

**THE MORGAN COUNTY COUNCIL MET IN A SPECIAL SESSION ON MONDAY,  
NOVEMBER 15, 2021 AT 5:00 P.M.**

MEMBERS PRESENT: KIM MERIDETH, VICKIE KIVETT, KELLY ALCALA, JASON MAXWELL, TROY SPRINKLE, CHIP KELLER AND MELISSA GREENE. ALSO PRESENT WERE DAN BASTIN, MORGAN COUNTY AUDITOR; DEB VERLEY, EXECUTIVE ASSISTANT; JOSH MESSMER, COUNTY ADMINISTRATOR; AND JIM WISCO, COUNTY ATTORNEY.

PLEDGE OF ALLEGIANCE

PRAYER (*Vickie Kivett*)

**Minutes**

Chip Keller made a motion to approve the October 4<sup>th</sup> and October 18<sup>th</sup> minutes as presented. Motion seconded by Jason Maxwell. Motion carried 7-0.

**Additional Appropriations:**

- *Veterans Service Officer*

Kim Merideth noted that they were having the special meeting because the local paper didn't get the additional appropriations advertised in time for the November 1<sup>st</sup> meeting.

Rick Baum, Morgan County Veterans Service Officer, stated that they received the approval for the Deputy Veterans Service Officer earlier this year, but the appropriation was not made and made a request for an additional appropriation of \$1,683 from the General Fund (1000) into Account #1000.16301.000.0012 (Deputy Veterans Service Officer). Kelly Alcala made a motion to approve the additional appropriation. Motion seconded by Troy Sprinkle. Motion carried 7-0.

- *EMS*

Ben Purdy, Morgan County EMS Deputy Director, was present to request an additional appropriation of \$7,092 from the Emergency Medical Services Fund (1151) into Account #1151.36307.000.0000 (EMS Asset/Inventory Mgmt). Mr. Purdy stated that prices for health care items have gone through the roof and this system would track inventory and expiration dates on these items and rotate them so they get used before they expire. This would also document the items used on runs so they get replaced. It will take 6 to 8 weeks to get this system started. There will be an annual fee of \$5,790 and a one-time set-up fee of \$2,090 for this system. Melissa Greene asked if it will be updated after every run. Mr. Purdy stated that that is his understanding so everything used can be replaced. Kelly Alcala made a motion to approve the additional appropriation. Motion seconded by Vickie Kivett. Motion carried 7-0.

- *Auditor*

Dan Bastin stated that this additional appropriation request for \$15,201 from the Rainy Day Fund (1186) into Account #1186.16510.000.0000 (FICA) is to make up the shortfall in the estimated amount of the supplemental pay for the county employees. Vickie Kivett made a motion to approve the additional appropriation. Motion seconded by Jason Maxwell. Motion carried 7-0.

Mr. Bastin noted that at the February meeting, there will be an additional appropriation for the elected officials that could not be paid this year.

- *Commissioners*

Kenny Hale, Morgan County Commissioner, was present to request an additional appropriation of \$70,000 from the Riverboat Fund (1191) into Account #1191.40002.000.0000 (Property Acquisition). Mr. Hale presented a spreadsheet showing the training that has been done to date at Willowbrook. They have done SWAT training and will be doing fire training at this subdivision. This appropriation is for one house that had the address entered wrong and the amount of the grant was reduced to \$138,020. The appraisal for the house alone was \$152,000 and this doesn't count for the expense of retiring the well, pumping the septic, closing costs, title work, demolition, asbestos inspection, etc. Mr. Hale has closed on eight houses and is working on closing three more. There are 15 houses. Vickie Kivett made a motion to approve the additional appropriation. Motion seconded by Kim Merideth. Motion carried 7-0.

