

**HENDRICKS COUNTY COUNCIL
MAY 6, 2020**

The regular meeting of the Hendricks County Council was called to order, by President David Wyeth on Wednesday May 6, 2020 with the following in attendance: David Cox, Larry Hesson (Virtual) Larry Scott, Eric Wathen, Brad Whicker, David Wyeth, Financial Administrator Tami Mitchell and Auditor Nancy Marsh. Councilman Eric Wathen led the Pledge of Allegiance.

**IN THE MATTER OF APRIL 7, 2020 COUNCIL MINUTES
AND THE APRIL 15, 2020 JOINT COMMISSIONER & COUNCIL MEETING**

It was moved by Larry Scott and seconded by Eric Wathen to approve the minutes of the April 7, 2020 Council meeting as presented. Motion carried 6-0. It was moved by Larry Hesson and seconded by Larry Scott to approve the minutes of April 15, 2020 Joint Council and Commissioner Meeting as presented. Motion carried 6-0.

IN THE MATTER OF MERCER MACHINE COMPANY SB-1'S

Auditor Nancy Marsh presented the SB-1/Real Property for BTR Real Estate, LLC d/b/a Mercer Machine Company and the SB-1/Personal Property for Seperate (sic) Corporation d/b/a Mercer Machine Company for signatures. Auditor Marsh stated the both SB-1's had been approved by the Council on November 7, 2018. Via web conference, Jeff Pipkin, Executive Director of the Hendricks County Economic Development Partnership stated the personal property abatement is for 7 years and the real estate abatement is for a 10-year term. Auditor Marsh stated she would call Jeff Pipkin, if any additional information was needed.

**IN THE MATTER OF THE APPLICATION FOR DESIGNATION OF ECONOMIC REVITALIZATION AREA
FOR RAINDROP, LLC WESTPOINT BUILDING I, LLC AND RAINDROP, LLC, WESTPOINT BUILDING II**

Via web conference, Jeff Pipkin, Executive Director of the Hendricks County Economic Development Partnership presented the *Resolution 2020-18* for Raindrop, LLC fbo Westpoint Building I, LLC and/or related entities. Council President Wyeth opened the advertised Public Hearing. Hearing no comment from the audience, the Public Hearing was closed. Mr. Pipkin stated the estimated value of Building I, is \$9,610,000 and was requesting a 10-year Tax Abatement. It was moved by David Cox and seconded by Eric Wathen to approve *Resolution 2020-18 Setting Forth Final Action in Determining That The Qualifications For An Economic Revitalization Area Have Been Met and Confirming Resolution No. 2020-14 of April 7, 2020*. Motion carried 6-0.

Via web conference, Jeff Pipkin, Executive Director of the Hendricks County Economic Development Partnership presented the *Resolution 2020-19* for Raindrop, LLC fbo Westpoint Building II, LLC and/or related entities. Council President Wyeth opened the advertised Public Hearing. Hearing no comment from the audience, the Public Hearing was closed. Mr. Pipkin stated the estimated value of Building II, is \$21,330,000 and was requesting a 10-year Tax Abatement. It was moved by David Cox and seconded by Eric Wathen to approve *Resolution 2020-19 Setting Forth Final Action in Determining That The Qualifications For An Economic Revitalization Area Have Been Met and Confirming Resolution No. 2020-15 of April 7, 2020*. Motion carried 6-0.

IN THE MATTER OF PROBATION

Probation Director Susan Bentley presented a request to replace an employee who was leaving to be a Federal Probation Officer. Ms. Bentley stated she has a candidate from earlier interviews and the candidate has the same number of years of experience would be in the same pay level as the officer leaving. Ms. Bentley stated she would like the new officer to start June 1.

Mrs. Bentley presented a second request for Probation to be exempt from the hiring freeze because she anticipates another officer leaving and she can't afford to be without an officer.

It was moved by Larry Scott and seconded by David Cox to approve replacing the existing probation officer position. Motion carried 6-0.

