



HENDRICKS COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE JANUARY 26, 2021 MEETING

The Hendricks County Board of Commissioners met in regular session at 9:00 AM on Tuesday, January 26, 2021 in the Commissioners' Meeting Room located on the first floor of the Hendricks County Government Center at 355 S. Washington Street, Danville, IN 46122 with the following Hendricks County personnel in attendance:

Phyllis A. Palmer	Commissioner, President
Bob Gentry	Commissioner, Vice President
Dennis W. Dawes	Commissioner
R. Todd McCormack	Executive Director
Mila M. Shaffer	Administration and Public Affairs (Attended Remotely)
Greg Steuerwald	Attorney
Nancy Marsh	Auditor
John Ayers	Engineer
Erin Hughes	Human Resources Administrator
Doug Morris	I.T. Director
Kevin Cavanaugh	Facilities Manager
David Gaston	Surveyor
Tiffany Dalton	Chief Deputy Surveyor
Dawn Mason	Emergency Management Director
Tim Dombrosky	Planning & Building Director
Ryan Lemley	Parks and Recreation Superintendent
Brett Clark	Sheriff (Attended Remotely)
Roger Call	Chief Deputy Sheriff (Attended Remotely)
Nicole Lawson	Assessor (Attended Remotely)
Shawn Shelley	Treasurer (Attended Remotely)
Theresa Lynch	Recorder (Attended Remotely)
Loren Delp	Prosecutor (Attended Remotely)
Catherine Haines	Court Administrator (Attended Remotely)
Susan Bentley	Chief Probation Officer (Attended Remotely)
Kim Galloway	Assistant Engineer (Attended Remotely)
Curt Higginbotham	Highway Department Supervisor (Attended Remotely)
Joe Percy	Highway Department Assistant Superintendent (Attended Remotely)
Terry Benton	Highway Department Office Manager (Attended Remotely)
Krista Click	Environmental Health Director (Attended Remotely)
Gary Sowers	Financial Admin./Drainage Board Coordinator (Attended Remotely)
Suzanne Baker	Senior Planner (Attended Remotely)
Dan Chubb	Deputy Coroner (Attended Remotely)

PLEDGE TO THE FLAG, PRAYER, AND DETERMINATION OF A QUORUM

Commissioner Palmer opened the Meeting at 9:00 AM with a quorum of all three (3) Commissioners present and led the Pledge to the Flag in unison. Greg Steuerwald gave a brief prayer for those who wished to participate.

IN THE MATTER OF MINUTES

Commissioner Dawes moved to approve the Minutes of the January 12, 2021 Commissioners' Meeting as presented. Commissioner Gentry seconded the motion and the motion was approved unanimously 3-0-0.

Commissioner Dawes moved to approve the Minutes of the January 14, 2021 Commissioners' Executive Session as presented. Commissioner Gentry seconded the motion and the motion was approved by majority 2-0-1. Commissioner Palmer abstained as she was not present at the meeting.

IN THE MATTER OF CLAIMS

Commissioner Dawes moved to approve Direct Deposit Check Numbers 202263 - 202775 and Budgetary Claims presented from the Auditor's Office for the period beginning January 14, 2021 and ending January 27, 2021 as presented. Commissioner Gentry seconded the motion and the motion was approved unanimously 3-0-0.

IN THE MATTER OF COVID-19 UPDATE

Dr. David Stopperich thanked the Commissioners for his reappointment as County Health Officer. Dr. Stopperich provided a brief update on the COVID-19 pandemic in Hendricks County reporting the County's 7-day positivity rate decreased to 12.30%. Dr. Stopperich reported the Health Department is partnering with Hendricks Regional Health to operate the COVID-19 Vaccine Clinic at the Fairgrounds. Vaccines are being administered to eligible individuals and registration can be completed at www.ourshot.in.gov or by calling 2-1-1. Dr. Stopperich reported a negative COVID-19 test is now required for international travelers trying to enter the United States.

IN THE MATTER OF 2021 APPOINTMENTS

Commissioner Gentry moved to appoint Autumn Wyndham to the Avon-Washington Township Public Library Board of Trustees as recommended by Laurel Setser, Library Director, to replace Lynne Stuard who had to resign. Commissioner Dawes seconded the motion and the motion was approved unanimously 3-0-0. The term shall expire on June 6, 2022.

IN THE MATTER OF PROPOSED RENEWAL OF DISTRICT OFFICE LEASE

Greg Steuerwald requested the matter be tabled until the February 9, 2021 Commissioners' Meeting as he has not been able to obtain the answers to his questions.

