

## **HENDRICKS COUNTY COUNCIL REGULAR MEETING JUNE 18, 2024**

The regular meeting of the Hendricks County Council was called to order by President Eric Wathen on Tuesday June 18, 2024 with the following in attendance: Councilmen Caleb Brown, David Cox, Larry Hesson, Larry Scott, Eric Wathen, David Wyeth, Chief Deputy Auditor Cinda Kattau, Financial Administrator Paula Alkire and Legal Counsel Rhonda Cook. Councilman Brad Whicker and Auditor Nancy Marsh were absent. Councilman Caleb Brown led the assembly in the Pledge of Allegiance.

### **IN THE MATTER OF THE MAY 21, 2024 COUNCIL MEETING MINUTES**

It was moved by Larry Scott and seconded by Caleb Brown to approve the minutes of the May 21, 2024 meeting as presented. Motion carried 6-0.

### **IN THE MATTER OF PUBLIC COMMENT**

No public comment was heard.

### **IN THE MATTER OF DISCUSSION OF THE NEW HIGHWAY GARAGE**

County Engineer, John Ayers presented discussion points and a Power Point presentation regarding the new Highway Garage project. Engineer Ayers stated they had worked diligently to change the scope of the design as instructed by the County Council. The following adjustments were made:

Site work

Reduced parking size

Final estimate with 2.5 million in contingencies is \$19,060,000

Highway will self-perform some projects

1<sup>st</sup> choice alternate is the heated floor system

2<sup>nd</sup> choice alternate is to expand the vehicle storage area

Salt storage will be purchased through a State DOT Quality Purchase Agreement (QPA)

Dan Zuerner, county consultant for capital projects, stated that when he came on board the original project was estimated to be 32 million dollars. Mr. Zuerner stated that the figure of \$32,000,000 was based on a hypothetical wish list should funding be available and no one did anything wrong. It was understood that the project needed to be pared down to meet the fiscal responsibilities of the Council being a good steward of the County's money.

Dan Zuerner stated bidding is expected by January with construction beginning next spring, with completion of the facility in mid-2026. Mr. Zuerner stated they are asking for Commissioner and Council approval to move forward to not to exceed \$19,051,000, the threshold to avoid the referendum requirement. Mr. Zuerner stated this project estimate will provide a 40-50 year building for the benefit of Hendricks County taxpayers.

Engineer Ayers stated he is asking for an additional appropriation, in the amount of \$1,174,500, later in the meeting in for Highway Garage Design to be funded through the 2021 GO Bond which bring the total design to \$1,604,151 which is about 8 ½% of the total construction costs.

Mr. Zuerner stated he believed it was the leadership's priority to remove the existing 4-H Community Building as soon as possible and the possibility of replacing that building with an FBI or a Graber type building for our storage needs.

A short discussion was held on the items stored in the Community building that had no value and what steps need to be taken to destroy the no value property. Facilities Director Jack Swalley stated he will work on providing a list to present to the Commissioners to declare of no value. Financial Administrator stated the Auditor has statute required retention schedules that must be followed and there are some documents deemed **permanent** that can never be destroyed.

Mr. Zuerner stated that a vendor had been chosen to demolish the old jail and the bid came in at \$785,000.00, which is under the \$1,100,000 estimate, which was a significant savings.

Council President Wathen stated there will be a Joint Commissioner and Council Meeting, following the Council meeting, with Financial Consultant Greg Guerrettaz, to discuss the fiscal aspects of funding the new Highway Garage and other capital improvements in the discussion phase.

Mr. Wathen stated the joint capital planning meeting will be followed by a Benefits Committee with lunch provided by Apex.

#### **IN THE MATTER OF THE YEARLY EMPLOYEE EVALUATIONS**

Human Resources Administrator, Erin Hughes, asked for the Council to approve moving the employee evaluation period to August 1, 2024 to August 31, 2024. The Council provided consensus and later in the meeting it was moved by Caleb Brown and seconded by David Wyeth to approve the requested time period as presented. Motion carried 6-0.