IN THE MATTER OF DESIGNATING ORGANIZATIONS TO RECEIVE COUNTY OBLIGATION OF INNKEEPERS TAX IN EXCESS OF 5%

It was moved by Larry Hesson and seconded by David Cox to approve the 50/50 split between the Park Board and Fair Board of the County's 1.5% share of Innkeepers Tax collections in excess of the rate of 5% for 2020. Motion carried 6-0.

IN THE MATTER OF THE EMERGENCY ADDITIONAL APPROPRIATIONS

County Engineer John Ayers presented a request for an emergency additional appropriation in Cumulative Bridge in the amount of \$200,000 for Culvert FR 050 and \$650,000 for Bridge 201. Auditor Marsh stated that the Status of Funds 16-line statement for Cumulative Bridge has a surplus funds remaining of \$1,094,303 which would leave a surplus balance of \$244,303, assuming 100% of property tax collections received. Auditor Marsh stated that the high number of funds encumbered affected this surplus balance. Ms. Marsh stated she would recommend Mr. Ayers transfer from his existing budget. Mr. Ayers stated he had done an analysis on his budget and he felt this was the number he required. It was moved by Eric Wathen and seconded by Brad Whicker to approve emergency additional appropriations numbers 1 & 2. Motion carried 6-0.

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.	Cumulative Bridge	1135.34304.0000.0201	Culvert FR 050	\$200,000.00	\$200,000.00
2.	Cumulative Bridge	1135.37598.000.0201	Bridge 201	\$650,000.00	\$650,000.00

Adopted this 6th 2020.

AYE

NAY

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

Attest: /s/ Nancy L. Marsh

IN THE MATTER OF THE COMPENSATION STUDY

Councilman Larry Scott stated that he would like to keep moving forward on the First Person Compensation Study as the Subcommittee is very close to making recommendations to the full Council. Mr. Scott stated there are several components being considered including a cost of living percentage based on the Consumer Price Index which is currently 1.7%. Mr. Scott stated that he expected the CPI to go lower. Mr. Scott stated he would like to finish the project and it was previously discussed to postpone the merit increases until 2022. Mr. Hesson and Commissioner Palmer stated they were worried about the current economic situation and Mrs. Palmer stated the Commissioners had paused most projects. Mr. Whicker stated he was not in favor of shelving it. Commissioner's Executive Todd McCormack supported continuing the project. Mr. McCormack stated it was a bad message to employees if other projects move forward and the compensation study does not. It was the consensus to continue working with First Person to complete the study and compensation philosophy. Subcommittee member Nancy Marsh stated her, and subcommittee member Tami Mitchell would not be able to attend any meetings in May because of their current time sensitive commitments. Auditor Marsh stated the Committee was free to meet without them.

OTHER COUNCIL BUSINESS

Auditor Nancy Marsh presented the Status of Funds report. There were no questions or comments on the Status of Funds.

Plan Director Tim Dombrosky asked for consideration to hire a part time inspector because his office is busier than it has been since he came to Hendricks County. Mr. Dombrosky stated he was putting zoning inspections on hold and his zoning inspector is being utilized as a building inspector. Mr. Dombrosky stated his department has brought in \$112,000 in revenue. Mr. Dombrosky stated he was evaluating several options which included hiring a contract inspector, using overtime, hiring a part time inspector or pushing more fees to the builders. Mr. Whicker stated he is not a fan of pushing expenses to the builders and he was open to using contract inspectors. Mr. Whicker stated that building is based on two things; consumer confidence and financial stability, both of which are in jeopardy. Mr. Dombrosky stated he thought he could get by and will look at local firms to provide inspections. Mr. Dombrosky was asked to keep track of the expenses which may be recoverable through a COVID-19 reimbursement.

Sheriff Clark updated the Council that the jail now has cases of COVID-19 and he has been working closely with the Health Department and the Strike Force.

Park Director Ryan Lemley gave a report that the Town of Avon had made favorable decisions and the turning lane and sidewalks would be delayed until Phase II. Mr. Lemley stated they used a traffic counter and reported 4,220 vehicles recorded at McCloud Nature Park and 3,800 vehicles recorded at Vandalia Trail.