IN THE MATTER OF ZA 480/21: CLERMONT VILLAGE, LLC.

Tim Dombrosky presented an ordinance to amend the zoning map of Hendricks County from AGR/Agricultural Residential District to PUD: Planned Unit Development District, commonly known as ZA 480/21: Clermont Village, LLC., Section 17, Township 16 North, Range 2 East, Lincoln Township, parcels totaling 80.31 acres, located at 4705 N. County Road 1000 E. in Brownsburg, Indiana. Tim Dombrosky reported remonstrators were present in person and remotely at the January 12, 2021 Plan Commission Meeting and numerous remonstrator emails and letters were received. Tim Dombrosky advised the Plan Commission approved this zoning amendment by majority 4-3-0, with conditions to work with staff to satisfy some items. Tim Dombrosky stated staff have not had ample time to work on the items needed for them to make a favorable recommendation.

Commissioner Dawes moved to table the matter until the February 9, 2021 Commissioners' Meeting. Commissioner Gentry seconded the motion and the motion was approved unanimously 3-0-0.

IN THE MATTER OF ZA 479/21: DEREK MCGREW/SBA AND BRIAN & CATHERINE STEGEMOLLER

Commissioner Gentry recused himself due to a conflict of interest with SBA.

Tim Dombrosky presented an ordinance to amend the zoning map of Hendricks County from GB: General Business District to MI: Major Industrial District, commonly known as ZA 479/21: Derek McGrew/SBA and Brian and Catherine Stegemoller S-20T-16N-2E, Lincoln Township, parcel totaling 1.76 acres, located at 10647 E US Highway 136, Indianapolis, IN, Tax Parcel Number 32-08-20-250-014.000-015. Tim Dombrosky reported there were no remonstrators present at the January 12, 2021 Plan Commission Public Hearing and advised the Plan Commission approved this zoning amendment by majority 6-0-1; Commissioner Gentry abstained.

Commissioner Dawes moved to approve the Ordinance as presented. Commissioner Palmer seconded the motion and the motion was approved by majority 2-0-1; Commissioner Gentry abstained. Nancy Marsh assigned Ordinance No. 2021-01 to ZA 479/21: Derek McGrew/SBA and Brian & Catherine Stegemoller.

IN THE MATTER OF ZA 478/21: JC WILSON & COMPANY, INC.

Tim Dombrosky presented an ordinance to amend the zoning map of Hendricks County from AGR/Agricultural Residential District to NB: Neighborhood Business District, commonly known as ZA 478/21: JC Wilson & Company, Inc., S5-T15N-R2E, Washington Township, 1 parcel totaling 0.94 acres, located approximately one quarter mile south of County Road 100 North (10th Street), along the east side of County Road 1050 E., Avon, Indiana, Tax Parcel Number 32-09-05-200-039.000-02. Tim Dombrosky reported remonstrators were present in person and remotely at the January 12, 2021 Plan Commission Public Hearing and numerous remonstrator emails and letters were received. Tim Dombrosky stated the Petitioner agreed to not operate a crematorium at the proposed site, it will only be a funeral home. Tim Dombrosky advised the Plan Commission approved this zoning amendment by majority 6-1-0; Walt O'Riley opposed.

There was discussion amongst the Commissioners, Tim Dombrosky, and Andrew Kult (Comer Law Office) regarding the matter and the possibility of allowing a funeral home while restricting certain types of other NB uses if the funeral home should relocate in the future. John Ayers reported the impact of traffic from this rezoning would be very insignificant compared to other residential areas.

Commissioner Gentry moved to table the matter until the February 9, 2021 Commissioners' Meeting to discuss restricting future uses of the property if the rezoning request were to be approved. Commissioner Dawes seconded the motion and the motion was approved unanimously 3-0-0.

IN THE MATTER OF REQUEST TO PETITION TO VACATE PLATTED RIGHT-OF WAY

Andrew Kult, representative from Comer Law Office, presented a Petition to Vacate Platted Right-of-Way for the Petitioners, SMHProperties, LLC. Andrew Kult reported the Petitioners are requesting the Commissioners schedule a Public Hearing to consider vacating certain platted alleys or portions thereof of the platted alley located between Lot Seven (7) and Lot Eight (8) and the platted alley located between Lot Ten (10) and Lot Twelve (12), all located within Block Six (6) of the Original Town of Belleville, subject to utility access. Andrew Kult advised there are two (2) adjoining property owners that will be notified of the Hearing via certified mail and regular mail along with publishing notice of the Hearing in The Republican according to statute.

Commissioner Gentry moved to schedule the Hearing during the February 23, 2021 Commissioners' Meeting as requested. Commissioner Dawes seconded the motion and the motion was approved unanimously 3-0-0.

