

# COMMISSIONERS' MINUTES

**JULY 20, 2020**

**PRESENT: ALL**

**BE IT REMEMBERED**, that the White County Commissioners held a regular meeting on Monday, July 20, 2020, in the White County Building, 2<sup>nd</sup> -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 Commissioners Assistant Donya Tirpak.

The public was able to access the meeting electronically through Webex.

Commissioner Heimlich called the meeting to order.

## MINUTES

- Commissioner Burton made a motion to approve the minutes for the regular meeting held on July 6, 2020, seconded by Commissioner Diener. **Vote: Unanimous**

## PAYROLL

- Commissioner Burton made a motion to approve payroll for July 13, 2020, seconded by Commissioner Diener. **Vote: Unanimous**

## CLAIMS

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

## BRIDGE #95

Highway Superintendent Mike Kyburz presented a contract between INDOT and White County for the federal funds that have been awarded for the right-of-way cost on Bridge #95, over Little Monon Creek on CR 300 E. Federal funds will cover 80% of the cost and the County will pay 20%. The maximum amount of federal funds allocated to the project for right-of-way costs is \$21,744.

- Commissioner Burton made a motion to approve the contract between INDOT and White County for Bridge #95 for right-of-way expenses, seconded by Commissioner Diener. **Vote: Unanimous**

## AREA PLAN

Director Rogers submitted an amendment to the Fee Schedule that reduces the sign permit fee for Wall Signs from \$50.00 to \$20.00.

- Commissioner Diener made a motion to accept the amendment to the Fee Schedule as presented, seconded by Commissioner Burton. **Vote: Unanimous**

## **ORDINANCE ADOPTING WHITE COUNTY AREA PLAN DEPARTMENT FEE SCHEDULE**

### **ORDINANCE NO. 20-07-20-01**

**WHEREAS**, it is the duty of the White County Commissioners to adopt certain fees and costs associated with the submission of applications and requests for permits, public records and special meetings related to the business of the White County Area Planning Department; as authorized by Chapter 12, Section 12.1 of the White County, Indiana Zoning and Subdivision Control Ordinances; and

**NOW THEREFORE, BE IT HEREBY ORDAINED**, by the White County Board of Commissioners, as follows:

1. That the fees and costs pertaining to the White County Area Plan Department related to applications and requests for permits, public records and special meetings shall be assessed pursuant to Exhibit "A" attached hereto and made a part hereof.