Mr. Lemley asked for the Council's consideration of hiring 2 seasonal naturalists and 2 seasonal maintenance employees for an approximate 3-month period. As the funding is present in the 2020 budget, it was moved by Eric Wathen and seconded by Larry Scott to approve the 4 seasonal employees as people were using the parks. Motion carried 6-0.

Engineer John Ayers notified the Council that the May and June distributions of the MVH tax may see a 30% to 50% reduction and the ramifications are unknown for the foreseeable future. Mr. Ayers stated the county did receive a \$1,000,000 Community Crossings grant and with the county's required match, is leveraging those dollars.

Mr. Ayers stated that he and Highway Superintendent Curt Higginbotham had met with Greg Guerrettaz regarding future plans and projects.

Mr. Ayers briefly explained the Restricted and Unrestricted MVH fund division and stated they will have to balance these funds differently than before. Mr. Ayers stated there will be immediate impact on the planned projects and he and Mr. Higginbotham are reevaluating their paving plan.

Mr. Ayers stated he had talked with the Boone County Engineer and there is no movement on the Ronald Reagan Parkway.

Mr. Ayers asked the Council for clarification on the motion at the Joint Meeting where the motion was made by Larry Hesson and seconded by David Cox to recommend to the Commissioners "a commitment of \$1.75 million and the portion of the road in the county, to be paid yearly to the TIF Revenue Bond with no interest." Mr. Ayers stated the Town Manager of Avon, Tom Klein would like the interest issue to be revisited and Mr. Ayers presented an amortization schedule for 14 years interest in the amount of \$608,049. Councilman Whicker stated he was uncomfortable with paying \$1.75 from the beginning and was opposed to any finance charges. Councilman Wathen stated he was also opposed to any finance charges. Auditor Marsh offered an option of paying it up front in full to avoid interest. It was the consensus of the Council to pay the \$1.75 million dollars over the 14-year life of the bond with no interest. Mr. Ayers stated he would take that message back to Mr. Klein.

Facilities Manager Kevin Cavanaugh gave an update on the jail progress. Mr. Cavanaugh stated he had had a conversation with Greg Guerrettaz, and it was agreed to do the project in steps. Mr. Cavanaugh reported they will be doing dirt work soon. Mr. Whicker stated that he liked the phased approach and thanked Mr. Cavanaugh for the update.

Councilmen Hesson and Cox stated they were on the jail planning committee and asked that they be notified when a meeting is scheduled.

Councilman Hesson stated this is the last gathering before the primary and wished everyone on the ballot success.

Councilman Wathen asked if there could be some type of news release informing people the County has no authority whatsoever in opening campgrounds. Mr. Lemley stated he would put a statement on the Park's website.

Auditor Marsh asked if the Council had reviewed her budget letter and asked if the tone of the letter was satisfactory. Mr. Whicker asked if the statement about the economy being worse than in 2008 could be removed because that is not a known piece of the puzzle.

Assessor Nikki Lawson stated that Form 11's had been mailed and informed the Council that there are big increases, but they are based on a statistical analysis of the 2019 sales data, prior to the pandemic.

There being no further business to come before the Council, upon final motion made by Larry Scott and seconded by David Cox, the meeting was adjourned at 10:14 a.m. on Wednesday, May 6, 2020. Motion carried 6-0.

HENDRICKS COUNTY COUNCIL

(absent 5/6/20)

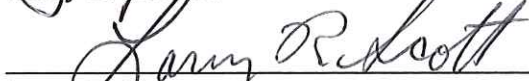
Caleb M. Brown




David Cox



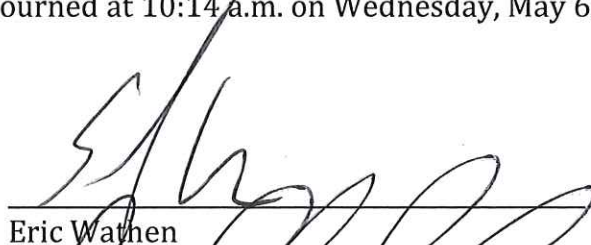
Larry R. Hesson



Larry R. Scott

Attest: 

Nancy L. Marsh, Auditor



Eric Wathen



Brad Whicker



David Wyeth