**Transfers:**

- *Veterans Service Officer*

Rick Baum requested a transfer as follows:

\$1,113 from Acct #1000.32300.000.0012 (Travel and Lodging)  
1,900 from Acct #1000.29105.000.0012 (Memorial Flags)  
200 from Acct #1000.21100.000.0012 (Office Supplies)  
400 from Acct #1000.21201.000.0012 (Other Supplies)  
800 from Acct #1000.32200.000.0012 (Postage)  
160 from Acct #1000.36201.000.0012 (Dues & Subscriptions)  
240 from Acct #1000.39500.000.0012 (Instruction & Education)  
55 from Acct #1000.40000.000.0012 (Equipment)

TO:

\$3,218 Acct #1000.16301.000.0012 (Deputy Veterans Service Officer)  
150 Acct #1000.19800.000.0012 (Years of Service)  
1,500 Acct #1000.39104.000.0012 (Burial of Soldiers)

Dan Bastin stated that most of this transfer is the rest of the amount needed for the Deputy Veterans Service Officer. Kim Merideth noted that there are a lot of transfers at the end of the year to clean up budgets. Kelly Alcala made a motion to approve the transfer. Motion seconded by Chip Keller. Motion carried 7-0.

- *EMA*

Mark Tumey, EMA Director, requested a transfer of \$300 from Acct #1000.21201.000.0361 (Other Supplies) to Acct #1000.19800.000.0361 (Years of Service). Mr. Tumey stated that he had forgotten about longevity and that he would need to request a transfer next year because he did not put it in the 2022 budget either. Jason Maxwell made a motion to approve the transfer. Motion seconded by Troy Sprinkle. Motion carried 7-0.

Mr. Tumey requested a transfer of \$5,000 from Acct #1000.36100.000.0361 (Contractual Services), \$2,000 from Acct #1000.36400.000.0361 (Maintenance/Repair) and \$1,000 from 1000.21100.000.0361 (Other Supplies) to Acct #1000.22200.000.0361 (Office Supplies). Mr. Tumey stated that they applied for a grant for a trailer that would carry mass casualty supplies and hazmat supplies. They were awarded the grant for the trailer, but not the supplies. Mr. Tumey met with Keenan Blair, EMS Director, to see what supplies they would need for a mass casualty situation (such as a bus crash or school incident). Mr. Tumey has priced items that need to be stocked in the trailer. Since they priced the trailer, the cost of aluminum and steel has skyrocketed and the cost of the trailer and shipping costs have increased by \$2,000. Kelly Alcala made a motion to approve the transfer request. Motion seconded by Melissa Greene. Motion carried 7-0.

Mr. Tumey stated that the defibrillator at EMS is a Phillips and they can no longer get parts for it. He will be on the agenda next month for this transfer.

- *Jail*

Dave Rogers, Morgan County Jail Commander, was present to request a transfer of \$30,000 from Acct #1000.11701.000.0380 (Corrections Officers) to Acct #1000.36300.000.0380 (Repair & Maintenance). Mr. Rogers stated that thanks to some staffing shortages, they have some money left and a project they would like to complete. There are six cold case detectives that work on a volunteer basis and they would like to have them working in the building with the other detectives. This would require constructing two offices in the training room of the detective building. Vickie Kivett made a motion to approve the transfer. Motion seconded by Kim Merideth. Motion carried 7-0.

- *Parks & Recreation*

Kenny Hale was present to request a transfer of \$8,107 from Acct #1112.21500.000.0803 (Program Supplies) into the following accounts: \$328 to Acct #1112.22200.000.00803 (Operating Supplies) \$6,572 to Acct #1112.36100.000.00803 (Contractual Services) \$1,207 to Acct #1112.36300.000.00803 (Repair & Maint). Mr. Hale stated that these transfers will go towards balances that are currently in the red and to pay for the work at the Old Wilbur Schoolhouse. Vickie Kivett made a motion to approve the transfer. Motion seconded by Chip Keller. Motion carried 7-0.