#### **IN THE MATTER OF THE ELECTED OFFICIALS WAGE COMPARISON**

County Councilman David Cox presented the 2023 wages and population differences between Hamilton County and Hendricks County stating that consideration should be given to increase elected official wages because the base was set in 2022 and the cost of running for an elected official position has increased substantially.

It was noted that the 2022 base had been updated each year to reflect the annual COLA amount awarded by the County Council.

It was moved by David Cox and seconded by Larry Scott to approve the plan to increase the elected officials' wages immediately based on the chart provided by Mr. Cox.

The motion was discussed with Councilman Larry Hesson stating he was not comfortable making the motion recommended adjustments and was not sure if a population basis only is the best method.

Councilman Caleb Brown stated he did not think population was a good measurement and would prefer to discuss further in at budget workshops. Mr. Brown stated that looking at the list, the Commissioners might be warranted but was not sure an increase for the Council is warranted.

Councilman David Wyeth stated a more thorough analysis should be done to evaluate the comparable counties and their benefit packages, including yearly COLA's.

Motion lost 2 (DC/LS) – 4 (CB/LH/EW/DW).

It was moved by Caleb Brown and seconded by David Wyeth to evaluate all Hendricks County Elected Official wages during the budget workshops. Motion carried 6-0.

#### **IN THE MATTER OF THE HENDRICKS COUNTY COMPLIANCE WITH STATEMENT OF BENEFITS CF-1**

Joe Jasin, Project Manager of the Hendricks County Economic Development Partnership, stated that Johnson & Johnson has both Real and Personal CF-1 and we are waiting on the Real CF-1 and AAMD submitted after the deadline so Johnson & Johnson Real, AAMD, and the remaining 5 late CF-1 returns will be submitted together at the July 17, 2024. Mr. Jasin presented the following companies that have or expect to file CF-1 documents and are being recommended for compliance and renewal.

#### **Companies in Full Compliance:**

1. Mercer Machine (Res 2018-20)
  - a. Incentive: 10 year real property & 7 year personal
  - b. Progress: 17 employees hired from initial plans for 20, but with salaries above estimated \$884,000 at \$1,066,414. Actual real improvements assessed value at \$1,980,300 over initial estimate of \$1,150,000. High cost of labor led to fewer but higher paying jobs and greater real property investment.
  - c. Recommendation: **Full Compliance**
2. DHL Supply Chain (Res 2022-51)
  - a. Incentive: 10 year personal
  - b. Progress: 115 actual employees of 141 estimated with average salary of \$43,147 of the \$46,511 estimated. Acquired \$10,898,530 in equipment
  - c. Recommendation: **Full Compliance**
3. Johnson & Johnson (Res 2019-43)
  - a. Incentive: 7 year personal, 10 year real on 26.05% IMPR for expansion only