IN THE MATTER OF 2021 FINANCIAL SOLUTIONS GROUP AGREEMENTS FOR FINANCIAL CONSULTING SERVICES

Greg Guerrettaz, representative from Financial Solutions Group, Inc., presented the 2021 Agreement for Budget, Sustainability/Revenue & Spending Plan, and "1782" Review for an amount not to exceed \$25,000.00 and the 2021 Agreement for General TIF Consulting, TIF Neutralization, and Early Bond Payoff Assistance and requested approval.

Commissioner Dawes reported he spoke with Greg Guerrettaz regarding his concerns of a possible conflict of interest since Greg Guerrettaz represents multiple entities for the same and/or similar projects. Commissioner Palmer stated she shares the same concerns.

Greg Guerrettaz advised the SEC requires him to disclose any conflicts of interest.

Commissioner Dawes moved to approve the Agreements as presented. Commissioner Gentry seconded the motion and the motion was approved unanimously 3-0-0.

IN THE MATTER OF TEMPORARY COOLER CONTRACT

Dan Chubb presented the Polar Leasing Company, Inc. Contract in the amount of \$1,816.00 for the rental of a temporary cooler while the Coroner's Office expands their morgue capacity and requested approval.

Commissioner Gentry moved to approve the Contract as presented. Commissioner Dawes seconded the motion and the motion was approved unanimously 3-0-0.

**IN THE MATTER OF 2021 COMMUNITY CROSSINGS GRANT APPLICATION
LETTER OF SUPPORT**

John Ayers presented the 2021 Community Crossings Grant Application Letter of Support to accompany the Application and requested approval.

Commissioner Gentry moved to approve the Letter as presented. Commissioner Dawes seconded the motion and the motion was approved unanimously 3-0-0.

IN THE MATTER OF APPIAN ENGAGEMENT AGREEMENT

John Ayers presented the APPIAN Engagement Agreement for Public Affairs Services for the funding and advancement of the Ronald Reagan Parkway in the amount of \$24,000.00 and requested approval.

Laurie Mandlin and Dennis Faulkenberg, representatives from APPIAN, gave a brief update and discussed the project with the Commissioners and John Ayers.

Commissioner Gentry moved to approve the Agreement as presented. Commissioner Dawes seconded the motion and the motion was approved unanimously 3-0-0.

IN THE MATTER OF ELECTED OFFICIALS

Shawn Shelley reminded the Commissioners of the Board of Finance Meeting following their Meeting.

IN THE MATTER OF CULVERT NO. GU-081

John Ayers reported Culvert No. GU-081 on CR 1050 East, north of CR 800 South, is ready to be closed for replacement and advised he is in discussions with the Town of Plainfield (TOP) and Fish and Wildlife regarding the bat habitat restrictions in this area. Scott Alexander, Attorney for the TOP, is working with the County and Fish and Wildlife to negotiate the matter.

IN THE MATTER OF NEW HIGHWAY DEPARTMENT FACILITY

John Ayers reported he and Kevin Cavanaugh toured a property to consider for the new Highway Department Facility and stated the site has possibilities. John Ayers advised he and Kevin Cavanaugh would like to have the Consultant prepare a conceptual layout to see if the property would work before discussing further. The property is located within the Town of Danville's corporate limits.

IN THE MATTER OF SUPERIOR COURT 2 ADA CONSIDERATIONS

Kevin Cavanaugh reported he met with Judge Rhett Stuard on January 13, 2021 regarding ADA accessibility concerns for his staff and others in the Superior Court 2 Courtroom and office areas. Kevin Cavanaugh advised he plans to construct temporary ramps where possible to address some short-term needs but will need to complete more extensive improvements for the long-term solution, including the installation of small, electric powered wheelchair lifts at each of the stair locations. Kevin Cavanaugh requested permission to hire an architect to assist with further evaluation and creation of plans and specifications for bidding.

It was the consensus of the Commissioners to proceed with hiring an architect as requested.

IN THE MATTER OF GOVERNMENT CENTER DROP BOXES

Kevin Cavanaugh reported Planning & Building and Clean Water have requested drop boxes for public use be installed outside their offices to utilize when their offices may be closed for various reasons. This would provide a secure way for them to receive payments and other important documents when closed. Kevin Cavanaugh requested permission to proceed with purchasing and installing the drop boxes.

It was the consensus of the Commissioners to approve purchasing and installing the boxes as requested.

