profile Parkway Connection to Gates Dr. In order to do that we're going to have to get a bond and we need a financial advisor in order to do that. The financial advisor fees as well as the bond council fees those fees are actually paid out of the proceeds of the bond and so when that bond is created that line will be set up and paid through whatever fund number the Auditors office associates with that lending.

(Githens) Is this amount in line with previous financial considerations? I'm new so I'm just -

(Cockerill) Well I guess it's not out of line. I think with the TIF bonds and I think when we look at the next one it will have a lower not to exceed amount because with the TIF bonds there's a little bit more complexity to them than a general obligation bond, there's more marketing and things that are necessary just because of the nature of the lending. Plus, I think the amount of the bond plays a role and all those kinds of factors. For this one we've had Financial Solutions Group come in and talk and work with the Redevelopment Commission for probably the last 6-8 months to look at possible options. You know we have 2 big projects coming up and what's the best way to finance it so there's little bit more time in this one as well for him already before we even get to this stage. It's not out of line. Like when we did the \$2 million GO Bonds we were probably looking at a \$25,000 not to exceed amount, so that issuance I think is anticipated to be well over \$5 million and so that adds complexity.

(Githens) Thank you.

(Thomas) Just as, something just kind of struck me as you were talking about this, what happens if we for whatever reason decide not to go forward with the bond we'll just come back and hear this again but pay this out of something else? One of our Commissioner funds of some sort probably?

(Cockerill) I guess my expectation is that I would go talk to Financial Solutions Group if the deal doesn't happen, then we would talk to them about not paying anything.

(Thomas) Ok.

(Cockerill) Come to some kind of reasonable solution. Clearly the not to exceed \$35, 0000 anticipates closing of bond and a lot of work and skill that's necessary is kind of towards the end. So we would certainly go back and talk to them.

(Thomas) So if the bond doesn't happen there's not much work that has to go into it in other words.

(Cockerill) Clearly not as much.

(Thomas) Thank you.

After call for public comment, motion carried by voice vote.

**F. MOVE TO APPROVE: AGREEMENT WITH FINANCIAL SOLUTIONS GROUP FOR FINANCIAL SERVICES RELATED TO POTENTIAL GENERAL GO BOND.
FUND NAME: TBD FUND NUMBER: TBD AMOUNT: NOT TO EXCEED \$25,000**

Jones made motion to approve. Githens seconded.

(Cockerill) We are looking at doing a general obligation bond for the County in an approximate amount not to exceed probably a little over \$5 million which is kind of the cap for the remonstrations and all those things. A general obligation bond is typically not as complex as a TIF bond and therefore the price reflects that.

After call for public comment, motion carried by voice vote.

~~**G. MOVE TO APPROVE: CRIDER & CRIDER CHANGE ORDER #1; HARTSTRAIT ROAD AND DANIELS WAY CONNECTOR ROAD.
FUND NAME: WESTSIDE ECONOMIC DEVELOPMENT FUND NUMBER: 4920
AMOUNT: \$18,000.92**~~

**H. MOVE TO APPROVE: RESOLUTIONS 2019-13; 2019-14; AND 2019-15
FUND NAME: N/A FUND NUMBER: N/A AMOUNT: N/A**

Jones made motion to approve. Githens seconded.

(Purdie) This is just a housekeeping item for you guys. The resolution 2019-13 is designating the holidays for 2020. Resolution 2019-14 is your meetings that are scheduled for 2020 and Resolution 2019-15 is the Township Assistance Hearing meeting dates.

(Githens) I do have one question. Veteran's Day will be on Wednesday, November 11 2020 does that mean we will or will not have a Commissioners' meeting that day?

(Purdie) You will not have a meeting that day.

(Thomas) We can always change meeting schedules as needed. For example we may not have agenda items or there may be a couple of us out of town or things like that.

After call for public comment, motion carried by voice vote.

**I. MOVE TO APPROVE: RATIFICATION OF AGREEMENT WITH STORAGE EXPRESS.
FUND NAME: COUNTY GENERAL FUND NUMBER: 1000-0068 AMOUNT: \$99**

Jones made motion to approve. Githens seconded.

(Purdie) This is an agreement that allows storage of some personal belongings of a prior employee and it's only for one month.

After call for public comment, motion carried by voice vote.

J. MOVE TO APPROVE: RATIFICATION OF AGREEMENT WITH STR BUILDING RESOURCES, LLC FOR SHOWERS BUILDING.

FUND NAME: 2018 GO BOND

FUND NUMBER: 4811-40080-0000

AMOUNT: \$117, 800

Jones made motion to approve. Githens seconded.

