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Gibson County Board of Commissioners
Regular Session
July 16, 2013

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The Gibson County Board of Commissioners met on July 16, 2013, at 6:30 PM at the North Annex Meeting Room.

Members Present: President Gerald Bledsoe, Vice-President Alan Douglas, Commissioner Steve Bottoms, Administrative Assistant Kay Vore, County Attorney Jim McDonald, and County Auditor Sherri Smith

The Pledge of Allegiance to the Flag and Welcome was recited and led by President Bledsoe.

Minutes: The minutes from July 2, 2013, meeting were read and approved through a motion by Commissioner Douglas and seconded by Commissioner Bottoms. Motion carried 3-0.

Claims:
County General - $158,080.22
Courts - $1,783.71
Highway $142,342.76
Sheriff - $48,463.29
Payroll – July 12, 2013 for $279,490.69 and July 26, 2013 for $268,318.39

Commissioner Douglas made a motion to approve the claims and was seconded by Commissioner Bottoms. Motion carried 3-0.

Department Reports

No Reports were given.

Old Business:

Easement Agreement – CR 700 W – County Attorney McDonald stated Alliance Properties LLC (Gibson South Coal Mine in Owensville) are requesting replacement of 700 W. County Highway Superintendent and County Engineer have inspected the roads and it meets with their approval. Easement has been sent to the County Surveyor and description written. Everything is in place, the road has been inspected and is up to our specs, they propose roadway right-of-way dedication to the County and he has the documents subject to the Commissioners approval to record. Commissioner Bottoms made a motion to accept the dedication of CR 700 W, seconded by Commissioner Douglas. Motion carried 3-0.

City of Princeton had requested TIF Funding for their 2nd Avenue Project at the last meeting and the request had been tabled pending further review by the Commissioners regarding recent changes. Commissioner Douglas has abstained from conversation and will not vote as this project affects him personally. City Attorney Jerry Stillwell and Mayor Bob Hurst, along with their Engineer, they presented their request and application at the last meeting. City Attorney Stillwell went on to say that he felt they were waiting on the Commissioners to make a decision and that they were not here to discuss a change in plans. It is a funded project, partially through the State and will have to meet the Federal and INDOT requirements. Any modifications to the design would be a City Council decision and not a County Commissioner's matter. They are asking for some County help on what would be a large part a County road and is certainly going to open up a lot of expansion and not just in that area but further South.

The Commissioners agreed to allow Mr. Schafer to speak in regard to this request: Addressing the Board of Commissioners, he is not against the 2nd Avenue Road Extension. His Church first mentioned the road extension in 2004. He questioned, what will that road enhance other than manufacturing? Does the County have the money to maintain this road? Do we need a roundabout in the middle of 4 cornfields? There is no zoning in the County or the City, what is the planned zoning in that area, since the City has Jurisdiction? He would like the City and County to hold up on this project until they can afford it. He would like to see the City and the County working together to form a Municipal Planning Commission. He also had a problem with just one design and one bid. Best design and cheapest price is awarded the project. He would like to see information on the front page of the paper.

Bruce Fisher asked, "What, if any input has the County had in the way of input on this road?" President Bledsoe stated, " they've had no input in this project".

President Bledsoe made a motion not to approve the City's application for TIF Funding on the 2nd Avenue Project due to safety reasons. The width of the road is 24 feet, a wider road narrowing and would not allow two semis to pass safely. He recommends this not go onto the Redevelopment Commission.

Commissioner Bottoms asked for further discussion and these questions: There has been a lot of input. He was not against the idea or concept necessarily. Why was Gibson County not brought into the design, budget and other decision making parts of this project? Why was Gibson County not identified in the INDOT grant proposal as one of the funding partners since they are now being asked for funding? Original Grant showed that Princeton EDIT Money and Bonding would be the additional. Has an Economic Impact Study been done that shows a rate of return on the investment and the answer was no. Will the City seek additional funding or is this a one- time request? This is not known. Since no specific jobs have been gained from this project should the County not consider using these funds for other projects or refund money to the tax payers or other taxing units? A firm has been hired by the City to design the 2nd Avenue Extension Project and the County had no input even though over half of this road is in the County. The Construction Observation Inspection firm that was hired and the Design Company are the same firm, which is perfectly legal. Right time, right place, right way. In the end, he felt that it was more important the County concentrate its Redevelopment Assets on the largest economic

project in the County, the I69 corridor. Commissioner Bottoms then seconded President Bledsoe's earlier motion. Motion carried 2-0 and the City's application was not approved.

