



**MINUTES
MONROE COUNTY BOARD OF COMMISSIONERS'
JANUARY 22, 2020
NAT U HILL III MEETING ROOM
COURTHOUSE
BLOOMINGTON, IN**

The Monroe County Commissioners met in a regular meeting on January 22, 2020 at 10:00 a.m. with the following members present: Julie Thomas, President; Lee Jones, Vice President; and Penny Githens, Commissioner. Also present: Jordan Miller, Payroll Administrator; Jeff Cockerill, Attorney; Angie Purdie, Commissioners' Administrator; and Anita Freeman, Deputy Auditor. Not present: Lisa Ridge, Highway Director.

I. CALL TO ORDER

Meeting called to order by Thomas

II. COMMISSIONERS' PUBLIC STATEMENT

Statement read by Thomas

III. PUBLIC COMMENT – FOR ITEMS NOT ON THE AGENDA, LIMITED TO 3 MINUTES

Hello. My name is **Sarah Cahillane**. I'm the Director of Development at Mother Hubbard's Cupboard and I serve on the Monroe County Affordable Housing Commission and I have served on it since its inception. Thank you for starting this commission in 2018. All residents in Monroe County deserve a safe and livable home. Unfortunately we are also the most expensive housing market in Indiana. Combined with an overall high cost of living and a high level of poverty this poses accommodation challenges both home owners and renters. According to US Census data from 2017 the poverty rate in Monroe County is 24.7% with 27.2% of children under 5 living in poverty. The shortage of affordable housing in our community has dire consequences. Cost burden households lack financial security, employers face challenges with work force attraction and retention, employees move outside of Monroe County in search of more affordable housing and workers must live further away from jobs increasing traffic congestion and enduring longer commute time.

So far we have proposed that Monroe County declare housing as a human right. Local governments are key to establishing housing as a human right in the United States. The

Affordable Housing Advisory Commission believes that declaring a human right to housing is an essential statement to our community's values that can also ensure future housing related policies will protect the most vulnerable in our community. We submitted a guest column on this topic and it was published by The Herald-Times in April and we also provided a proposed resolution on housing as a human right to the Monroe County Commissioners last spring. We have shared several housing focused proposals with the Monroe County Commissioners for consideration. These proposals include:

- Rental Registration and Inspection Program to support the safety of rental housing in Monroe County.
- An Owner-Occupied Rehabilitation Program to help low and moderate income households make needed repairs, accessibility modifications or rehabilitate their owner-occupied homes, especially to address a gap in services in the 2 mile fringe in Monroe County.
- A Down Payment and Closing Costs Assistance Program to help low and moderate income households to become homeowners in Monroe County.
- Establish a Land Bank to purchase distressed property that could be reallocated for the production of affordable housing.
- A Landlord Risk Mitigation Fund to provide peace of mind for property owners and overcome the barriers for renting to higher risk tenants.

We have been tracking updates to the Monroe County Consolidated Development ordinance or the zoning code, to ensure that these important land use controls recognize and support the local housing needs. We appreciate the Monroe County Commissioners are on track to accomplish a timely execution of a new contract and achieve a full update to the CDO. We would ask that you make timely appointments to the commission. We have several open seats and there are several applications waiting for your review. Thank you for your support of The Affordable Housing Advisory Commission and your leadership to help all residents of Monroe County have a safe and secure place to live in peace and dignity. Thank you.

IV. APPROVAL OF MINUTES

- **DECEMBER 18, 2019**
- **JANUARY 8, 2020**

Jones made motion to approve. Githens seconded.

Motion carried by voice vote.

V. APPROVAL OF CLAIMS DOCKET

- **ACCOUNTS PAYABLE – JANUARY 22, 2020**

Jones made motion to approve. Githens seconded.

(Miller) Total for Accounts Payable - \$1,782,142.62

- \$547,847.40 – CRIDER & CRIDER – HARTSTRAIT CONNECTOR ROAD
- \$231,835.95 – E & B PAVING – AIRPORT PROJECT 35
- \$178,730.38 – NORTH PARK LLC – RDC BOND PAYMENT/ST 46 CORRIDOR

After call for public comment, motion carried by voice vote.

