

THE MORGAN COUNTY BOARD OF COMMISSIONERS MET IN A REGULAR SESSION ON MONDAY, MARCH 4, 2024 AT 9:30 A.M.

MEMBERS PRESENT WERE DON ADAMS, BRYAN COLLIER, AND KENNY HALE. LINDA PRUITT, COUNTY AUDITOR; DEB VERLEY, EXECUTIVE ASSISTANT; JOSH MESSMER, COUNTY ADMINISTRATOR; AND ANNE COWGUR, COUNTY ATTORNEY, WERE ALSO PRESENT.

PLEDGE – *Bill Mitchell, Clay Township Trustee and veteran*

PRAYER – *Kenny Hale*

INTRODUCTIONS

MINUTES

Bryan Collier made a motion to approve the February 20, 2024 minutes. Motion seconded by Kenny Hale. Motion carried 3-0.

CLAIMS

Bryan Collier made a motion to approve the February 2 and 16, 2024 payroll claims of \$855,760.81 and \$849,332.93; PERF \$75,414.45 and \$73,279.65; FICA \$62,070.13 and \$61,448.09; and monthly claims of \$3,082,957.30. Motion seconded by Kenny Hale. Motion carried 3-0.

GRANT APPLICATION – *Court Services*

Miranda Beauchamp, Assistant Chief Probation Officer, requested approval of two grants from the Indiana Department of Correction. One is not to exceed \$230,000 for a CY 2025 Jail Treatment Program for a residential substance abuse program and re-entry program. The second grant is the CY 2025 Adult Community Corrections Grant that is not to exceed \$750,000 and funds the county's home detention electronic monitoring program and evidence case management and staff. Kenny Hale made a motion to approve the applications for both grants. Motion seconded by Bryan Collier. Motion carried 3-0.

RECESS

Bryan Collier made a motion to recess the Commissioner meeting and open the public hearing. Motion seconded by Kenny Hale. Motion carried 3-0.

PUBLIC HEARING

Tyler Lewis, Reedy Financial, was present to outline a request from Harrison Township Fire Protection District to establish a cumulative capital fund in 2025 as noticed in the Mooresville Times and Martinsville Reporter newspapers on February 21st and 28th. The proposed tax rate would be \$0.0333 per \$100 of assessment and funds would be used for capital expenses. Mr. Lewis asked that the Board of Commissioners also sign a population appeal that will be submitted to the state for approval. Once the state approves it, the Council will approve the population amount. Mr. Lewis stated that the population, compared to 10 years ago, meets the DLGF's growth requirement. Don Adams asked if there were any questions or comments from the public. There were none.

Don Stevens, Treasurer for the District, stated that they need to do something to increase the funding. Chief Eric Funkhouser, Bargersville Fire Department, stated that they have a contract in place for the next three years and are looking at all options to make sure they can fund the contract for the next three years. Harrison Township is experiencing rapid growth. Assessed value was at \$79 million in 2019 and is at \$131 million now.

Teri White, a Harrison Township resident asked if much of the growth came from the Oak Hill Subdivision. Chief Funkhouser stated that that is where building is occurring, but there is also a general increase in assessed values. The population has increased from 1,100 to over 1,500.

Bryan Collier thanked Chief Funkhouser and the Bargersville Fire Department for stepping in to fill a void that was not logistically feasible for surrounding departments to fill and assisting citizens of Morgan County and Harrison Township.

RECONVENE

Bryan Collier made a motion to close the public hearing and reconvene the Commissioner meeting. Motion seconded by Kenny Hale. Motion carried 3-0.

TAX RATE ORDINANCE 2024-4

Bryan Collier made a motion to accept Ordinance 2024-4 Establishing Cumulative Special Fire Fund under Indiana Code 36-8-14-2 and to waive a second reading. The proposed fund will not exceed 0.0333 on each \$100 of assessed valuation. The rate will be levied beginning with taxes for 2024 payable 2025. Motion seconded by Kenny Hale. Motion carried 3-0.

Kenny Hale made a motion to approve Harrison Township Fire District's appeal to the state to request a levy appeal based on population. Motion seconded by Bryan Collier. Motion carried 3-0.

PAVING CHANGE ORDER

Justin Schneck, Morgan County Highway Engineer, stated that last fall, the county awarded a roadway resurfacing contract to Howard Companies in the amount of \$342,665.20. Mr. Schneck would like to include a Void Reducing Asphalt Membrane (VRAM) along the center joint of the roadway. The VRAM decreases the amount of air voids in the pavement next to the centerline joint. This will increase the lifespan of the roadway and reduce future maintenance costs. The initial cost is \$57,120.00. Bryan Collier made a motion to approve the change order. Motion seconded by Kenny Hale. Motion carried 3-0.