New Business:

Bid Opening Q6 – County Roads around the Gibson County Coal TIF District – Goldman Construction $1,743,530.80 – E&B Paving $1,717,331.30 – Dave Omar Contracting $1,542.733.20 – JH Rudolph $1,819,594.90. Commissioner Douglas made a motion to take these bids under advisement, to be reviewed by the County Engineer and Hwy. Superintendent, seconded by Commissioner Bottoms. Motion carried 3-0.

Sheriff Ballard – Stop Sign Review of Intersection at the Log Inn. Stop signs sit way off from the actual intersection. Public Utilities and parking should be given serious consideration prior to making any changes. Sheriff Ballard recommended that this item be taken under advisement until the Hwy. Supt. and the Commissioners had a chance to preview the area.

Jail Inspection –Sheriff Ballard also reported that the Jail Inspection had been completed and provided a copy of the report to the Commissioners. The Jail did meet all of the State's new and existing standards.

Approval to Advertise Road Paving Projects – County Engineer Umpleby made request of the Commissioners that they advertise Bid Package Q7. Commissioner Douglas made a motion to advertise, seconded by Commissioner Bottoms. Motion carried 3-0.

Workman's Compensation Insurance – Commissioner Bottoms stated that on Nov 1st, the current contract expires. He is asking for approval to bid out this Insurance in the newspaper. Commissioner Bottoms made a motion to let out Bids for the County's Workman's Comp Insurance plan, seconded by Commissioner Douglas. Motion carried 3-0.

Family Medical Leave for a County Highway Department Employee – Commissioner Bottoms made a motion to approve the FMLA leave, seconded by Commissioner Douglas. Motion carried 3-0.

Major Medical Leave for a County Highway Department Employee – Commissioner Douglas made a motion to approve the Major Medical leave, seconded by Commissioner Bottoms. Motion carried 3-0.

Major Medical Leave for a Soil Conservation Department Employee – Commissioner Douglas made a motion to approve the Major Medical leave, seconded by Commissioner Bottoms. Motion carried 3-0.

Peabody Road Crossing Agreement on CR 725 E – County Attorney McDonald addressed the Commissioners with regard to this Agreement. Peabody is within the 90 day notice asking for another five year extension on this Agreement, which originated September 21, 1998. It was stated there was very little traffic and no phone calls had been received on this road.

Commissioner Bottoms made a motion to extend the agreement another five years, seconded by Commissioner Douglas. Motion carried 3-0.

Earthquake Insurance Quote – John Dyer – When the carrier renewed, they had offered $2,000,000 in earthquake coverage which the County took. Now the County's total property schedule is around $34,000,000, so we are short. At the time of renewal, we did not have any bids available for the excess. In order to acquire $32,000,000 we had to go to two other carriers. The first carrier will take $15,000,000 and the second carrier will take the balance of $17,000,000. The cost overall is about $41,500, each year. Earthquake coverage is expensive. The Commissioners will take this under advisement and make a decision at the next meeting.

City/County Parking Lot – County Attorney McDonald stated that if you read the newspaper this morning you read where the City of Princeton and the County have been in negotiations for the City purchasing the County Parking Lot located between the City Municipal Building and the Theatre. The City has made a 120 day option to purchase this property for $150,000, and will then exercise this option to obtain the funds (original offer was $50,000). The property was recently appraised for $300,000. County Attorney McDonald stated that they need a motion to accept the City's option to purchase the parking lot - $150,000 would be a grant to the City and then the purchase price would be $150,000.

President Bledsoe opened the floor to discussion. Bruce Fisher asked of the Commissioners, at which meeting, was it decided that they would sell the property to the City, County Attorney McDonald stated it had been in negotiation talks for several months in Executive Session. Additional comments by Cecil Allen and Mike Schafer regarding the City's design again with no input from the County, Parking Lot lease expiring in 2016, selling the property for half of the value, not opening up the opportunity for anyone to purchase the property. If the County is strapped for money, why are we selling the property for half the value.

