
Gibson County Board of Commissioners
Regular Session
May 4, 2021

The Gibson County Board of Commissioners met in Regular Session on May 4, 2021, at 5:30 p.m. at the North Annex Meeting Room.

Prayer was led by Commissioner Montgomery followed by the Pledge of Allegiance to the Flag.

Roll Call by Auditor Watkins:

President Warren Fleetwood – Present
Vice-President Kenneth Montgomery – Present
Commissioner Mary B. Key – Present

Auditor Watkins noted a quorum was present.

MINUTES: The minutes from the April 20, 2021 meeting were approved as presented. Commissioner Montgomery motioned to approve minutes, seconded by Commissioner Key. With no further discussion, the motion carried 3-0.

CLAIMS:

INSURANCE PREMIUMS	4/23/2021	\$342,214.48
ADDITIONAL INSURANCE PREMIUM	4/27/2021	\$396.50
PAYROLL DEDUCTIONS	4/21/2021	\$169,257.04
PAYROLL	4/23/2021	\$372,442.40
COUNTY GENERAL	4/30/2021	\$112,286.97
COURTS	4/30/2021	\$3,609.63
HIGHWAY	4/30/2021	\$135,657.23
SHERIFF	4/30/2021	\$9,751.46
ACH	4/30/2021	\$94,187.16
CAW - 3	4/30/2021	\$11,943.61
CAW - 1	4/21/2021	\$6,428.63
ACH - 1	4/26/2021	\$440.00
CAW - 2	4/26/2021	\$14,273.52
DITCH CLAIMS	4/29/2021	\$5,257.50
INNKEEPERS DISTRIBUTION AND 2020 EXCESS REFUNDS	4/28/2021	\$14,100.63
2020 EXCESS REFUNDS	4/22/2021	\$216.48
Jury Claims	5/03/2021	\$2,716.74
Total Claims Presented on 5/4/2021:		\$1,295,179.98

Commissioner Montgomery motioned to approve claims presented for payment, seconded by Commissioner Key. With no further discussion, the motion carried 3-0.

Department Reports

David Pond, EMS Director, presented his report for April. He requested permission to write off \$2,378.63. Commissioner Key motioned to approve the write offs, seconded by Commissioner Montgomery. The vote was 3-0.

Director Pond also told Commissioners the ambulance had been ordered; projected delivery date is December 2021.

Sheriff Bottoms presented his April reports; the jail had an April average population of 88; 98 are incarcerated today. He reported that Culligan did get the new water softener installed and it is working fine.

Health Department Director Hornby presented the 2021 COVID 19 statistics to Commissioners. 1503 vaccines were given in April, which is down 1000 from the previous month. Every Wednesday from 9-7 they host a walk-in clinic at the fairgrounds. President Fleetwood asked about vaccinations in the younger generation. Director Hornby is hoping to see 12-year-old and older becoming available in the next couple of weeks. The greatest population of COVID is now being seen in twenty-year old's.

The Park Department report was given by Engineer Holden. He told Commissioner's the septic permit had been approved and they will soon begin this portion of the project.

County Engineer Holden says they will be replacing several small structures. He told Commissioner the County was awarded with the Community Crossing Matching Grant in the amount of \$1,000,000, which is the maximum award. Gibson County was one of the few communities receiving the full grant award. Princeton and Haubstadt both received grant dollars, as well. Commissioners thanked Engineer Holden for his hard work on pursuing this grant.