- b. Progress: Hired 805 employees over 376 initially estimated with wages around \$49,460. Actual cost of real estate improvements at \$42.3 million, approaching the \$45.3 million estimated on SB-1.
  - c. Recommendation: Personal Property - Full Compliance
  - d. Recommendation: Real Property – *Full Compliance pending Receipt of CF-1*
- 4. Deckers Outdoor (Res 2021-14)
  - a. Incentive: 7 year personal property
  - b. Progress: 77 of 114 estimated jobs filled with \$3.18 million in payroll. Acquired \$28,777,172 logistical distribution equipment and \$942,025 IT equipment, heading towards \$34 million total.
  - c. Recommendation: **Full Compliance**
- 5. Apple Inc: aka. XPO Logistics (2020-47)
  - a. Incentive: 7 year personal
  - b. Progress: Acquired \$69,860,829 Logistical and \$2,079,093 IT equipment, approaching the estimated \$78.7 million and \$4.8 million projected.
  - c. Recommendation: **Full Compliance**
- 6. Westpoint Building IV (Res 2021-67)
  - a. Incentive: 10 year real
  - b. Progress: Currently valued at \$27,916,892 in cost slightly under the \$29,184,671 proposed.
  - c. Recommendation: **Full Compliance**
- 7. I-70 West LLC Buildings 1,2,3,4 and 5 (Res 2014-14; 2016-07; 2019-22; 2021-18; 2021-19)
  - a. Incentive: Each Building has a 10 year real
  - b. Progress: Building 1's cost is at \$18,574,031, over its \$16 million estimate. Building 2 is at \$16,401,902, slightly under its \$17 million estimate. Building 3 is at \$23,571,747, over its \$20 million estimate. Building 4 is approaching \$39 million over its \$30 million estimate. Building 5 has estimated costs of \$21 million over the \$18 million estimation.
  - c. Recommendation: **Full Compliance**
- 8. IDGT Indiana (Res 2020-25)
  - a. Incentive: LAYERED: ABMT 2 - 64.53% OF IMPR 2023 LAST YEAR ABMT 3 - 35.08% IMPR START YEAR 2022 10 YEAR
  - b. Progress: Invested \$30.04 million over the estimated \$29.56 million with assessed value at \$33.87 million. 293 employees total over the estimated 286 with total payroll of \$13.88 million
  - c. Recommendation: **Full Compliance**
- 9. SCP Monrovia (Res 2022-26 and Res 2024-13)
  - a. Incentive: 10 year real

- b. Progress: Resolution 2024-13 was passed this calendar year and not yet in effect. Bldg. 4 and Bldg. 5 have estimated costs of \$85 million with a \$50 million assessed value estimate.
- c. Recommendation: **Full Compliance**

10. Kingstown Parcel and Seven Oaks Shopping Ctr (Res 2020-19 & 2021-06)

- a. Incentive: Real 10 year LAYERED: ABMT 1 - 66% OF IMPR 2022 LAST YEAR  
ABMT 2 - 34% IMPR START YEAR 2022 10 YEAR
- b. Progress: Cost at \$17,114,954, approaching estimated \$21.330,000. Project did not include estimate of jobs but has brought in 77 jobs with payroll of \$3.18 million
- c. Recommendation: **Full Compliance**

11. Love's Truck Solutions (Res 2020-18)

- a. Incentive: 10 year real
- b. Progress: investment matches \$9.61 million planned with assessed value of \$11.55 million from SB-1 with 85 jobs created beyond what was specified with initial abatement.
- c. Recommendation: **Full Compliance**

12. Mooresville IND Distribution (Res 2021-20)

- a. Incentive: 10 year real
- b. Progress: investment currently stands at \$20,795,451 of the \$27,148,000 planned. The assessed value estimated to be \$44 million at end of project.
- c. Recommendation: **Full Compliance**

13. Granite I (2128 Gateway Point): MCC Properties #100 (Res 2019-18)

- a. Incentive: 10 year real
- b. Progress: Assessed value of property has reached \$29,435,700 as of 2023 after investment of \$26,000,000 with increase expected for 2024. Building completed.
- c. Recommendation: **Full Compliance**

14. Trea Hendricks Gateway: MCC Properties #100 (Res 2019-18)

- a. Incentive: 10 year real
- b. Progress: investment of \$35,832,354 over the estimated \$35,669,000 on SB-1 with building completed.
- c. Recommendation: **Full Compliance**

15. Granite I (10566 Gateway Point): MCC Properties #100 (Res 2019-18)

- a. Incentive: 10 year real
- b. Progress: Assessed value of investment at \$54,599,600 as of 2023 with increase expected for 2024. The building will be completed in 2021.
- c. Recommendation: **Full Compliance**

16. STS Packaging (Res 2022-45)

- a. Incentive: 10 year personal
- b. Progress: Hired 106 of estimated 120 employees in first year with payroll at \$2,574,272 of planned \$5,990,400. Acquired \$18,669,139 of the \$20,000,000 planned manufacturing equipment.
- c. Recommendation: **Full Compliance**

17. C&B Graham Energy (Res 2022-28)

- a. Incentive: 10 year personal
- b. Progress: \$16.012 million in improvements slightly under the \$16.34 million estimate. Note, they have filed a CF-1 for personal and real but not a CF-1 UD yet.
- c. Recommendation: *Full Compliance pending CF-1 U*