IN THE MATTER OF SCHUTT SPORTS RELOCATION

Todd McCormack reported the Council preliminarily approved a \$100,000.00 contribution to the Town of Plainfield (TOP) to assist with the relocation of Schutt Sports to the TOP and advised a Memorandum of Understanding (MOU) is needed between the TOP and the County. Todd McCormack advised Councilman Eric Wathen inquired if the County Attorney could draft the MOU. Todd McCormack stated he discussed the matter with Greg Steuerwald and they both believe the matter might be better handled by the TOP's Attorney, since the County is giving the money to the Town and requested guidance on how to proceed.

It was the consensus of the Commissioners for the TOP's Attorney to draft the MOU.

IN THE MATTER OF 2021 COUNTY ATTORNEY CONTRACT

Todd McCormack presented the 2021 County Attorney Contract with Steuerwald, Witham & Young and requested approval. The terms remain unchanged from the 2020 Contract.

Commissioner Dawes moved to approve the Contract as presented. Commissioner Gentry seconded the motion and the motion was approved unanimously 3-0-0.

IN THE MATTER OF LAPTOPS FOR SHERIFF'S DEPARTMENT

Doug Morris requested permission to purchase sixteen (16) laptops to replace outdated laptops in some of the vehicles at the Sheriff's Department. There is a dedicated budget line item already appropriated for the laptops.

It was the consensus of the Commissioners to approve the purchase as requested.

IN THE MATTER OF COMMENTS FROM THE FLOOR

Greg Steuerwald reported the Walthers have contacted the County wanting to donate some small parcels near the Lake Forest Dam, not the dam itself, and advised the Commissioners do not have to accept them. John Ayers advised he is not sure the County wants them as they may not be of any use to the County. Greg Steuerwald stated he and John Ayers would continue to work on the matter.

April Bordeaux, representative from Care to Change Counseling and Hendricks County Mental Health Coalition, provided an update regarding some of the mental health services available to residents and first responders in Hendricks County. Some of the services are in partnership with the Hendricks County Health Department.

IN THE MATTER OF COMMISSIONERS

Commissioner Palmer reported during the Fair Board Meeting she learned they have had a reduction in income due to the cancellation of events and advised Sharon Wilson, former Purdue Extension employee, passed away.

IN THE MATTER OF ACKNOWLEDGMENT OF CORRESPONDENCE

CHECKS RECEIVED

1. \$720.00 Per Lot	M/I Homes of Indiana, LP	Multiple Lots
2. \$351.00	Leadership Hendricks County	Rent of Office Space
3. \$12,345.00	Town of Brownsburg	Wheel Tax Revenue Bond
4. \$296.23	Travelers	Claim No. FQL0819
5. \$23,580.50	Travelers	Claim No. FQL0668
		Sheriff's Department

STAFF REPORTS RECEIVED

1. Receipt was acknowledged for the Engineering Department Report of January 26, 2021 from John Ayers.
2. Receipt was acknowledged for the Facilities Department Report of January 26, 2021 from Kevin Cavanaugh.
3. Receipt was acknowledged for the Executive Director's Report of January 26, 2021 from Todd McCormack.
4. Receipt was acknowledged for the I.T. Department Report of January 26, 2021 from Doug Morris.

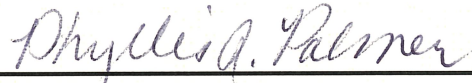
5. Receipt was acknowledged for the HR Report of January 9, 2021 – January 22, 2021 from Erin Hughes.
6. Receipt was acknowledged for the Highway Department Report of January 4, 2021 – January 8, 2021 and January 11, 2021 – January 15, 2021 from Curt Higginbotham.
7. Receipt was acknowledged for the Animal Control & Shelter Report of December 2020 from LaDonna Hughes.
8. Receipt was acknowledged for the Planning and Building Department's Report of Collections for the collections period of December 1, 2020 through December 31, 2020 from Tim Dombrosky.
9. Receipt was acknowledged for the Parks & Recreation Report of January 22, 2021 from Ryan Lemley.

CORRESPONDENCE RECEIVED

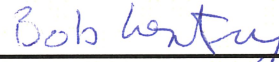
1. Numerous emails and letters regarding ZA 478/21: JC Wilson & Company, Inc.
 2. Numerous emails and letters regarding ZA 480/21: Clermont Village, LLC.
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IN THE MATTER OF ADJOURNMENT

Commissioner Gentry moved to adjourn the Hendricks County Commissioners' Meeting at 10:49 AM on Tuesday, January 26, 2021. Commissioner Dawes seconded the motion and the motion was approved unanimously 3-0-0.



Phyllis A. Palmer, President



Bob Gentry, Vice President



Dennis W. Dawes, Member