VI. REPORTS

- **TREASURER'S – DECEMBER 2019**
- **TRAFFIC/ROAD UPDATE - NONE**

VII. NEW BUSINESS

A. MOVE TO APPROVE: GRABER POST BUILDINGS AGREEMENT FOR KARST COMMONS BUILDING ROOF REPLACEMENT.

FUND NAME: TBD FUND NUMBER: TBD AMOUNT: \$9,979

Jones made motion to approve. Githens seconded.

(Kelli Witmer) The Commons Building at Karst Farm Park room is 28 years old and it's leaking. It's not the first time that it has leaked. The Park Board decided to pay out of their own funds to replace the roof and to add gutters, downspouts and snow guards for the public's safety.

(Githens) I was at the Parks meeting last week so I've heard about this before.

After call for public comment, motion carried by voice vote.

B. MOVE TO APPROVE: RESOLUTION 2020-02; REGARDING MUTUAL RELEASE & SETTLEMENT AGREEMENT WITH CALFEE ZONING.

FUND NAME: N/A FUND NUMBER: N/A AMOUNT: N/A

Jones made motion to approve. Githens seconded.

Dave Schilling from the Legal Department and representing you with this resolution and attached to the resolution is a settlement & release agreement that relates to the contract between Monroe County and Calfee Zoning for the redrafting of our zoning ordinance. That contract was entered into and performed for a while, but I think over the course of time both sides realized that it wasn't a beneficial relationship and so we've decided to terminate that relationship. This settlement and release agreement reflects the party's agreement as to how to terminate and move forward. Essentially under this agreement both party's walk away, no additional payments, no costs and release of any future claims by both parties. We think this is the best way forward to clear the path to work with our new consultant and to protect some of our county resources and time. So we present this to you and the way it's drafted it would authorize, if you approve this, the president of the Board of Commissioners to sign this settlement agreement on behalf of the county.

(Githens) Do we have all the work product that we expected to receive from Calfee? Do we have that in hand?

(Schilling) We have what we have received. But I think that was part of it that there were differing expectations on this agreement that lead to the issue.

After call for public comment, motion carried by voice vote.

C. MOVE TO APPROVE: ORDINANCE 2020-01; AMENDING THE OPIOID ADVISORY COMMISSION.

FUND NAME: N/A

FUND NUMBER: N/A

AMOUNT: N/A

Jones made motion to approve. Githens seconded.

(Cockerill) This as an ordinance amending the Opioid Advisory Commission. There have been several changes since the one that entered the packet. So I'll go through and highlight the major ones. One is that it will be renamed to the Monroe County Substance Use Community Awareness Commission. That it will have the same appointments that it's historically has which is a number set by the Board of Commissioners. The final change would be that this would call for at least a bi-annual substance use disorder awareness summit as opposed to an annual. In the event they don't have one in any of the years they shall endeavor to have two public events concerning substance use.

(Thomas) So this is really an interesting opportunity to sort of broaden the scope of the commission.

(Githens) It was very interesting as we look at sort of arrest records that are going on currently, there's a lot of arrests for methamphetamine. We also, one of the previous board members indicated that he had been in discussion with people at the emergency department here at IU Health and that most of the visits were for people with alcohol issues, so we just felt like there were a lot of other substances that we needed to be able to address not just opioids because there are so many other things that impact our community.

(Jones) Since opioids are not actually the most serious problem of this sort that we have I'm very pleased to see the broadening of this commission.

(Githens) We also felt that things like alcohol and other things are connected with some of the date rape that happens and so we really wanted to be able to address other things within the community. So I appreciate the fact that people are willing to broaden this.

(Thomas) Yeah. So there's been a change from the published agenda in terms of the packet, in terms of this ordinance, do we need to actually state what the amendments are to this since it was published?

(Cockerill) I think you could say as presented, and I think I've gone through the real changes that were different than what was published. So I think the community would have a feel of what the differences are.

After call for public comment, motion carried by voice vote.

D. MOVE TO APPROVE: RESOLUTION 2020-01; EMERGENCY MANAGEMENT & PROBATION DEPARTMENTS SURPLUS PROPERTY.

FUND NAME: N/A

FUND NUMBER: N/A

AMOUNT: N/A

Jones made motion to approve. Githens seconded.

