

THE MORGAN COUNTY BOARD OF COMMISSIONERS MET IN A REGULAR SESSION ON MONDAY, NOVEMBER 15, 2021 AT 6:30 P.M.

MEMBERS PRESENT WERE DON ADAMS, KENNY HALE AND BRYAN COLLIER. DEB VERLEY, EXECUTIVE ASSISTANT; JOSH MESSMER, COUNTY ADMINISTRATOR; DAN BASTIN, COUNTY AUDITOR; AND JIM WISCO, COUNTY ATTORNEY, WERE ALSO PRESENT.

PLEDGE – *Bill Mitchell, Clay Township Trustee*

PRAYER – *Kenny Hale*

MORGAN COUNTY EDC PRESENTATION (MIBOR)

Mike Dellinger, Morgan County Economic Development Corporation Director, introduced Kate Collins, BAGI (Builders Association of Greater Indianapolis); Brad Coffing and Chris Pryor, MIBOR (Metropolitan Indianapolis Board of Realtors). Ms. Collins and Mr. Coffing presented information regarding housing the area's workforce. Mr. Coffing stated that the median cost for housing in the 12 area counties was \$255,000 in October. There is a .8 month inventory of houses, a balanced market inventory would be 5 months. The average days on market is 20, the median is 6. The median cost for a single-family home in Morgan County was \$260,000. Ms. Collins stated that new single-family construction permits were up by 53% in Morgan County in September. Lending standards are to allow mortgages at 2-1/2 to 3-1/3 times household income. The median household income in Morgan County is \$62,862. Ms. Collins stated that they are under building houses by 2,000 homes per year and new homes are affordable to 66% of the population. According to the National Association of Homebuilders, 39% of Indiana residents can afford the average new home price of \$317,000. For every \$1,000 added to the cost of a house, there are 4,304 families that can no longer afford it. Additional building code restrictions can add to the cost and make homes unaffordable. Mr. Coffing stated that housing needs have changed from two parents, two kids and the dog. There are more people living alone or there are multigenerational households. They are projecting 275,000 net new jobs over the next 20 years and this translates to the need for 180,000 housing units. The goal is to build and sell quality, in-demand homes, develop safe desirable communities and create an environment that supports this investment. Mr. Coffing stated that reducing the amount of land that is zoned exclusively for single-family homes opens it up for duplexes, townhomes, apartments, etc. and opens it up to the \$200,000 price point. Mr. Coffing stated that eliminating lot size and housing size minimum requirements also opens up opportunities. Bryan Collier noted that there will be a public hearing on the UDO (Unified Development Ordinance) on December 13th.

SNOW REMOVAL QUOTES

Tony Hinkle, Morgan County Highway Engineer, stated that there was one quote from Wallace Construction as follows: Neighborhood #5 \$270, #6 \$360, #8 \$450, #9 \$270, #9 \$270, #10 \$450, #12 \$270, no bid on #1, #2, #3, #4, #7, #11, #13, #14, #15 and #16. Mr. Hinkle stated that he would review the quote and report back at the next meeting. Bryan Collier stated that he would be interested to know why some firms didn't bid. Mr. Hinkle stated that he would obtain that information.

ORDINANCE VACATING EASEMENTS

Don Adams stated that at the previous meeting, Dale Coffey, on behalf of Daniel Boritzki and Tracy Boritzki, presented a petition to vacate an easement in Jefferson Township. This ordinance completes the process for the vacation of the easement. Kenny Hale made a motion to approve the Ordinance Vacating Easements Within the R.R. Kinton Subdivision, a Subdivision Located in Jefferson Township Morgan County, Indiana. Motion seconded by Bryan Collier. Motion carried 3-0.

PROPERTY LEASE – *Health Department*

Don Adams stated that at the previous meeting, Jeanne LaFary, Morgan County Health Department, requested approval of a property lease. Jim Wisco stated that there were a few changes, including shortening the automatic renewal, and the landlord has signed the document. It is a one-year lease, and could be extended for one year unless 90-day notice is given. Bryan Collier made a motion to approve the lease. Motion seconded by Kenny Hale. Motion carried 3-0.

MADISON TOWNSHIP INTERLOCAL AGREEMENT TERMINATION

Don Adams stated that Madison Township has been providing EMS transport service for an area of the county. This service will soon be provided by Bargersville. Per the terms of the agreement,

this letter provides 30-day notice to terminate the agreement. Kenny Hale made a motion to approve the letter to terminate the agreement. Motion seconded by Don Adams. Motion carried 3-0.