Commissioner Douglas stated that the original price from the City was $50,000 and they negotiated price is now $150,000. Commissioner Bottoms stated that in a public meeting it was stated by someone other than a Commissioner to give the property to the City. He went on to say, there are no assurances that if you put it on the open market you would receive an offer of $300,000 and if the City is paying for the project, input not necessary from the County.

Commissioner Douglas asked County Attorney McDonald to restate - the Option is 120 days, the Consideration is $150,000 and the Buyer has 120 to obtain financing and buy. Failure to purchase in that time, option reverts back to the original lease. Commissioner Douglas made a motion to accept the City's option to purchase, seconded by Commissioner Bottoms. Motion carried 3-0.

CR 550 Road Condition - Mr. Hasenour and area Farming Families came to ask the Commissioners to repave this road instead of patch or chip n seal. They believe the road requires

more than chip n seal to bring it back to the condition prior to the I69 construction, Toyota traffic (an estimated 300 cars in the morning and 300 in the evening, driving 60-70 mph down that road) as well as construction traffic on this road and now they still have to put up with rough roads.

President Bledsoe stated that the Commissioners agree with them 100%. He went on to say that they went to the TIF Board, TIF Commission and tried to get the money to repave that road paving only up on the old 550 where the State put the new part, and they were turned down.

President Bledsoe asked Hwy Superintendent "how much did we get from the State?" He said they ended up collecting $36,000. President Bledsoe said that they were not given an opportunity to discuss damages to the roads by the contractors, with the State. They told them that they would receive $36,000 to repair the road. The Commissioners did not agree with that when they were told the amount. He went on to say that he called on 2 of his contacts at the State and was unable to get this amount increased. He stated that they went to the TIF Board and did not have any success there. The plans are to chip n seal this road. He did not have a problem stopping the chip n seal, putting what they can into the road and piece mill pavement until the road is done.

Mr. Hasenour believed that the chip n seal would be a waste of money. He said that the road is being patched, but it is not smooth. He said that they are told what can be hauled on that road but during I69 construction, there were a number of I-beams hauled down their road that weighed 146,000 pounds each as well as each concrete truck that drove down that road was over loaded. He feels that the priority of the Commissioners should be to fix all of the roads that were damaged due to the I69 construction before committing to any other paving projects.

TIF monies are to be used for the benefit the TIF district which is area around Toyota. The Commissioners felt that the roadwork required for CR 550 would qualify because of the Toyota Traffic on that road. The TIF Commissioners did not agree.

Commissioner Bottoms restated what President Bledsoe said about supporting them 100% and approaching the Redevelopment Commission twice. Your statement about using paving money on roads that were damaged as a result of I69 to pave them first, a high percentage of the money in his district, is going for these repairs. He wanted Mr. Hasenour to know that he was following his recommendation because it is a sad thing. Some people think it is worth it that some of our County roads were virtually destroyed for the I69 benefit but a lot of them don't live or travel on them. You are talking about a 2 mile stretch south of pigeon creek that needs the most repair.

This group suggested to the Commissioners that when they need "a show of support" to contact the people in the respective area and they will get the word out to their neighbors. The Commissioners appreciated this suggestion and will start calling people.

Again, the neighbors want to state that CR 550 E does need more repair than chip n seal. The Commissioners have agreed to look at piece mill, repaving on this section of road instead of chip n seal at a cost of $26,000 per mile.

Commissioner Bottoms stated this road was a 2 mile stretch, a very large area since the County only paves 10 mile per year in a County of 900 miles of road. Hwy. Supt. Heldt stated that some of the patch material for that road was already coming out of that money. He also stated that patch is $48 a ton and that the $36,000 from the State for repairs on this road could be used up easily on this section. Recycling asphalt would probably not be an option due to increased expenses and the County has not recycled for several years.

The Commissioners appreciated all of their comments on this subject.

With no further business, Commissioner Douglas adjourned the meeting, seconded by Commissioner Bottoms. Motion carried 3-0.

Gerald L Bledsoe

Gerald Bledsoe, President

Alan Douglas

Alan Douglas, Vice-President

Stephen E. Bottoms

Steve Bottoms, Commissioner

Sherri Smith

ATTEST: Sherri Smith, Auditor