(Cockerill) We have two departments who have found things in their areas that are either no longer needed or have expired. I think the Probation Department has 36 Kevlar vests that are now expired. The Emergency Management has a cluster of things that are outlined in exhibit 'A' that includes leaf rakes and those kinds of things that are in terrible to broken conditions so this is just to declare them surplus property so we can get them moved out and utilize the space better.

(Thomas) So these could be thrown out, auctioned off or in the case of the Kevlar vests those are going to be recycled, right?

(Cockerill) I think they're all not worth the effort to sell. So I think we will dispose them. I think the Kevlar vests will go back to the manufacture because we don't want to mess with the materials.

(Jones) I'm just curious. I don't fully know the whole policy behind this. When a department comes up with something that's broken or can't be used does it all have to be put in storage and then eventually declared surplus?

(Cockerill) I guess my feeling is it doesn't have to be put into storage, but if it's on our inventory or assets list it needs to go through this body to get rid of so we can make sure our asset list is maintained properly.

(Purdie) We really don't have storage which is part of the problem.

(Jones) I'm a little surprised that note books are an asset.

(Cockerill) I think some of the things are just included on a list that has other things and we're just be overly cautious.

(Githens) I think we have people that would go to that effort if we asked them too.

After call for public comment, motion carried by voice vote.

E. MOVE TO APPROVE: RATIFICATION OF ELITE ELECTRICAL, LLC AGREEMENT REGARDING VOTER REGISTRATION REMODEL.

FUND NAME: ELECTION FUND

FUND NUMBER: 1215

AMOUNT: \$2,000

Jones made motion to approve. Githens seconded.

(Cockerill) This and the two following items are all concerning the renovation of the current Voter Registration space. We discussed this last week at the work session. In order to accommodate the Monday holiday and get a lot of the noisier work done you guys went ahead

and approved it and this is just a ratification of those agreements. Primarily this will remove some walls and it will add a wall to expand the space and new flooring throughout because the tile was getting slick at certain times of the year, when you vote in May and November you expect some kind of precipitation.

After call for public comment, motion carried by voice vote.

F. MOVE TO APPROVE: RATIFICATION OF WEDDLE BROS BUILDING GROUP, LLC AGREEMENT REGARDING VOTER REGISTRATION REMODEL.

FUND NAME: ELECTION FUND FUND NUMBER: 1215 AMOUNT: \$20,000

Jones made motion to approve. Githens seconded.

(Thomas) This is the same project that Mr. Cockerill just talked about. Any comments, questions on this particular part of the contract?

(Githens) Yeah. On "Base Bids Scope of Work" items # 1 & 7, I pointed out last week that the contract is only for the bottom floor, not the entire building and it still says the entire building under the contract.

(Cockerill) I believe we do have a quote that says just for the 'space' and we'll include that as the exhibit.

(Thomas) Yeah, it's in the quote material.

(Githens) I know they've gotten started any idea exactly of when they might get finished?

(Cockerill) I want to say that I saw an email that said 2-3 weeks.

After call for public comment, motion carried by voice vote.

G. MOVE TO APPROVE: RATIFICATION OF BOUNDS FLOORING, INC AGREEMENT REGARDING VOTER REGISTRATION REMODEL.

FUND NAME: ELECTION FUND FUND NUMBER: 1215 AMOUNT: \$17,295.30

Jones made motion to approve. Githens seconded.

(Thomas) This is the last piece of the same group of contracts regarding early voter space and specifically for the flooring.

After call for public comment, motion carried by voice vote.

H. MOVE TO APPROVE: DLZ INDIANA, LLC AGREEMENT FOR RIGHT-OF-WAY SERVICES FOR VERNAL PIKE CONNECTOR ROAD.

FUND NAME: WESTSIDE DEVELOPMENT AREA FUND NUMBER: 4920

AMOUNT NOT TO EXCEED: \$102,960

Jones made motion to approve. Githens seconded.

(Cockerill) This project is the expansion of the Sunrise Greeting Court to Gates Drive to help alleviate vehicles on Curry Pike and Third Street and help with the traffic flow in the area.

There is some right-of-way we have to acquire in order to do this. I'm just looking through this

because I believe that amount is a 'not to exceed' amount. I want to make sure that is clear based upon what is necessary. But it does not include if they have to go to court for condemnation. And it is 'not to exceed'.

(Thomas) Thank you. So noted.

