

COMMISSIONERS' MINUTES

OCTOBER 19, 2020

PRESENT: ALL

BE IT REMEMBERED that the White County Commissioners held a regular meeting on October 19, 2020, in the White County Building, 2nd -floor Commissioners' Conference Room beginning at 8:15 a.m.

Commissioners present were: President John C. Heimlich, Commissioner Steve Burton, and Commissioner David Diener. Also present was White County Auditor Gayle Rogers, White County Attorney George Loy, and the Commissioners' Assistant Donya Tirpak.

Commissioner Heimlich called the meeting to order.

MINUTES

- Commissioner Burton made a motion to approve the minutes from the regular meeting on October 5, the Special Meeting and Executive Session on October 9, seconded by Commissioner Diener. **Vote: Unanimous**

PAYROLL

- Commissioner Diener made a motion to approve payroll for October 19, 2020, seconded by Commissioner Burton. **Vote: Unanimous**

CLAIMS

- Commissioner Burton made a motion to approve and pay the claims as presented, seconded by Commissioner Diener. **Vote: Unanimous**

CHANGE ORDER - CR 1100 W IMPROVEMENTS

Brian Pohlar, Project Engineer, presented three change orders for \$68,521, which he presented at the last meeting.

Change Order No. 3 from F & K Construction consisted of the following changes to the contract:

1. Adjustments to line items 34a, 36a, and 60 to compensate for discovered Headwall in conflicts as discussed, \$7,125.
 2. Outfall changes due to revised drawings regarding the discharge end of the pond to discharge at CR 1000, \$27,725.
 3. Extending MAC Park Drive, \$33,671.
- Commissioner Diener made a motion to accept Change Order No. 3 for \$68,521 to F & K Construction, as presented, seconded by Commissioner Burton. **Vote: Unanimous**

Mr. Pohlar recommended holding off on the gate valve near the pond at CR 1000. He feels that they should wait until spring and see how it does with all the rain.

AREA PLAN

Joe Rogers presented the following rezoning requests:

Rezoning Petition #1131

Floyd and Pamela Cooley are requesting to rezone Lot 52 and 25' S half of Lot 51 from a B-2 (General Business) to an L-1 (Lake). The property is 3151 E. Monon Road, Monon.

The Area Plan Commission held a public hearing on October 13, 2020, for this request. The APC voted to recommend this amendment to the Commissioners by a vote of 8 Yes and 0 No. The rezoning aims to bring the parcel into compliance with the current use to allow future improvements.

Commissioner Heimlich asked if anyone wants to speak about this request. No response.

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- Commissioner Diener made a motion to rezone property located at 3151 E. Monon Road in Monon from a B-2 to an L-1, seconded by Commissioner Burton. **Vote: Unanimous**

Rezone Petition #1132

Bruce and Lisa Barnes are requesting to rezone Lot number #14 in the Echo Lane Estates in Monon Township from a B-2 (General Business) to an R-2 (Single & Two-Family Residential).

The Area Plan Commission held a public hearing on October 13, 2020, for this request. The APC voted to recommend this amendment to the Commissioners by a vote of 8 Yes and 0 No. The purpose of the rezoning is to build a pole barn for storage.

Commissioner Heimlich asked if anyone wants to speak about this request. No response.

- Commissioner Diener made a motion to rezone Lot number #14 in Echo Lane Estates in Monon from a B-2 to an R-2, seconded by Commissioner Burton. **Vote: Unanimous**

Rezone Petition #1133

Robert and Darlene Janes are requesting to rezone property located at 461 E. Lakeside Drive, Monticello, from a B-1 (Neighborhood Business) to an L-1 (Lake). The purpose of the rezoning is to bring the parcel into zoning district compliance and allow for improvements.

The Area Plan Commission held a public hearing on October 13, 2020, for this request. The APC voted to recommend this amendment to the Commissioners by a vote of 8 Yes and 0 No.

Commissioner Heimlich asked if anyone wants to speak about this request. No response.

- Commissioner Diener made a motion to rezone property located at 461 E. Lakeside Drive, Monticello, from a B-2 to an R-2, seconded by Commissioner Burton. **Vote: Unanimous**

HWY DEPT. - COMMUNITY CROSSINGS GRANT

JD Smith, Highway Assistant Superintendent, presented Amendment #1 to the Local Roads and Bridges Matching Grant Agreement from INDOT for the Community Crossings grant. Superintendent Kyburz removed CR S. 300 W., from 350 S. to W 200 S., from the grant agreement because the Crossroads Wind Farm Project will pay for the upgrades.

The amount of the grant will decrease from \$1 million to \$845,688.29 for Des. No. 2001405.

- Commissioner Burton made a motion to approve Amendment #1 to the Local Roads and Bridges Matching Grant Agreement for Des. No 2001405, seconded by Commissioner Diener. **Vote: Unanimous**

EXTENSION OFFICE – CARPET & LANDSCAPING

Andrew Westfall, Extension Educator, appeared requesting permission to replace the carpeting and upgrading the landscaping at the Extension Office in Reynolds. He made the recommendation to go with Miller’s Carpet out of Lafayette. Quotes were received and submitted from the following:

Landscaping:

Lanoue Custom Curbs, Monticello	\$ 6,000.00
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Carpet:

Miller’s Carpet, Lafayette	\$11,467.00
Professional Interiors, Monticello	\$10,642.76

- Commissioner Burton made a motion to approve the quote from Lanoue Custom Curbs for landscaping at the Extension Office, seconded by Commissioner Diener. **Vote: Unanimous**

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The Commissioners decided to take the carpeting quotes under advisement until the next meeting.