(Purdie) What this does is it completes the entire three sides of the County owned portion of the Showers Building for pin tucking and sealing around the windows. You had a prior agreement for just one section of it earlier this year and this will complete the whole project.

After call for public comment, motion carried by voice vote.

K. MOVE TO APPROVE: RATIFICATION OF AGREEMENT WITH WEDDLE BROTHERS FOR LEGAL DEPARTMENT.

FUND NAME: CUMULATIVE CAPITAL DEVELOPMENT

FUND NUMBER: 1138

AMOUNT: NOT TO EXCEED \$6,000

Jones made motion to approve. Githens seconded.

(Purdie) This was something we had talked about last week at the work session and what this will do is provide a doorway into our legal department as we've added an additional attorney to the legal department, so welcome Mr. Lee Baker. The actual proposed cost from Weddle Bros is \$4,297, I actually put in the not to exceed in the event there might be some additional items that may come up that would require some additional cost so this will take care of eliminating our need to come back. Those potential issues are we don't really know what utility lines are in the wall in that particular place so this way if they come across something that they didn't anticipate we can take care of it.

(Githens) We haven't really added an additional lawyer we kind of are shuffling things over.

(Purdie) This is true. We actually have put the council attorney into our legal department.

(Githens) But we're putting everybody in the same office now which feels really good.

(Thomas) It makes sense.

After call for public comment, motion carried by voice vote.

L. MOVE TO APPROVE: RATIFICATION OF CRIDER & CRIDER CHANGE ORDER # 2 FOR HARTSTRAIT RD AND DANIELS WAY CONNECTOR ROAD.

FUND NAME: WESTSIDE ECONOMIC DEVELOPMENT

FUND NUMBER: 1138

AMOUNT: \$18,000.92

Jones made motion to approve. Githens seconded.

(Cockerill) This change order is for three items; removal of fire hydrant; change the sanitary sewer pipe material due to the depth of the cover and to provide some temporary and permanent fencing for property at 225 N Daniels Way.

(Jones) Does the sewer pipe have to become stronger because, do you know what the change in material is due too?

(Cockerill) I believe it is to become stronger.

(Jones) Because it's not going to be as deep-

(Cockerill) It's going to be deeper and so

(Jones) deeper oh ok. More pressure.

(Cockerill) More pressure.

(Thomas) But from the lift station I would assume.

(Jones) Yeah.

After call for public comment, motion carried by voice vote.

M. MOVE TO APPROVE: DLZ, INC. SUPPLEMENTAL #4 FOR PROFILE PARKWAY.

FUND NAME: WESTSIDE ECONOMIC DEVELOPMENT FUND NUMBER: 4920

AMOUNT: \$17,800

Jones made a motion to approve. Githens seconded.

(Cockerill) And I just want to note for the record that this would replace the change order #4 that was previously approved that had a credit of \$15. This is for changes necessary to the project in order to create a soil management plan, staking of right of way and legal descriptions for the sanitary sewers. We are eliminating the cost for appraising and buying the land from ABB as part of this and so the net so we were a little premature in the \$15 reduction, it's actually going to cost us about \$18,000 more. I would just for the record, the soil management and a lot of these things are really critical on this because of the history of the property. We want to make sure we don't unearth or mess with things that we don't want to mess with on this site.

(Thomas) Can you specify exactly, obviously this involves the ABB site, but what project part this is for, is this just the roadway or this another-

(Cockerill) This is for the roadway but it's also for some of the associated utilities that we're doing for the roadway.

(Thomas) That's where I was going.

(Cockerill) The design and that kind of work is necessary for both.

After call for public comment, motion carried by voice vote.

N. MEMORANDUM

- See Attached Memorandum

IX. APPOINTMENTS

- NONE

X. ANNOUNCEMENTS

- Accepting applications for all boards and committees
- Next Commissioners' Meeting will be Wednesday, July 31, 2019; 10am in the Nat U Hill meeting room, 3rd floor of the Courthouse.

XI. ADJOURNMENT

The minutes of the July 24, 2019 Board of Commissioners' meeting were approved on August 14, 2019.