(Githens) So they're just serving as an agent for the county in this situation?

(Cockerill) Correct.

After call for public comment, motion carried by voice vote.

VIII. APPOINTMENTS

Jones made motion to appoint. Githens seconded.

- Mary Morgan – Affordable Housing Advisory Commission – 2 year term
- Cathi Crabtree - Affordable Housing Advisory Commission – 2 year term
- William E. Smith - Affordable Housing Advisory Commission – 2 year term
- Sarah Cahillane - Affordable Housing Advisory Commission – 2 year term
- M. Davis O'Quinn – Alcoholic Beverage Board – 1 year term
- Kenneth Buzzard – Animal Management – 3 year term
- William R. Pugh, M.D. – Board of Aviation Commission – 4 year term
- Angela Purdie – Child Protection Team – 3 year term
- James Faber – Drainage Board – 4 year term
- Danielle Banchant-Bell – Historic Preservation Board of Review - 3 year term
- Vauhxx Booker – Human Rights Commission – 2 year term
- William Smith – Human Rights Commission – 2 year term
- Byron Bangert – Human Rights Commission – 2 year term
- Doris Parlette – Human Rights Commission – 2 year term
- Eric Sader – Human Rights Commission – 2 year term
- Kathleen Sideli – Human Rights Commission – 2 year term
- David Ferguson – Library Board – 4 year term
- Rick Crouch – Licensing Board – 4 year term
- Josh McConnell – Licensing Board – 4 year term
- John Phillip Cornwell – Parks & Recreation Board – 4 year term
- Tyler Henke – South Central Regional Sewer District – 4 year term
- Joe Goss – Traffic Commission – 2 year term
- Paul White, Sr. – Traffic Commission – 2 year term
- Amanda Turnipseed -- Traffic Commission – 2 year term
- Steve Malone – Substance Use Disorder Community Awareness Commission – 2 year term
- Beverly Calender-Anderson – Substance Use Disorder Community Awareness Commission – 2 year term

- Tamara Kirby – Substance Use Disorder Community Awareness Commission – 2 year term
- Carol Weiss-Kennedy – Substance Use Disorder Community Awareness Commission – 2 year term
- Rebecca Figg - Substance Use Disorder Community Awareness Commission – 2 year term
- Emily Bock – Substance Use Disorder Community Awareness Commission – 2 year term
- Kassandra Botts - Substance Use Disorder Community Awareness Commission – 2 year term
- Jean Capler - Substance Use Disorder Community Awareness Commission – 2 year term
- Whitney Meeks - Substance Use Disorder Community Awareness Commission – 2 year term
- Lisa Abbott – Redevelopment Commission – 1 year term
- Richard Martin – Redevelopment Commission – 1 year term
- Jim Shelton – Redevelopment Commission – 1 year term

All in favor, motion carried by voice vote.

IX. ANNOUNCEMENTS

- Bloomington Early Music will hold a concert in the Courthouse Rotunda Saturday, January 25, 2020 at 7pm.
- Accepting applications for all boards and commissions. Plat Committee currently has two openings. For more information about the boards and commissions you may go to www.co.monroe.in.us.
- Next Commissioners' Meeting: January 29, 2020, 10am in the Nat U Hill meeting room, 3rd floor of the courthouse.

X. ADJOURNMENT

The minutes of the January 22, 2020 Board of Commissioners' meeting were approved on, February 5, 2020.

Monroe County Commissioners

Ayes:

Nays:




Julie Thomas, President

Julie Thomas, President



Lee Jones, Vice President


Lee Jones, Vice President



Penny Githens

Penny Githens

Attest:



Catherine Smith, Auditor



MONROE COUNTY BOARD OF COMMISSIONERS
WORK SESSION AGENDA
MONROE COUNTY COURTHOUSE
JUDGE NAT U. HILL III MEETING ROOM
BLOOMINGTON, INDIANA
January 22, 2020

- 1. Penny Caudill – Health Administrator**
 - a. Harm Reduction Agreement
- 2. Lisa Ridge – Highway Director**
 - a. Miscellaneous
- 3. Legal Department**
 - a. David Schilling – Amending the Auditor's Endorsement Fee
 - b. Miscellaneous
- 4. Angela Purdie – Commissioners' Administrator**
 - a. Miscellaneous