RESOLUTION TO PURCHASE REAL ESTATE – Bridge #41

Tony Hinkle stated that this resolution regards Bridge #41. There are four parcels and Mr. Hinkle recommended approval of parcels 2, 3 and 4, as there is a question about Parcel 1. Mr. Hinkle stated that this does not finalize the purchase, but gets the process started. Jim Wisco stated that because the total purchase is under \$25,000, it is exempt from the requirement of two appraisals. The resolution was not included in the meeting packet. Bryan Collier stated that they would need to do a second resolution for Parcel 1, or would need to amend the resolution. Bryan Collier made a motion to table the resolution. Motion seconded by Kenny Hale. Motion carried 3-0.

PER CONTRACTS

Tony Hinkle stated that the Preliminary Engineering Reports were approved at the previous meeting for the structures submitted for the LPA call that closes on December 3rd. These are the contracts with the firms that were approved to do the work on bridges #107, #112, #150 and #188. Kenny Hale made a motion to approve the contract with VS Engineering for Bridge #107, DLZ for Bridge #112, USI for Bridge #150 and SJCA for Bridge #188. Motion seconded by Bryan Collier. Motion carried 3-0.

BRIDGE #41 AWARD

Mr. Hinkle stated that he reviewed the bids for Bridge #41 that were opened at the previous Commissioners' meeting. United Consulting has also reviewed the bids and the low bid is \$455,915.37 from CLR. United Consulting recommended that CLR be awarded the bid. Bryan Collier stated that one bid was quite high and asked if there was a reason why. Mr. Hinkle stated that there was a high mobilization fee and some of the materials were well above the industry standard. Bryan Collier made a motion to approve CLR as the winning bid on Bridge #41. Motion seconded by Kenny Hale. Motion carried 3-0.

FINANCIAL COMMITMENT LETTERS

Kenny Hale made a motion to approve the four financial commitment letters (Bridge #107, Bridge #112, Bridge #150, and Bridge #188) that will accompany the application that closes on December 3rd. Motion seconded by Bryan Collier. Motion carried 3-0.

MONUMENT CLEANING PROPOSAL

Kenny Hale stated that he has not heard back regarding the cost for this project.

ORDINANCE CONCERNING EMERGENCY HEALTH

Jim Wisco stated that he has not completed the revisions for this ordinance and asked that it be tabled. Don Adams made a motion to table the Ordinance to Adopt Procedures Concerning Emergency Health Order Enforcement Action Appeals. Motion seconded by Kenny Hale. Motion carried 3-0.

DECEMBER MEETING SCHEDULE

Josh Messmer stated that the Plan Commission will have a public hearing regarding the UDO (Unified Development Ordinance) on December 13th. Not all Commissioners will be present at the next scheduled meeting, December 20, so Mr. Messmer suggested a meeting on December 14th for a first reading and December 29th (instead of the current December 30th) for a second reading. Kenny Hale made a motion to update the 2021 Morgan County Board of Commissioners Schedule of Meetings. Motion seconded by Bryan Collier. Motion carried 3-0.

MINUTES – 11/1/21

Bryan Collier made a motion to approve the November 1, 2021 minutes as presented. Motion seconded by Kenny Hale. Motion carried 3-0.

TRANSFER LETTER

Kenny Hale stated that this letter concerns transfers for the Park budget and none of the items require Council approval. Don Adams noted that the Board of Commissioners acts as the Park Board and Kenny Hale has been directing their efforts. Bryan Collier made a motion to approve the transfer letter. Motion seconded by Don Adams. Motion carried 3-0.

INCIDENT CLAIM

Kenny Hale made a motion to submit the Huser incident claim to the insurance company. Motion seconded by Don Adams. Motion carried 3-0.

TORT CLAIM

Bryan Collier made a motion to submit the Walls tort claim to the insurance company. Motion seconded by Kenny Hale. Motion carried 3-0.

FOR THE GOOD OF THE COUNTY

Gary Oakes, City of Martinsville, stated that part of the entertainment park and amphitheater is moving forward downtown including 9 public restrooms and they need to be ADA compliant around the walking area. There are two corners of county property that need to be upgraded for ADA compliance. The City of Martinsville will do the work at no charge to the county. Don Adams made a motion to approve the work. Motion seconded by Kenny Hale. Motion carried 3-0.

Kenny Hale stated that Santa in the Park will be at Old Town Waverly Park on December 11th from 11 am to 2 pm. They are partnering with Churches in Mission. Don Adams stated that Victorian Christmas will be in Mooresville December 4th from 10 am to 4 pm.

ADJOURNMENT

Bryan Collier made a motion to adjourn the meeting. Motion seconded by Kenny Hale. Motion carried 3-0.

Morgan County Board of Commissioners

Don Adams

Attest:

Kenny Hale

Dan Bastin, Morgan Co. Auditor

Bryan Collier