**Companies Missing CF-1's**

18. TT Quality Leasing (Res 2015-08)

- a. Incentive: 10 year real
- b. Last Year's info: In compliance
- c. Recommendation: *Full Compliance pending CF-1*

19. AAMDS After Action Medical (Res 2022-38)

- a. Incentive: 5 year real
- b. Last Year's info: Start date of project is not until 2025
- c. Recommendation: *Full Compliance pending CF-1*

20. Whicker Plus (Res 2021-30)

- a. Incentive: 7 year real
- b. Last Year's info: Retained 47 employees and hired 10 of the 15 planned additions. Costs of project improvement down to \$1.25 million compared to \$2.65 million estimate
- c. Recommendation: *Full Compliance pending CF-1*

21. Hendricks Gateway Park III: MCC Properties #100 (Res 2019-18)

- a. Incentive: 10 year Real
- b. Last Year's info: Cost at \$25,344,780 million overestimated \$17.5 million.
- c. Recommendation: Recommendation: *Full Compliance pending CF-1*

Mr. Jasin stated there are no red flags, no layoffs, no cuts and they are hiring people. Mr. Jasin stated some of the assessed values in the project have had fewer years to reach the projected assessed on the SB-1 application. Mr. Jasin stated sometimes the number of employees might not have met the projection but that was because today's economy required paying higher wages overall meeting their projection.

It was moved by Larry Hesson and seconded by Larry Scott to find the 17 companies recommended for approval in substantial compliance. Motion carried 6-0.

### **IN THE MATTER OF THE EMERGENCY ADDITIONAL APPROPRIATIONS**

President Eric Wathen opened the Public Hearing for Emergency Additional Appropriations. Hearing no comments from the public, the Public Hearing was closed.

Judge Tanselle and YAP Director Staci Hovermale were present to update the Council on Avon Community School Corporation joining the YAP program. Ms. Hovermale asked for the benefits of the 2 additional Early Intervention Advocates to be funded by General Fund which is the same mechanism as the two Plainfield School YAP Early Intervention Advocates beginning at the start of the 2024/2025 school year. It was moved by was moved by David Cox and seconded by Larry Scott to approve Emergency Appropriation numbers 9 and 10. Motion carried 6-0.

Facilities Director Jack Swalley and Assistant Director Paul Weddle presented request number 1 for additional expenses incurred for the Coroner office relocation which included HVAC work, upgrade to generator, and security cameras. Mr. Weddle stated the electrical contractor did not figure in the data cables in the estimate. It was moved by Caleb Brown and seconded by David Cox to approve additional appropriation number 1 as requested. Motion carried 6-0.

Regarding additional appropriation number 2, previously mentioned by County Engineer John Ayers, Caleb Brown stated that he understood that the highway garage has a hefty price tag, but we need to move forward because prices do not get any cheaper. Motion carried 6-0.

It was moved by Larry Scott and seconded by Caleb Brown to approve additional appropriation numbers 3, 4, 5, 6, 7, 8 and 11 as presented. Motion carried 6-0.

### **EMERGENCY APPROPRIATION RESOLUTION**

Whereas, certain extraordinary emergencies have developed since the adoption of the existing budget, so that it is necessary to appropriate more money than was appropriated in the annual budget; therefore, to meet such extraordinary emergencies;

Be it resolved by the County Council of Hendricks County, Indiana, that for the expense of said County the following additional sums of money are hereby appropriated and ordered set apart out of the several funds as herein and for the purpose herein specified, subject to the laws governing the same.