**COMMISSIONERS' MINUTES**

**JULY 20, 2020**

**PRESENT: ALL**

**WHITE COUNTY AREA PLAN FEE SCHEDULE  
Effective September 1, 2020**

|                              | <b>FEE TYPE</b>                                  | <b>CURRENT</b>    | <b>NOTES/ADDITIONAL CHARGES</b>   |
|------------------------------|--|-------------------|---|
| <b>MISCELLANEOUS</b>         | Appeal   | <b>175.00</b>     |   |
|                              | Change of Road Name                              | <b>150.00</b>     | Excludes requests by legislative bodies or street/hwy depts                             |
|                              | Combine Application                              | <b>n/c</b>        |   |
|                              | Odor Control Plan Review                         | <b>2,000.00</b>   |   |
|                              | Rezoning   | <b>200.00</b>     |   |
|                              | Special Meeting, APC                             | <b>1,500.00</b>   |   |
|                              | Special Meeting, BZA                             | <b>975.00</b>     |   |
|                              | Variance/Special Exception                       | <b>275.00</b>     |   |
|                              | Zoning Certification - <b>NO</b> ONSITE REVIEW   | <b>100.00</b>     | First parcel - <b>\$60.00 each add'l parcel</b>   |
|                              | Zoning Certification - <b>WITH</b> ONSITE REVIEW | <b>220.00</b>     | <b>Plus \$80 first parcel and \$60.00 each add'l parcel</b>                             |
| <b>SUBDIVISIONS</b>          | Administrative                                   | <b>50.00</b>      |   |
|                              | Major or Minor                                   | <b>75.00/lot*</b> | <b>*Minimum \$300</b>   |
|                              | Vacation   | <b>175.00</b>     | Per subdivision plat or portion thereof   |
|                              | Planned Unit Development: Primary Appr           | <b>1,000.00</b>   | Up to 10 units; <b>each add'l over 10 \$50.00</b> (in addition to initial \$500.00 fee) |
|                              | Planned Unit Development: Secondary Appr         | <b>500.00</b>     | Up to 10 units; <b>each add'l over 10 \$30.00</b> (in addition to initial \$375.00 fee) |
|                              | Amend Recorded Subdivision Plat                  | <b>100.00</b>     |   |
|                              | Apiary   | <b>25.00</b>      | Per Parcel (may include more than one Apiary; excludes beehives naturally created)      |
| <b>PERMITS</b>               | Amateur Radio Antenna                            | <b>50.00</b>      |   |
|                              | Bee Hive Permit                                  | <b>35.00</b>      | Multiple hives on the same property only require one permit                             |
|                              | Fence Permit                                     | <b>35.00</b>      |   |
|                              | Improvement Location (wireless comm facility)    | <b>100.00</b>     | (upgrade only/when no building permit is required)                                      |
|                              | Improvement Location                             | <b>35.00</b>      | (All others not included elsewhere/when no building permit)                             |
|                              | Meteorological Towers                            | <b>300.00</b>     |   |
|                              | Satellite Dish Antenna                           | <b>100.00</b>     |   |
|                              | Sign (Excluding Wall Signs)                      | <b>50.00 *</b>    | (For disposable/yard signs, the fee covers a lot of signs up to 25)                     |
|                              | <b>Signs, Wall</b>                               | <b>20.00</b>      | <b>All signs on a common wall will be cataloged under one permit</b>                    |
|                              | Solar Energy System                              | <b>75.00</b>      |   |
|                              | Solar Farm                                       | <b>750.00</b>     | <b>Plus, \$1.750 per megawatt</b>   |
|                              | Special Exception Use                            | <b>35.00</b>      |   |
|                              | Special Use (Custodial Care)                     | <b>35.00</b>      |   |
|                              | State Sign Affidavit                             | <b>n/c</b>        |   |
|                              | Temporary Use                                    | <b>35.00</b>      |   |
|                              | Wireless Communication Facilities                | <b>500.00</b>     |   |
| Wireless Small Cell Facility | <b>50.00</b>                                     | Per Cell          |   |
| <b>WECS</b>                  | Commercial WECS                                  | <b>20,000.00</b>  | <b>Plus \$1750 per megawatt</b>   |
|                              | Non-Commercial WECS                              | <b>300.00/t</b>   | Per turbine   |
|                              | Micro WECS                                       | <b>100.00/t</b>   | Per turbine   |

**COMMUNITY CORRECTIONS**

Director Alice Livesay requested permission to trade-in three vehicles and to purchase a new one.

1. 2003 Van – Trade-In
2. 2008 Ford Escape – Trade-In
3. 2010 Ford Escape – Trade-In
4. 2020 Ford Escape – Purchase

## COMMISSIONERS' MINUTES

JULY 20, 2020

PRESENT: ALL

- Commissioner Burton made a motion to allow the Community Corrections Department to trade-in three vehicles and purchase one new vehicle as requested, seconded by Commissioner Diener. **Vote: Unanimous**

### **2021 PROPOSED WAGES**

Auditor Gayle Rogers presented the 2021 budget salary requests to the Commissioners.

### **SHERIFF SALE'S CONTRACT**

County Attorney George Loy presented a one-year contract from SRI, Incorporated to handle all of the County's Sheriff Sales. The contract has been approved by the Sheriff. SRI and the Sheriff's Department will work together to gather all information for Sheriff Sales to be auctioned off online. The cost is \$100 per cause number.

- Commissioner Burton made a motion to enter into an agreement with SRI, Incorporated to handle all of White County's Sheriff Sales, seconded by Commissioner Diener. **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  
Casey Crabb

Vice President Denny Carter  
Janet Faker

Jim Annis  
Art Anderson

### **REPORTS PRESENTED AND ON FILE**

Highway Department  
Economic Development  
Area Plan  
Ivy Tech  
EMA

### **SURVEYOR – NEW PLOTTER**

White County Surveyor Brad Ward said that his department received new computers that run Microsoft 10 and now his plotter/copier is not compatible with them. Xerox does not make the large plotters anymore so they are not maintaining them either. He is requesting permission to trade-in two printers that he currently has and buy a new one that will cost approximately \$25,000.

- Commissioner Diener made a motion to allow the request for proposals to purchase a new plotter/scanner/printer for the Surveyor's Department, seconded by Commissioner Burton. **Vote: Unanimous**

### **ECONOMIC DEVELOPMENT LOAN/GRANT AGREEMENT**

Economic Development Director Randy Mitchell said that he applied for, and was granted, a \$1 million loan/grant to help offset some of the cost associated with projects in the Mid-America Commerce Park, CR1100 West, detention pond, and water and sewer improvements.