Monroe County Commissioners

Ayes:

Nays:



Julie Thomas, President

Julie Thomas, President



Lee Jones, Vice President

Lee Jones, Vice President



Penny Githens

Penny Githens

Attest:



Catherine Smith, Auditor



OFFICE OF
MONROE COUNTY COMMISSIONERS
100 West Kirkwood Avenue
The Courthouse Room 322
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Telephone 812-349-2550
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Julie L. Thomas, President Lee Jones, Vice President Penny Githens, Commissioner

MEMORANDUM

To: Members, Monroe County Council
 Members, City of Bloomington Common Council
 Mayor, City of Bloomington

From: Members, Monroe County Board of Commissioners

Re: Convention Center Expansion

Date: July 24, 2019

The primary reason for this *Memorandum* is to make clear our sincere interest in collaboration, with all of you, on the Convention Center Expansion Project ("Project"). To effectively collaborate and see the Project to completion, the County and City must work together to directly address two core issues: financing and the facilities. To proceed from this point forward without involvement from the fiscal bodies of the County and City Councils would be fruitless and we wish to make decisions that are supported by these bodies. With that in mind, we are extending an invitation to the Mayor and members of the County and City Councils to join us in future public planning and discussion sessions. Our goal is to move this Project forward to its successful completion, in a manner that best serves the entirety of Monroe County.

Many dedicated members of the public have served on two different Steering Committees, providing vital input on this Project. We owe them our gratitude for their time and their excellent work. Without their involvement and recommendations, our path forward would not be as clear as it is today.

We encourage the elected leaders of the County and City – not just those with the authority to contract, but also those with the authority to fund the Project – to actively take the lead to realize this project in an atmosphere of consensus-building. We propose that members of the County and City Councils meet with us and the Mayor in a Working Group to publicly address the essential financial and facility considerations listed below. The recommendations from this group can then be considered at regular public meetings of the City and County Council and the Board of Commissioners. If each body agrees with the recommendations of the Working Group of elected officials, we will have established clear parameters for the Architects to continue their work. If the elected bodies do not agree with the recommendations of the Working Group, the Working Group can meet once again and, in a spirit of consensus-building, resolve any differences. A new proposal can then be brought back to each of the elected bodies. This process will ensure that we are moving forward with the support of the Mayor and a majority of the elected representatives of the City Council, County Council and Board of Commissioners. Most importantly, this will ensure that public input is incorporated into the process.

FINANCIAL CONSIDERATIONS

1. Funding Sources, which the County and City Councils, and any other necessary parties, will dedicate, or already have dedicated, to the Project; and,
2. Development of a general, yet realistic, construction budget for the Project, which fits within identified and agreed-upon funding sources. The budget is directly connected with our ability to reach an agreement on the facilities.

FACILITY CONSIDERATIONS

1. Hotel
 - a. Location of a full-service hotel, with the possibility of on-site parking;
 - b. Size (number and size of meeting spaces and approximate number of guest rooms) and,
 - c. Agreement upon the selection of a hotel developer.
2. Convention Center (Center)
 - a. Location for the remodeled and expanded Center, which must take into account available land, capitalizing access to the B-Line Trail, and in consideration of neighborhood and traffic impacts;
 - b. Inclusion of athletic facility space;
 - c. Size of the expanded Center;
 - d. General design and aesthetic considerations for the remodeled and expanded Center (for example, modern or traditional architecture).
3. Free-standing Parking Garage
 - a. Size;
 - b. Location;
 - c. Timing, as related to the construction of the new Convention Center building;
 - d. Intended use; and,
 - e. Ownership.
4. Ownership and Operations
 - a. We seek cooperation between - and the involvement of - both the County and City to ensure the viability of the Project, from the phases of construction through operations. A Capital Improvement Board (CIB), under the authority of Indiana Code 36-10-8 et seq. can be formed to manage this process. The CIB should manage operations of and own and/or control all the property designated for the Convention Center Project, including necessary parking facilities.

Because of the prior research and work already completed by two Steering Committees, we are well-positioned to immediately and efficiently discuss and make decisions on the above items. We think our decisions and guidance can then be provided to a Capital Improvement Board, allowing the Board to complete all subsequent stages of the work.

At your earliest convenience, please respond to this *Memorandum* and the requests contained herein, with your suggestions and comments. We look forward to working with you on the development of a successful Convention & Civic Center project.



Julie Thomas, President
Board of Commissioners



Lee Jones, Vice President
Board of Commissioners



Penny Githens, Member
Board of Commissioners



MONROE COUNTY BOARD OF COMMISSIONERS
WORK SESSION AGENDA
MONROE COUNTY COURTHOUSE
JUDGE NAT U. HILL III MEETING ROOM
BLOOMINGTON, INDIANA
July 24, 2019

- 1. Jackie Nester – Planning**
 - a. Resolution 2019-18; Dr Robert L and Ellen Milisen House National Register of Historic Places Nomination.
- 2. Jackie Nester & Danielle Bachant-Bell- Planning**
 - a. Limestone Heritage Project: MC Historic Preservation Board of Review.
- 3. Legal Department**
 - a. Miscellaneous
- 4. Angela Purdie – Commissioners' Administrator**
 - a. Miscellaneous