COURTHOUSE CLOSING

Commissioner Heimlich said that since the Clerk is using the Courthouse's main lobby area for the General Election, they have decided that the Courthouse be closed for business and open for voting only.

- Commissioner Diener made a motion to authorize an emergency closure to the Courthouse so voters can use the building for the General Election on Tuesday, November 3, 2020, seconded by Commissioner Burton. **Vote: Unanimous**

At this time, Council President Butch Kramer called the Council members to order in joint session with the Commissioners. Council members present:

President Butch Kramer
Jim Davis (Electronically)

Vice President Denny Carter
Art Anderson

Jim Annis

Councilman Casey Crabb and Jan Faker were absent.

REPORTS PRESENTED AND ON FILE

Highway Department
Economic Development
Area Plan
Council on Aging
Airport
EMA
HR

IVY TECH BUILDING – AMERESCO

Commissioner Diener said that they asked Ameresco to do a site assessment of the Ivy Tech Building because of the humidity and indoor air quality issues.

Brad Driver, the Senior Project Developer, called in electronically, saying that Ameresco performed several site investigations from June 2019 to September 2020.

A summary of the utility findings from Ameresco:
HVAC:

1. Excess Humidity: Current HVAC system cannot modulate compressors to achieve the desired discharge air temperature to control humidity levels in the building—failure to dehumidify properly.
2. Setback: Current HVAC units not programmed to provide unoccupied setback on nights and weekends
3. Outside Air: Outside air dampers have been disabled to prevent ventilation air because of humidity issues in the building

Building Envelope: Perimeter walls above ceilings are not sealed in several places, and lack of insulation is noted. Negative ceiling pressure based on plenum being used for return air exaggerates condition.

Exterior Drainage: Building does not appear to have drainage tile around its perimeter. Study ongoing to determine the most appropriate solution.

Lighting: Existing interior lighting is still fluorescent, while the exterior is mainly high-pressure sodium and metal halide.

Ameresco recommended the following scope of work to repair the problems:

- HVAC Improvements - Replace existing eight rooftop units with redesigned rooftop units which provide –

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- Modulating compressors that automatically adjust to occupancy loads, space temperature demands, and humidity levels in classrooms and building
- Modulating heating on selected units automatically adjust to full load to partial loads in classrooms and the building. Other selected units will have staged heat based on space demand
- Fully automatic ventilation dampers to allow proper amounts of outside air into spaces based on occupancy demand and CO2 levels
- Wireless space temperature sensors, space humidity sensors, and space CO2
- Upgraded building temperature control system integrated into White County's county-wide building automation system. Single IT connection allows an overview of Courthouse, Jail and Ivy Tech Buildings current conditions

- Building Envelop Improvements –
 - Remove Fiberglass Insulation on selected rooms above ceilings on perimeter walls between lay-in ceiling and roof decking - Add Rigid Insulation - Spray Foam
 - Insulate selected rooms with Spray foam on Exterior Wall from above ceiling to roof deck
 - Insulate selected rooms with Spray foam on Piping Penetrations from above ceilings
 - Insulate selected rooms with Spray foam on exposed Metal Roof Deck above ceilings
 - Add Rigid Insulation & Spray Foam in selected rooms on perimeter walls from ceiling to roof deck
 - Clear caulk window frames and doors
 - Replace weather-stripping and sweeps to all exterior doors

- Lighting Improvements Interior and Exterior -
 - Upgrade ALL existing interior LINEAR FLUORESCENT LUMINAIRES to LINE VOLTAGE LED T8 LAMPS and remove existing ballasts
 - Upgrade ALL existing interior pendant lighting in the main hall to LED
 - Replace ALL existing interior Exit Signs with New LED Exit Signs
 - Replace existing exterior WALL PACK LUMINAIRES with new LED WALL PACK LUMINAIRES
 - Replace existing exterior compact fluorescent lamps in recessed can fixtures with new LED LAMPS
 - Replace existing exterior shoebox pole fixtures with new LED SHOEBOX LUMINAIRES

Currently, the building's electricity is a single-phase, and the recommendation is that it be upgraded to three-phase. The electrical upgrade could have an extra cost to the County by NIPSCO, which could be \$10k to 15k. Councilman Anderson objected to paying NIPSCO for the upgrade. The utility project's total cost is \$538,349, with a guaranteed utility savings of 14%.

Patty Plantenga, Ivy Tech Site Director, called in electronically and thanked the Commissioners for having this site analysis done. The building's humidifiers have to be emptied twice a day by the County's maintenance department to handle the humidity problem.

Auditor Rogers said that if this project gets finished by the end of the year, the County can use \$300,000 from the CARES Act funds.

The consensus from the Commissioners and Council was that the work definitely needs to be done, and now is the best time to do it because of the CARES Act money that's available.

- Commissioner Diener motioned to approve the Ameresco contract to perform the utility upgrades on the Ivy Tech Building, seconded by Commissioner Burton. **Vote: Unanimous**

- Councilman Annis motioned to approve the financing needed to upgrade the utilities at the Ivy Tech Building, seconded by Commissioner Davis. **Vote: Unanimous**

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There being no further business to come before the County Council, they adjourned to their meeting.

There being no further business to come before the Board, their meeting adjourned.

John C. Heimlich, President

Steve Burton, Vice President

David Diener, Member

ATTEST: _____
Gayle Rogers, Auditor