RFQ/RFP

Josh Messmer stated that this RFP/RFQ (Request for Proposals/Qualifications) is in order to pursue a BOT project with REDI funds (Rural Economic Development Innovation). The county was awarded REDI funds a few years ago and used them in partnership with the City of Martinsville to clean a ditch and part of the funds were to be used to increase sewer capacity in the Waverly area. They have been waiting for a buyer and that has happened. The funds will be dedicated to putting in a lift station, which would help further development in the area. They have \$1.2 million to use for this project. Matching funds will be used from the ARPA Fund. Kenny Hale made a motion to approve the RFP proposal. Motion seconded by Bryan Collier. Motion carried 3-0.

FLOOD DAMAGE ORDINANCE – 2024-3

Laura Parker presented a drawing in order to help the Board better understand the Flood Damage Ordinance. Kenny Hale stated that the definition of the ICC and CRS were deleted and would like to have those in the ordinance. The Statement of Purpose (#12) will help them protect wetland areas. Kenny Hale made a motion to approve the ordinance and waive a second reading. Bryan Collier seconded the motion and thanked Ms. Parker for the drawing. Motion carried 3-0.

FARM LEASE UPDATE

Anne Cowgur stated that these leases were approved subject to one adjustment to a parcel that was listed and shouldn't have been and to add long form legal parcel descriptions. Mr. Hale submitted the legal descriptions for all but one of the parcels and they will have the updated leases soon.

REQUEST TO USE COURTHOUSE SQUARE

The Fall Foliage Festival Board of Directors has requested the use of the Courthouse Square for the 2024 festival on October 8th beginning at 5 pm and going through the weekend. Bryan Collier made a motion to approve the request. Motion seconded by Kenny Hale. Motion carried 3-0.

ROADS IN GREEN MEADOWS

Josh Messmer stated that the roads in Green Meadows subdivision, Arnold Avenue and Burns Boulevard, were approved as county roads in 2005. A title searcher brought to the county's attention that the deed of dedication that the county typically accepts was recorded, but not signed by the Board of Commissioners. The county has been maintaining the roads and the meeting minutes indicate that the roads were accepted. Mr. Messmer just wanted to clarify for future transactions that the county has acknowledged that these are county roads. Kenny Hale made a motion to re-accept the roads. Motion seconded by Bryan Collier. Motion carried 3-0.

PROPERTY ACQUISITION

Josh Messmer stated that the county has been looking for land to introduce a recycling center. They found a landowner that seems willing and they have obtained two appraisals. These appraisals have been presented to the family and it sounds promising. Mr. Messmer requested approval of a preliminary purchase agreement that can be presented to the Council for approval, along with an ordinance to purchase. Anne Cowgur stated that this Contract for the Purchase of Real Estate establishes a purchase price based off the average of two appraisals, \$262,500. The county believes that is an acceptable price, but they do not have an acceptance from the seller. There are several conditions in the contract and 60 days to conduct due diligence, such as making sure there are no environmental concerns, existing tenants are addressed, planning and zoning for

the intended use, well testing, and septic. The Council would need to approve a resolution to purchase, followed by an ordinance authorizing the purchase. Kenny Hale made a motion to approve the purchase agreement. Motion seconded by Bryan Collier. Motion carried 3-0. Mr. Messmer stated that this won't happen overnight, but it is a step in the right direction.

CUMULATIVE BRIDGE FUND

Eddie Fisher, Morgan County Highway Superintendent, submitted a request to be on the April Council meeting to request that the remaining balance of the Cumulative Bridge Fund (1135), which has been discontinued, be appropriated and spent down. Linda Pruitt stated that at budget time, it was voted to do away with the Cumulative Bridge Fund and they will spend it down, but nothing was appropriated at the time. Mr. Fisher stated that there is \$371,324.35 left in the fund and they would like to use this on bridges, small structures and roads. Kenny Hale made a motion to approve the request to approach the Council. Motion seconded by Bryan Collier. Motion carried 3-0.

MORGAN COUNTY REGIONAL SEWER DISTRICT

Terri White, a Harrison Township resident and member of the Morgan County Regional Sewer District, stated that she was appointed by the Harrison Township trustee many years ago. When she was appointed, the board met quarterly and they helped get a sewer system for the Waverly School and Old Town Waverly Park. The system does not have a lot of customers. They were a seven-member board, but are now a five-member board because some of the vacant positions have not been filled. The Board operates the plant for the Waverly area and owns the lines in the Wiser Addition. Aqua Indiana, who runs the plant, informed the board on February 10th or 12th that they were no longer going to be able to run the plant. This ends on March 31st of 2024. They have requested bids for running the plant, but this is an important matter and they only have five board members – none of them engineers. Don Adams stated that it is very important to make these appointments.

FOR THE GOOD OF THE COUNTY

Bill Mitchell asked if there will be a privacy fence around the recycling center and noted that there is a dip in Henderson Ford Road. Justin Schneck stated that they are looking into that. Mr. Mitchell asked if there could be an American flag on the framework for the new building. There is a junkyard starting in Clay Township and a business is discharging water into Lick Creek. Kenny Hale stated that he talked to the Surveyor's Office about this. Mr. Mitchell stated that there is a junkyard that is parking cars in a floodplain next to a creek on Tidewater Road.

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:

Bryan A. Collier

Linda Pruitt, Morgan Co. Auditor

Kenny Hale