COMMISSIONERS OLD BUSINESS

Byron Sanders, Owners Representative – Gibson County Correctional Center Update – Mr. Sanders informed the Commissioners of the progress to date on this facility. Schematic design is in process. On 4/28/21 a meeting was held with the Sheriff (there are written minutes of the meeting). In the process of the meeting, they developed the program, which is under review and being refined. It addressed many items. From this, they will create design criteria. HB1019 is a requirement, which mandates the feasibility study be presented in a public forum and must be done before construction. A kitchen consultant will soon visit to develop a plan. They are looking at parcels to build upon. A lot of progress is being made. They hope to bring a concept to Commissioners in June or July with a high-level of detail for size, location, entrances, exits, doors, beds, and costs. Dubois County is building a new correctional facility now; Mr. Sanders plans to double check with their bids to have a good idea of this county's approximate cost. The second joint report was sent to the Court advising them the status of the County's project, along with a schedule the County plans to abide by. The Courts are aware of steel prices increases and the Counties desire to get the project going and get site work underway soon. Mr. Sanders feels the County is in good standing with the Courts, as of now. Finally, with the settlement agreement and compliance issues on track, now the goal is to figure the best laid plans for a building. Mr. Sanders explained different Project Delivery Systems and this information has been sent out to the committee. There are 3 main phases to a project; plan, design, and build with the 3 main entities being the owner, the designer, and the builder. He explained the interaction is very critical. When you use design, bid, and build projects, one can expect to spend a lot of money on design, but if the bids come in over budget, then you must start design over. He likes to get the designs from the architect and use the matrix from another project so he can compare the two projects and ensure nothing is forgotten. Design/Build Projects are fast tracked projects for warehouses and does not have critical information. The Contractor and General Contractor are partners, which leaves the owner out, and does not provide good checks and balances. A Construction Manager (CM) could be an important part of this project. A CM could be like a contractor and act as the owner's representative on the project. With this type of project, any savings would be split with owner. If a CM would work as an advisor, the CM would not own the contracts, so the CM would need a lot of experience. He recommends advertising for qualified Construction Management Firms, Mr. Sanders will draft the ad for this, if Commissioners will allow. Mr. Sanders would like to advertise for this, then set up a time for presentations. By then, the County will have the data to make a good decision. Commissioner

Montgomery motioned to approve that Mr. Sanders advertise for qualified Construction Management Firms, seconded by Commissioner Key. The vote was 3-0. Mr. Sanders told Commissioners he will draft the advertisement and forward it to Commissioners for approval. President Fleetwood asked if the Commissioners should choose a CMC or CMA to weed out some firms. Mr. Sanders feels yes, they should, but they will do this through the advertisements and allow the professionals to be accountable. He would like a decision on an accountable firm by July. President Fleetwood asked Mr. Sanders to consider adding a library to the new correctional facility. Mr. Sanders also talked about incorporating some programs from the new YMCA.

COMMISSIONERS NEW BUSINESS

Advertise for 2021 Community Crossings Matching Grant Paving Bids – Engineer Holden explained to Commissioners of the \$1,000,000 grant award thru INDOT and the need to move forward on bid advertisement so paving can be done in summer months. County match is \$378,000. They also have money in EDIT; but cannot bid the projects together. He requests permission to advertise for both paving projects separately. Commissioner Key approved advertisement of both projects separately, seconded by Commissioner Montgomery. The vote was 3-0.

Margo English, Owensville Carnegie Public Library Board's use of TIF money – The Library was awarded \$100,000 of TIF money in July 2019; however, nothing has been used by the library, to date. Mrs. English explained a new turn of events in their Library renovations. They reside in a building built in 1917, without an elevator, which poses ADA issues. They have no room for storage in this building either. They had planned a \$900,000 addition/renovation before COVID, that was put on hold. Since then, a building has become available to meet their needs for \$185,000; it is located directly across the street from their building. They are requesting to change the scope of their project and apply the \$100,000 of TIF money given to them as a partial payment toward this building. Warren would like to look through all the information provided by Mrs. English. She has contacted RDC to request their permission to change the scope of the project, however no one has returned her call. Commissioner Key asked if the first request was to make the library ADA compliant, as this does not fix that problem; Commissioner Key also feels they should review the documents. Mrs. English feels she should submit a new vision. She hopes this building will completely serve their needs without the huge cost. They will not give up hope of installing the elevator and new bathroom in the 1917 building, but she feels they could move right into the new building and help serve some of the population that is currently missing out on the Library Services. She feels new building grant opportunities are in the horizon and they will apply for them as soon as they become available. Mr. Michel ask if RDC President gave her guidance, she told him the RDC did not reply at all. Mr. Michel informed Mrs. English the next RDC meeting is May 10, 2021. President Fleetwood told Mrs. English to keep everyone aware of the project. Commissioner Key asked Mrs. English to revise the original plan and put the new building cost in the plan. The new building the Library would like to purchase does not have an elevator, but Mrs. English feels a lift chair could be installed and used for this building. Mr. Michel asked Mrs. English for clarification of her request. Mrs. English would like to apply the TIF money to the purchase of the building, instead of renovating the 1917 building. She would also like to apply for an additional \$85,000 from TIF funds. The library is very committed to serving the public. She will email the change request to Commissioners, and she will return to the next meeting. The commissioners will look at her request; they suggested she bring a new plan to the RDC. They suggested she call Attorney McDonald to get on the RDC's meeting agenda.

