

THE MORGAN COUNTY BOARD OF COMMISSIONERS MET IN A REGULAR SESSION ON TUESDAY, SEPTEMBER 19, 2022 AT 9:30 A.M.

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

PLEDGE

PRAYER – *Kenny Hale*

MINUTES

Bryan Collier made a motion to approve the minutes of the September 6, 2022 meeting. Motion seconded by Don Adams. Motion carried 3-0.

REZONE REQUEST

Laura Parker, Morgan County Plan Commission Director, was present to request approval of a request to rezone property in Monroe Township from Ag to I1. The Plan Commission gave a favorable recommendation with written commitments with a 9-0 vote.

Mike Sheek, GDI Companies, stated that GDI is an Indianapolis based general contractor and real estate developer that typically does industrial development. They have an industrial park in Hendricks County, Hancock County and Whitestown. The petition is to rezone the property to I1 for light industrial, warehouse type facilities. The conceptual plan shows four buildings, but could be five. They plan to improve County Line Road from SR 39 to Everett Road, then Everett Road south to the development. It is 186 acres and fits in with the Monrovia comprehensive plan as well as the county comprehensive plan. They have made commitments with the seller, will bring utilities into the area and will design a stormwater system that will not negatively affect the farm ground in the area. INDOT plans to do a roundabout at the intersection of County Line Road and SR 39 to address traffic concerns and will install a signal until the roundabout goes in.

Greg Irby, on behalf of Rusty and Pat Diemer, stated that his clients live right in the corner of the planned project. They just purchased the property in August. He has looked at the zoning ordinance and the comp plan and the area is not consistent with the comp plan. Mr. Irby stated that it is not a good fit and also does not fit with the Monrovia comp plan. The property value of his clients will go down quite a bit as soon as there is a warehouse across the street from them. The responsible thing to do is take care of the houses before dropping warehouses next to them. The commitments benefit the seller, not the residents. It is his opinion that putting warehouses across from residential property is irresponsible.

Matthew Diemer stated that there are warehouses on both sides of I-70 that have easy access and traffic is backed up at 6 am and 6 pm. This location is 2.5 miles from the I-70 exit on a chip and seal road. There are better options. There are numerous empty warehouses sitting at Westpoint and the GDI building site and the ones that have tenants can't get help to work there. Mr. Diemer asked where the workers will come from. The request states that they will generate substantial revenue for Morgan County, but he assumes that they will ask for a tax abatement. There is not a tenant lined up for this warehouse and it could sit empty.

A resident that did not identify himself stated that he has a house in the area and the firepit in his backyard will only be 20 ft away. He asked what he could do. Mr. Hale suggested working with the developer.

Don Adams stated that the Plan Commission has reviewed the request and as the county grows and develops it will change the lives of people. He lives close to TOA and understands the value it brings to the whole community. Don Adams made a motion to approve the request. Motion seconded by Bryan Collier. Kenny Hale stated that sometimes what is best for the county as a whole, hurts the little guy. Mr. Hale urged them to work with the developer. Motion carried 3-0.

AUTOAGENT AGREEMENT - *Treasurer*

Terry Clelland, Morgan County Treasurer, stated that Autoagent is a tax processing engine that lenders would use and does not cost the county anything. Autoagent will get information from the county's tax service in order to process tax payments. When it gets close to the tax deadline, they will send funds by wire and the Treasurer's Office will process the payment. In the long run, it will save money because they will not have surplus funds that need to be refunded. There are approximately 15 other counties that use this service. Bryan Collier made a motion to approve the agreement. Motion seconded by Don Adams. Motion carried 3-0.

RESOLUTION TO INITIATE CONDEMNATION PROCEEDINGS

Jim Wisco stated that this was discussed at prior meetings and the property owner was sent a packet to initiate proceedings approximately 47 days ago and no counter offer or response was received.

Dan Naugle, a property owner in the area, stated that there could be a water issue and asked about the proceedings. Mr. Wisco stated that for eminent domain, Indiana Code requires that the county present two appraisals and a good faith offer to purchase. They must then wait 30 days. They have waited 47 and have not received a response. They are ready to initiate proceedings. The County Highway Engineer is aware of the water issue. Mr. Naugle stated that the water comes out on the road between his property and Stephen Cohen's property. The water flows to the north and it needs to be addressed that it continues to flow north. If it would flow south, it would stay in the road as it did in the past before the culvert was installed. Kenny Hale stated that they need to make it safe for school buses and they will make sure the drainage is taken care of. Bryan Collier made a motion to approve A Resolution to Initiate Condemnation Proceedings for the Acquisition of Certain Real Property. Motion seconded by Don Adams. Motion carried 3-0.