County Attorney Loy explained that Carroll-White REMC administers grants up to \$1 million from the U.S. Department of Agriculture (USDA). If awarded, the loan can be paid back over a 10-year period at zero percent interest. A Rural Development loan of \$1 million and an additional \$400,000 from Carroll-White REMC was awarded to White County. The \$1.4 million loan will be administered by Carroll-White REMC. He submitted a joint resolution for the Commissioners and Council to approve authorizing the loan.

- Commissioner Burton made a motion to adopt Resolution #20-07-20-02 approving the Rural Economic Development loan for improvements to the Mid America Commerce Park, seconded by Commissioner Diener. **Vote: Unanimous**

**COMMISSIONERS' MINUTES**

**JULY 20, 2020**

**PRESENT: ALL**

- Councilman Davis made a motion to adopt Resolution #2020-07-20-01 approving the Rural Economic Development loan for improvements to the Mid America Commerce Park, seconded by Councilman Annis.  
**Vote: Unanimous (6 Yes, 0 No, 1 Abstain Crabb)**

**WHITE COUNTY COMMISSIONERS' RESOLUTION NO. 20-07-20-02  
WHITE COUNTY COUNCIL RESOLUTION NO. 2020-07-20-01**

**JOINT WHITE COUNTY COMMISSIONERS AND WHITE COUNTY COUNCIL  
RESOLUTION APPROVING RURAL ECONOMIC DEVELOPMENT LOAN  
FOR FUNDING IMPROVEMENTS TO COUNTY ROAD 1100W  
BENEFITING THE MID-AMERICA COMMERCE PARK**

WHEREAS, current and planned industrial development within the Mid-America Commerce Park (“MACP”) is requiring the County to construct extensive improvements to County Road 1100W, together with drainage, water, and sanitary sewer infrastructure improvements (the “Project”); and

WHEREAS, the estimated budgeted costs of the Project is currently \$3,197,011 as described in the “USDA REDLG Project Narrative” (the “Project Narrative”) presented to the White County Commissioners and White County Council; and

WHEREAS, White County has been offered a USDA Rural Economic Development loan in the sum of One Million Dollars (\$1,000,000.00), supplemented by an additional Four Hundred Thousand Dollars (\$400,000.00) loan from Carroll-White REMC (“CWREMC”), all without interest payable in equal monthly installment over ten (10) years (collectively the “Loan”), pursuant to a proposed promissory note (the “Note”) and “Rural Economic Development Loan Agreement” (the “Loan Agreement”) presented to the Commissioners and Council this date; and

WHEREAS, the Commissioners and Council consider it in the best interests of the citizens of White County to assist the financing of the Project by approving the Loan.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the White County Commissioners and White County Council, as follows:

1. The Commissioners and the Council hereby approve the County borrowing from CWREMC the sum of One Million Four Hundred Dollars (\$1,400,000.00) as evidenced by the Note and Loan Agreement which shall be executed on behalf of the County by the Commissioners and Council, with such changes and modifications as may be necessary or appropriate to effectuate this Resolution.
2. The Loan proceeds shall be used by the County solely for the purpose of paying costs and expenses associated with the planned improvements to County Road 1100W, construction of a regional detention pond and drainage infrastructure, water and sanitary sewer improvements, and associated costs all as described in the Project Narrative (collectively the “Project Expenses”).
3. The White County Auditor is authorized and directed to create such account(s) as necessary for the receipt of the Loan proceeds and payment of the Project Expenses. Payment of the Note by the County to CWREMC shall be made from the County’s Cumulative Capital Development Fund.
4. The members of the County Council and Commissioners, the Auditor, and legal counsel of the County and other appropriate officers of the County are hereby authorized to take all such actions and execute all such documents and instruments as are necessary or desirable to effectuate this Resolution.

**STRAND ASSOCIATES**

Kevin Earnest from Strand Associates appeared to introduce himself and the engineering company.

**COMMISSIONERS' MINUTES**

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**PRESENT: ALL**

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

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John C. Heimlich, President

\_\_\_\_\_  
Steve Burton, Vice President

\_\_\_\_\_  
David Diener, Member

ATTEST: \_\_\_\_\_  
Gayle Rogers, Auditor