## **2022 Paving Presentation**

Tony Hinkle, Morgan County Highway Engineer, stated that the Community Crossings matching grant funds can be used for bridge projects, drainage work, sidewalk retrofits, etc., but Morgan County uses the funds exclusively for paving. There are two calls a year to apply for the funds, in January and July. The county may receive up to \$1 million in a calendar year with a 50/50

match because the population is greater than 50,000; under 50,000 is a 75/25 match. The county may have more than one grant out at one time. The county currently has two Community Crossings matching grants, 2020-2 and the 2021-1 grants open. Both grants were used this year for paving. Once the grant is awarded, the county has six months to bid it and 18 months to close it out. Once the projects are submitted you can't add to it or do change orders. Projects cannot be bid before the grant is awarded. In 2020, the county was awarded approximately \$915,000 and put out bids this year. This project will close out soon and they will have used approximately \$840,000 because the bids were under the estimate. The county was awarded \$1 million in 2021 and they will end up using \$930,000 of this. The Council approved \$2.5 million in the 2022 budget for paving. This does not include chip and seal. They will apply in January for \$1 million in Community Crossings Grant Funds, bid in June, and if bids come in at less than \$1 million, they can apply again in July and get any remaining bid under the \$1 million award. They will use \$2.9 million in local funds next year and the application in January will be for bids in June for 2023 paving. The next \$5 million will be local funds of \$2.9 million and \$2 million that they will apply with in January. With this \$5 million, they should get \$1 million back. The Asset Management Plan and ADA Plan must be complete before the next round of grant funds can be awarded. Mr. Hinkle is also working on updating the state certified road plan by the end of the year. They are looking at a bid advertisement in November, a bid opening in December, an advertisement in June, and a bid opening in July. Scheduling early helps to get to the front end of the paving contractors and get better prices.

#### **Jail / Health Department Nurses Status Change**

Daree Fry stated that it was brought to their attention that full time nurses were listed as non-exempt before the job study and that's the premise they were hired under. The job study changed the positions to exempt so they would not receive overtime. With COVID, there has been a lot of overtime, especially in the Health Department. The nurses may be classified either way, but supervisors in both departments preferred that they stay non-exempt so that they are allowed to receive overtime. Ms. Fry asked that the salary ordinance be changed retroactive to January 1, 2021 as the nurses have been paid overtime and it has been budgeted. Vickie Kivett made a motion to amend the Salary Ordinance. Motion seconded by Jason Maxwell. Motion carried 7-0.

#### **Personnel Policy Amendment**

Josh Messmer stated that there are two amendments to the Personnel Policy and they have both been approved by the Board of Commissioners. Sheriff deputies will no longer be paid "long weekends" but will instead be paid eight hours of straight time. This reflects the change made at budget time. The second change is for EMS employees. Those that work on the observed holiday have been getting holiday pay, but those that work on the actual holiday haven't. This amendment and revised Holiday Schedule allow the person who works on the actual holiday to receive holiday pay. Chip Keller made a motion to approve the Personnel Policy Amendment. Motion seconded by Troy Sprinkle. Motion carried 7-0.