RESOLUTION TO CONSUMMATE SALE OF SURPLUS PROPERTY

Jim Wisco stated that this item has been discussed for the past few months and regards property sold to American Water. Don Adams made a motion to approve the Resolution to Consummate Sale of Surplus Real Estate. Motion seconded by Bryan Collier. Motion carried 3-0.

HWC AGREEMENT

Kenny Hale stated that this agreement regards the comprehensive plan for buffer zone areas that are being transferred to the county. Don Adams made a motion to approve the agreement and proceed with the comprehensive plan update. Motion seconded by Bryan Collier. Motion carried 3-0.

CHAPTER 34 UPDATE

Jim Wisco stated that he was out of the office last week and has not edited the draft since receiving comments/feedback from the Board. Bryan Collier made a motion to table this item. Motion seconded by Don Adams. Motion carried 3-0.

APPOINTMENTS

Kenny Hale stated that he has been working with Brian Foley to fill the vacant position on the Community Corrections Advisory Board and Marti (Fox) Lambert was suggested. Ms. Lambert is the secretary/treasurer for IDT (Indiana Dream Team) and has a passion to help people down the right path. Don Adams made a motion to appoint Marti Lambert to the Community Corrections Advisory Board. Motion seconded by Kenny Hale. Motion carried 3-0.

Mr. Hale talked to Bonnie Almon, suggested as a replacement on the Morgan County Regional Sewer District Board, and she has agreed to serve on the board. Ms. Almon is the secretary on for the Mooresville Chamber of Commerce Board and is also involved with the Morgan County Leadership Academy Board. Don Adams made a motion to appoint Bonnie Almon to the Morgan County Regional Sewer District Board. Motion seconded by Kenny Hale. Motion carried 3-0.

UNPAID LEAVE REQUEST

Daree Fry, HR Director, submitted a letter recommending that unpaid leave be granted for an employee in the Probation Department whose spouse has accepted a job out of state and they need to secure housing before relocating. The employee's supervisor has approved the request. Bryan Collier made a motion to approve the request. Motion seconded by Kenny Hale. Motion carried 3-0.

An employee with the Morgan County Jail has requested unpaid leave in order to care for a newborn. Ms. Fry has recommended that the request be approved and this has also been approved by the supervisor. Don Adams made a motion to approve the request. Motion seconded by Bryan Collier. Motion carried 3-0.

PTO DONATION

Ms. Fry sent a memo regarding an EMS employee that has an injury that will require three to four months off. The employee will not qualify for FMLA until October and will not have enough PTO to cover the leave. Other employees in the department would like to donate PTO time to this employee. Don Adams made a motion to allow employees to donate time. Motion seconded by Kenny Hale. Motion carried 3-0.

INCIDENT CLAIM

Kenny Hale stated that a tree fell across a road and a motorist has filed a claim for damages. Bryan Collier made a motion to send the Perkinson claim to the insurance company. Motion seconded by Don Adams. Motion carried 3-0.

REQUEST TO USE ADMIN BLDG

The Morgan County Farmer’s Market has requested the use of the Sadler Room for an indoor winter market. There is a conflict on November 19th, but all other dates are available. Don Adams made a motion to approve the request except for November 19th. Motion seconded by Kenny Hale. Motion carried 3-0.

TRANSFER LETTER

Kenny Hale stated that the Board of Commissioners has a letter to submit to the Council for a transfer of \$3,890 to complete the WIS job compensation study. Don Adams made a motion to submit the letter. Motion seconded by Bryan Collier. Motion carried 3-0.

TORT CLAIM

Don Adams made a motion to submit the Catledge tort claim to insurance. Motion seconded by Bryan Collier. Motion carried 3-0.

FOR THE GOOD OF THE COUNTY

Don Adams stated that the Bicentennial celebration for the county will be this weekend at the Waverly Festival. The Governor will be there at 10 am on Saturday as well as free cake and ice cream and “a lot of other fun stuff”. There will be music, a car show, vendors and activities.

ADJOURNMENT

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

Morgan County Board of Commissioners

Kenny Hale

Attest:

Bryan Collier

Dan Bastin, Morgan Co. Auditor

Don Adams