

THE MORGAN COUNTY BOARD OF COMMISSIONERS MET IN A JOINT SESSION WITH THE MORGAN COUNTY REDEVELOPMENT COMMISSION AND MORGAN COUNTY REGIONAL SEWER DISTRICT ON FRIDAY, JANUARY 29, 2021 AT 1:30 P.M.

MEMBERS PRESENT WERE:

COMMISSIONERS- DON ADAMS, KENNY HALE AND BRYAN COLLIER
REDEVELOPMENT COMMISSION- DANIEL ELLIOTT, CAROLE SNYDER, TROY SPRINKLE, RALPH FOLEY, KIM MERIDETH, DR. JAKE ALLEN, ATTORNEY DAKOTA VANLEEUVEN AND PROJECT MANAGER CHELSEY MANNS
REGIONAL SEWER DISTRICT- ERIC ACKER, KELLY ALCALA, DR. PAUL BRODERICK, TERI WHITE, ASHLEY WRIGHT AND ATTORNEY ROD BRAY.
ALSO PRESENT WERE: DEB VERLEY, EXECUTIVE ASSISTANT; JOSH MESSMER, COUNTY ADMINISTRATOR; DAN BASTIN, COUNTY AUDITOR, AND BRIAN BULLOCK, BEAM LONGEST & NEFF. RYAN GOODWIN AND RANDY TAYLOR, REGIONAL SEWER DISTRICT, WERE ABSENT.

DON ADAMS CALLED THE MEETING TO ORDER.
PLEDGE.

INTRODUCTION

Chelsey Manns, stated that the Waverly sewer treatment plant is nearing completion and they felt it was important to get the three bodies together to discuss potential growth and iron out details as it nears the finish line.

BACKGROUND

Kenny Hale stated that this project was discussed at least 14 or 15 years ago. In 2004 a large development was planned that included a sewer system, but the development didn't work out. Several other areas were located as a possible treatment plant location and joint collaborations were discussed, but none of them panned out until the owners of the current location agreed to sell property to the county.

Daniel Elliott stated that they tried to get a partnership started in order to fund the project, but were able to get SRF funding and make it happen. Now, several other entities have expressed interest.

Mr. Elliott stated that now that the plant is nearing completion, the Redevelopment Commission does not want to be in the sewer business and wants to make sure that the Commissioners, Sewer District, and RDC are all on the same page.

Ralph Foley noted that TIF funds, a loan from the Council, and bonds were used to fund the project.

Dr. Allen stated that this is a great example of how the TIF process worked very well. The sewer system at Waverly Elementary was in bad shape and could have made them shut down. This project is critical to them on several levels and they are grateful to be a partner.

AGREEMENT BETWEEN MORGAN COUNTY REDEVELOPMENT COMMISSION AND MORGAN COUNTY REGIONAL SEWER DISTRICT

Rod Bray stated that this is too small of a system for the revenue generated to pay for the system. The bond will stay with the RDC, but it will be up to the RSD to run the system. There are two possibilities to transfer the system from the RDC to the RSD. One is a contract for purchase of real estate and the other is a lease with a future option to purchase. Mr. Bray stated that some items to take into consideration are the indebtedness that the RDC has occurred, if the RSD partners with another entity (for example Bargersville or Johnson County) that any lump sum they might pay would go back to the RDC to offset the debt. These funds could then be used for other economic development projects in the county. The plant is set to open in March.

Dakota VanLeeuwen stated that the first step is reaching a mutual beneficial agreement between the RDC and the RSD. The main focus is getting paid back for the bonds so the RDC can move on to bigger and better things as there are vast expansion opportunities at this time.

Rod Bray noted that the property is 80 acres and keeping in mind future expansion, they need to decide how much of the property will be leased or sold to the RSD. Ms. VanLeeuwen stated that they will need to have the property surveyed in order to get a legal description.

Eric Acker, RSD Chairman, stated that the RDC has pledged \$6,000 per year for the first four years towards repairs on the system. The RSD would prefer to lease the property until they are on their feet and able to purchase. It was decided that approximately 10 acres including the collection system, discharge area, well and driveway easement would be sufficient. The lease would be for four years with an option to extend for another four years or to buy. After further discussion, both the RDC and RSD members were in agreement that a lease would be better at this time rather than a purchase.

Kenny Hale stated that they will need to approach the Plan Commission about a vacate and replat after a survey is complete; 60 days should be enough time for this.

Both boards were agreeable to these terms once the replat was complete and the lease could be recorded.

The two-year warranty would be assigned to the RSD.

ECONOMIC GROWTH

Kenny Hale stated that two of the big reasons for this project were Waverly School and growth in the area. It was thought the growth would be businesses, but without an interchange or direct access to SR 144, the growth is expected to be residential. There could be a possibility of partnering with Bargersville or Johnson County but it is unknown at this time what that partnership will look like. In the short term, there are three businesses that the system could serve. In the long term, there will be a second phase that could serve Waverly Woods and Huggin Hollow.

ADJOURNMENT

Bryan Collier made a motion to adjourn the meeting. Motion seconded by Kenny Hale. Motion carried.

Morgan County Board of Commissioners

Don Adams

Attest:

Kenny Hale

Dan Bastin, Morgan Co. Auditor

Bryan Collier

MORGAN COUNTY REGIONAL SEWER DISTRICT

Eric Acker

Ryan Goodwin

Kelly Alcala

Randy Taylor

Dr. Paul Broderick

Teri White

Ashley Wright

MORGAN COUNTY REDEVELOPMENT COMMISSION

Daniel Elliott

Carole Snyder

Ralph Foley

Troy Sprinkle

Kim Merideth

Dr. Jake Allen