#### **BOT Discussion**

Greg Martz, GM Development; Eric Ratts, DLZ; and Jason Semler, Baker Tilly, were present for a presentation concerning the BOT (Build, Operate, Transfer) process. Mr. Martz stated that they teamed together for a RFP the county requested that was due in April and were selected to work with a committee over the summer. They presented options to the Board of Commissioners at a public hearing last month. The Board of Commissioners deferred the decision to the Council. The result of the scoping period mostly focused on security and parking. There was also discussion regarding changes at the fairgrounds. Eric Ratts stated that the presentation was originally developed from a feasibility study that was presented in December of 2020. Mr. Ratts stated that there are two schemes and two alternatives within each scheme. Site Plan #1 would entail building a 300-car parking garage with three levels on the west side of the Administration Building, maintaining approximately 30 parking spaces that currently exist west of the building and creates a public space along Jackson Street, next to Flowers by Dewey. Site Plan #1A creates a larger public space, orients the entrance more towards Main Street, and would require the acquisition of Flowers by Dewey. The parking garage would address not only needs at the facility, but also accounts for long-term growth opportunities and downtown parking. Site Plan #2 creates an 86-car parking lot on the west side of the Administration Building for a total of 130 parking spaces. A larger lot would require the acquisition of several additional properties along Marion Street. Site Plan 2A is similar to 1A as to taking up the entire northeast quadrant of the property to create a public space oriented more towards Main Street and the downtown area. From a building perspective, there would be a security checkpoint, restrooms at the front entrance, another stairway and elevator. The second level would also have the stairway, elevator, restrooms and janitor area; the rest would be open to the entrance below and contain 6,100 square feet. In working with Meyer Najem, the cost for Site Plan #1 is

estimated to be \$14.5 million ( \$4,542,779 for the Security Vestibule, \$7,502,875 for the parking garage, \$1,385,685 for sitework and \$1,129,850 for fairgrounds office improvements). Estimated costs for Site Plan #2 total \$8.6 million (\$4,542,779 for the Security Vestibule, \$1,611,724 for the surface parking, \$1,385,685 for sitework and \$1,129,850 for fairgrounds office improvements). Mr. Ratts stated that the fairgrounds improvements include moving three departments (Solid Waste, Soil & Water Conservation District, and Extension) to the fairgrounds. Jason Semler handed spreadsheets showing the potential financing costs with both options. The approximate total costs for Option #1 would be \$14,885,000, with an annual payment of \$1.6 million and a tax rate of .04 per \$100 of assessed value; Option #2 would be \$8,950,000 with an annual payment of \$960,000 and a tax rate of .025 per \$100 of assessed value. Mr. Semler stated if the Council wanted to make the annual payment using EDIT funds and not raise taxes, the 2022 distribution would be \$2.3 million and this would leave \$727,000 for Option #1 and \$1.3 million for Option #2. A taxpayer with a home assessed at \$100,000 would see an \$8.58 per year increase for Option #1 and \$5.15 for Option #2. For every \$1 million increase, the tax bill would go up approximately .60 per year. Mr. Semler handed out information showing how the payments would affect property taxes for commercial property and vacant land.

Bryan Collier, Morgan County Commissioner, stated that there have been a lot of changes in the last 11 months. The information presented is the result of many meetings and input. Mr. Collier stated that when he was discussing this with a young gentleman, his response was, “when are we going to invest in ourselves?” Buildings don’t last forever, but maybe they can extend their life under different purposes. In today’s society, the security issues need to be addressed immediately. Mr. Collier stated that he considers this proposal a business plan and they need to come to an agreement regarding the cost, type of buildings, whether they will lease, bond, interest rates and what constituents are willing to handle. There is a big difference between Option #1 and Option #1A and this must come with agreements. This is a plan subject to change, but doing nothing is not an option.

Jason Maxwell stated that he had several questions: how much is insurance for a parking garage, how would security be managed at the garage, would it handle bigger trucks, would there be a fee to park, has the fire department been trained for fires in this setting, what’s the life of a garage, and more. Eric Ratts stated that Gary Oakes, City of Martinsville, has been involved (as a fabricator of concrete panels) with over 80 parking garages and he 100% supports a parking garage on behalf of the city. There is maintenance just like any other building, they are made to last a long time. They typically make allowances for larger vehicles on the first floor.

Kelly Alcala stated that they have allowed a lot of money for the fairgrounds portion and have not shown any drawings or plans. Mr. Maxwell stated that he did not think it was going to be enough money for their needs. Eric Ratts noted that they have allowed a certain amount of square footage and an amount per foot for a building in a similar style as the existing buildings. Vickie Kivett stated that she is on the Fair Board and felt that moving the three offices to the fairgrounds is a good move.