Laura Happe – Ft. Branch-Johnson Township Public Library – TIF request The Commissioners extended condolences for their employee, Donna Graper. Ms. Happe brought a power point presentation to show Commissioners their needs. They are buying an adjoining property, they would like TIF money to help purchase this property. Social distancing has made it urgent for them to do something now, they will use all their money to buy property with no reserves to start building. They need \$170,000 to purchase this property. Warren explained about all the projects RDC has committed and wondered about

their timeline. Ms. Happe hopes to break ground in approximately 1 – 1 ½ years. They have hired an architect to help decide the size of building needed and the logistics. With the new announcement of Toyota bringing 1,400 new jobs, they feel there will be a need for a larger project, and the architect will help with this. Commissioner Key complimented Ms. Happe's presentation and liked their thoughts of combining the old gym with the library; Commissioner Montgomery feels the library has a good project. Ms. Happe will keep Commissioners up to date on their drawings from the Architect.

Proclamation by Commissioners—This proclaims and gives Greek's Candy Store building historical recognition and approves establishing this building as a historical landmark. Commissioner Montgomery motioned to approve this historical landmark, seconded by Commissioner Key. The vote was 3-0. Hannah Whitehead, President of Downtown Princeton, Inc. explained they are hoping to start construction of the building in June. They will start this huge project directing their focus on the main room and back patio. They have a donor helping with the renovation expenses and they will sell bricks to help raise money for renovations. Once the building is renovated, Downtown Princeton, Inc. will rent the completed space to someone with family lineage from the former owners of Greeks Candy Store. They will open a candy store in the building.

Major Medical Leave (1) was approved by the Commissioner with a motion from Commissioner Montgomery seconded by Commissioner Key. The vote was 3-0.

FMLA Leave (1) was approved by the Commissioners with a motion from Commissioner Montgomery, seconded by Commissioner Key. The vote was 3-0.

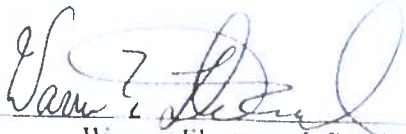
Gibson County Election Board is requesting a change of precinct location for Barton 2. Presently the precinct is located at Barton Township School Library to Mackey Church of Nazarene. They are moving this location in case school is in session. Commissioner Key motioned to approve this precinct location move, seconded by Commissioner Montgomery. The vote was 3-0.

Attorney Spindler

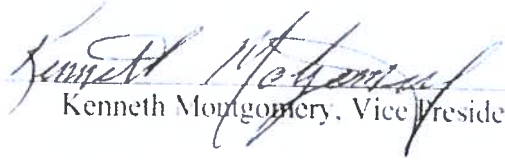
Invoices were presented to Commissioners for outside Attorneys Grant Swartzentruber and Joshua Claybourn. They worked to repeal the zoning ordinance. Attorney Swartzentruber has invoices outstanding in the amount of \$7,095. Attorney Clayborn has outstanding invoices in the amount of \$4,759, both amounts are for services rendered after January 1, 2021. Commissioner Montgomery motioned to approve payment of the invoices to both attorneys, seconded by President Fleetwood. The vote was 2-1, with Commissioner Key voting nay. Commissioner Key requested discussion on the matter; she did not feel they were hired until March 1, 2021 which would not justify payment on services rendered prior to March 1, 2021. President Fleetwood appreciated Commissioner Key's comment.

With no further discussion, Commissioner Montgomery motioned to adjourn the meeting, seconded by Commissioner Key. The vote to adjourn is 3-0.

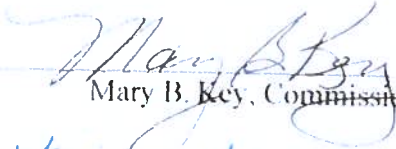
Minutes from the May 4, 2021 Meeting.



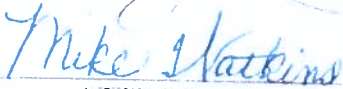
Warren Fleetwood, President



Kenneth Montgomery, Vice President



Mary B. Key, Commissioner



ATTEST: Mike Watkins, Auditor