	DEPARTMENT	ACCOUNT	DESCRIPTION	AMOUNT	APPROVED
1	2021 GO Bond Proceeds	4613.38502.000.0136	Coroner's Office Relocation	\$115,000.00	\$115,000.00
2	2021 GO Bond Proceeds	4613.30202.000.0143	Highway Garage Design	\$1,174,500.00	\$1,174,500.00
3.	Emergency Planning (LEPC)	1152.20211.000.0142	Field Supplies & Equipment	\$13,000.00	\$13,000.00
4.	Emergency Planning (LEPC)	1152.31900.000.0142	Contract Services	\$12,650.00	\$12,650.00
5.	93.268 Immunization Grant	8131.Multiple.001.0214	93.268 Multiple	\$353,000.00	\$353,000.00
6 .	93.069 Base Grant	8115.18619.001.0214	Personal Services	\$25,000.00	\$25,000.00

7.	93.069 CRI Grant	8116.18619.001.0214	Personal Services	\$43,625.00	\$43,625.00
8.	93.069 CRI Grant	8116.33000.000.0214	Mileage/Travel	\$971.00	\$971.00
9.	General Fund/Court Adm.	1001.15313.0153.0161	Early Intervention Advocate	\$21,000.00	\$21,000.00
10.	General Fund/Court Adm.	1001.15314.0153.0160	Early Intervention Advocate	\$21,000.00	\$21,000.00
11.	Adult Probation User Fees	2005.39400.000.0151	Urinalysis Fees	\$118,000.00	\$118,000.00

Dated this 18<sup>th</sup> day of June, 2024.

**AYE**

**NAY**

/s/ Caleb Brown  
/s/ David Cox  
/s/ Larry R. Hesson  
/s/ Larry R. Scott  
/s/ Eric Wathen  
/s/ David Wyeth

ATTEST: /s/ Nancy L. Marsh, Auditor

**IN THE MATTER OF THE REALLOCATION OF FUNDS**

It was moved by Larry Hesson and seconded by David Wyeth to approve the Reallocation of Funds number 1 through 6 as presented. Motion carried 6-0.

**REALLOCATION OF FUNDS RESOLUTION**

Be it resolved by the County Council of Hendricks County, Indiana, that for the expenses of the unit of Government of Hendricks County, the following sums of money previously appropriated for expenditures from a detailed account within a major classification, are hereby reallocated to another detailed account within a different classification as originally appropriated, all as herein specified.

	DEPARTMENT	FROM	TO	AMOUNT	Y/N
1.	Clean Water	1001.20200.000.0161	1001.30510.00000.0161	\$500.00	Y
2.	Work Release Grant	9138.15416.000.0154	9138.15499.00000.0154	\$30,620.42	Y
3.	Health	1161.18625.000.0214	1161.31900.00246.0214	\$66,341.00	Y
4.	Health	1161.18690.000.0214	1161.31900.00246.0214	\$66,341.00	Y
5.	Health	1161.18639.000.0214	1161.31900.00246.0214	\$30,312.00	Y
6.	Health	1161.18650.000.0214	1161.31900.00246.0214	\$17,862.00	Y

Dated this 18<sup>th</sup> day of June, 2024.

**AYE**

**NAY**

/s/ Caleb Brown

/s/ David Cox  
/s/ Larry R. Hesson  
/s/ Larry R. Scott  
/s/ Eric Wathen  
/s/ David Wyeth

ATTEST: /s/ Nancy L. Marsh, Auditor

**IN THE MATTER OF THE STATUS OF FUNDS**

President Wathen acknowledged the Status of Funds Report had been distributed to Council members.

**OTHER BUSINESS**

Councilman Larry Hesson reminded the Council of the State Board of Accounts called meeting on June 21 and 22, 2024 at the Renaissance Hotel in Carmel and encouraged Council members to sign up.

There being no further business to come before the Council, upon motion made by David Wyeth and seconded by Larry Scott, the meeting was adjourned at 9:47 a.m., Tuesday, June 18, 2024. Motion carried 6-0.

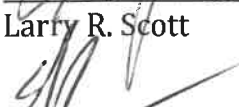
**HENDRICKS COUNTY COUNCIL**

  
Caleb Brown

  
David Cox

  
Larry R. Hesson

  
Larry R. Scott

  
Eric Wathen

(absent)  
Brad Whicker

  
David Wyeth

ATTEST:

  
Nancy L. Marsh