Melissa Greene asked what started this process. Eric Ratts stated that turning the grassy area off of Mulberry Street into a parking area had been under consideration since the property was purchased by the county several years ago. The county was looking at long-term plans and solutions and the parking garage addresses helping the overall downtown area. It is one way the county can help the city and make an investment in the Administration Building. A policy has not been set as to whether it will be free public parking or no overnight parking.

Troy Sprinkle stated that costs are up from several years ago and asked if there is a forecast of what the costs could be in three or four years. Mr. Ratts stated that construction costs are getting better, but there are still inflation costs. Bryan Collier stated that he asked about postponing construction of the garage and found out that it will be an increase of approximately \$225,000 per year for every year they wait. Mr. Collier stated that they are expecting future growth and there are other buildings that need to be addressed in the future. Mr. Collier noted that downtown Courthouse Square parking is a county issue. Kim Merideth stated that they need to be proactive rather than reactive.

Kenny Hale, Morgan County Commissioner, stated that these planning documents are a work in progress and subject to change; if they don’t plan now for the future, the future will happen whether they are ready for it or not and it is better to be ahead of the curve. Kelly Alcala stated that this discussion is to give the Board of Commissioners direction on which way to go. There will be another meeting to discuss bonding.

There were several comments from the public, but they did not identify themselves or approach the microphone to be on record.

Chip Keller stated that the Commissioners are trying to address deferred maintenance issues and position the county for the next 50 years. There are a lot of issues at the Courthouse and they have come up with a plan; this is just the start of the process. There would be approximately 120 employees working on the block and growth is coming. The initial reaction is, why does the county need a parking garage? But as the planning progresses, it begins to make sense; in 5-10 years, as they look back, they will be asking why they didn't build a parking garage when they could have afforded it.

Superior Court 1 Judge Pete Foley stated that there have been discussions regarding the best use of county resources including physical buildings and financial. If a campus is developed that would provide the ability for the court system and related functions of probation, community corrections and prosecutor to be concentrated within that one campus, how would that look. There are some considerations how the parking garage piece would fit in with the next pieces that may follow and the best use of county funds. The concentration of these functions would require the need for parking as well as the public need for people coming into court. The Toner Building is at its maximum, it is not ADA compliant, security is minimal. There are security issues at Courthouse. This is an initial step in looking at the functions of county government, how the functions work together and how to gain the best efficiency and use of resources and assets. Judge Foley encouraged the Council to look at the vision and reimagine what the county has now and what it can be. An decision made on this scope or scale will be for 50 to 100 plus years.

Troy Sprinkle stated that \$141 per square foot seemed reasonable for the buildings at the fairgrounds. This is a big decision and they need to make the right one for the taxpayers. If you have a \$160,000 home, the difference between a parking lot and a garage is \$7. Mr. Sprinkle stated that Mr. Maxwell's concerns are valid. They are planning for years out.

Kim Merideth stated that she could see that if they don't do it now, it will cost them more in the long run.

Vickie Kivett made a motion to move forward with Option #1. Motion seconded by Kim Merideth. Motion carried 5-2. Jason Maxwell and Kelly Alcala were opposed.

#### **Other Business**

Dan Bastin handed out the 2022 schedule for review.

Kelly Alcala stated that EMA is challenging all county departments to collect non-perishable food items. The items will be donated to the Red Barn in Martinsville. Ms. Alcala challenged the Council to bring a donation to the next Council meeting to participate in the challenge.

#### **Adjournment**

Troy Sprinkle made a motion to adjourn the meeting. Motion seconded by Chip Keller. Motion carried 7-0.

MORGAN COUNTY COUNCIL

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Kim Merideth

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Vickie Kivett

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Kelly Alcala

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Troy Sprinkle

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Jason Maxwell

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Chip Keller

ATTEST:

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Melissa Greene

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Dan Bastin, Morgan Co. Auditor